

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
April 18, 2019**

SUMMARY

A request by A Civil Group (agent) on behalf of Cherry Hill Dental Associates, LLC (owner) for a major amendment to the "Gadbois Professional Offices PD Plan". The applicant is requesting revisions to the permitted signage on the PD plan and the uses within the Statement of Intent. Specifically, the applicant wishes to permit a restaurant within the building that serves alcohol by the beverage, and they wish to permit additional wall signage for this tenant. **(Case #81-2019)**

DISCUSSION

The original Gadbois Professional Offices PD Plan was approved by Council on 11/27/2017. The applicant is seeking to revise the approved PD plan and Statement of Intent (SOI) to permit one additional wall sign on the east side of the building and to add alcohol sales by the beverage to the permitted use list. The requested revisions are a result of the applicant having interest expressed by a restaurant within the lower level tenant space of the existing building.

The 2006 SOI for the site (approved as part of the, "Premier Bank Bethel Banking Center C-P Plan") permits restaurants. Typically alcohol sales, by the beverage, would be considered a customary accessory use for a restaurant. However, the manner in which alcohol sales is addressed in the existing 2006 SOI, staff has interpreted that such sales, irrespective of the manner in which it is sold, is prohibited. As such, the applicant is seeking to amend the SOI to include all permitted uses of the M-N (Mixed-Use Neighborhood District) in accordance with Section 29-3.2 of the UDC.

The M-N district is intended to allow light commercial uses that serve their contextual residential neighborhoods. Restaurants inclusive of their customary accessory uses (i.e. alcoholic beverage sales by the drink) are permitted as a "by-right" use. Freestanding bars or nightclubs are only permitted upon issuance of a conditional use permit, which would require a separate approval process.

The applicant also indicates a desire to accommodate an additional wall sign on the eastern façade of the building for the proposed restaurant. Currently this façade has a 64 square foot sign devoted to Cherry Hill Dental - the maximum allowed. To accommodate the desired sign, the applicant would remove the existing freestanding monument sign on Diego Drive upon installation of the additional wall sign. The existing monument sign is double-sided and contains a total of 96 square feet of sign area. The requested additional wall sign would be 48 square feet. If this request is approved, the overall site signage would be reduced. Additionally, it should be noted that the total wall sign area (112 square feet) on the building's eastern façade is only approximately one-quarter (¼) of that permitted (15% of the wall surface) for typical commercial buildings. The existing 64 square foot limitation is due to the development site being located along a restricted roadway frontage (i.e. Nifong Boulevard).

Given the overall site signage reduction, staff considers the applicant's proposed elimination of the freestanding double-sided sign for the single wall-mounted sign appropriate. Furthermore, given the similarity of the uses permitted between the original PD statement of intent and those allowed within the M-N zoning district coupled with the restrictions on bars and nightclubs, staff believes the requested SOI revision is reasonable.

RECOMMENDATION

Approve the signage and SOI revisions to the "Gadbois Professional Offices PD Plan".

ATTACHMENTS

- Locator maps
- PD Plan
- Revised Statement of Intent

HISTORY

Annexation date	1966
Zoning District	PD (Planned District)
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	Lot 3A, "Premier Bank Bethel Banking Center CP Plan" and Lot 3A, Replat of Lot 3, Rockbridge Subdivision Block V

SITE CHARACTERISTICS

Area (acres)	1.36 acres
Topography	Generally flat, graded
Vegetation/Landscaping	Developed
Watershed/Drainage	Perche Creek
Existing structures	Two-story professional office building, w/ tenant space

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia

ACCESS

East Nifong Boulevard	
Location	Along southern edge of property
Major Roadway Plan	Major Arterial
CIP projects	N/A
Sidewalk	Improved

Diego Drive	
Location	Along northern edge of property
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	Improved

Santiago Drive	
Location	Along eastern edge of property
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	Improved

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	N/A
Bicycle/Pedestrian Plan	N/A

Report prepared by Rusty Palmer

Approved by Patrick Zenner