

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
June 6, 2019**

**SUMMARY**

A request by Crockett Engineering (agent) on behalf of HJRJ Investments, LLC for a major amendment to the existing *Copperstone Commercial C-P Plan* to allow for a mixed-use development to include commercial, office and residential uses, to be known as the *Copperstone Lot 102A PD Plan*. The subject property is located on the west side of Frontgate Drive, approximately 300 feet south of Vawter School Road, and is commonly addressed as 4015 Frontgate Drive. (**Case #122-2019**)

**DISCUSSION**

The applicant is seeking to develop the property located at the southwest corner of Frontgate Drive and Frontgate Lane, a private street. The proposed development will be on Lot 102A of *Copperstone Commercial Plat 2*. The site has a current C-P plan, known as *Copperstone Commercial*, which was approved in 2007; however the C-P plan did not include any improvements other than the private street that is located in the common lot to the north of this lot. The approved zoning for the site, which occurred in 1998, permitted all current C-1 uses, but did not include a SOI. Given the proposed development plan revisions, this request is considered to be a major amendment and required to comply with all current UDC standards, which includes the submission of a new Statement of Intent (SOI).

The applicant is seeking approval of an amended PD development plan that will include the construction of two, one-story commercial/office structures and four attached single-family dwellings situated in a larger common lot, along with associated off-street parking in an amount that would accommodate the proposed uses. The northern commercial/office building would have 7,700 sq.ft. of GFA and the western building would have 9,250 sq.ft. of GFA.

Access to the site will be from both Frontgate Drive and Frontgate Lane (private). The single-family units do not front on actual right-of-way, which is generally required. In lieu of this direct connection, access will be provided across Lot 102C (the commercial lot), which will require an access easement dedicated at time of final platting to ensure access is not compromised in the future.

The site as a whole is considered a horizontal mixed-development, with both office (and potentially retail or service uses) and residential uses. The single-family attached units, shown on future individual lots, provide additional housing opportunities in an area largely dominated by single-family detached dwellings. The location of the dwellings also provide a natural transition between the commercial structures on the site and the existing single-family detached dwellings to the south.

The applicant is also requesting several modifications to the underlying zoning requirements, which would otherwise require BOA approval if not for the PD plan request. Those requests are noted below, and appear in the top center of the PD plan.

- A) **29-4.6 Design Standards and Guidelines:** Request to waive the requirement that “each principal building shall have one or more operating entry doors facing and visible from an adjacent public street”.
  - a) The northern commercial/office building does not have an entrance along Frontgate Drive, which is the only public street frontage. The applicant has stated that grades on the site make providing an entrance challenging. Staff does not oppose this modification.
- B) **29-4.4 Landscaping:** Request to waive the requirement for an eight-foot tall screening device (e.g. fence or hedge), in this case along the south property line.
  - a) Staff does not support this modification. Adequate justification to waive landscaping and screening has not been provided. Additional discussion on this request is provided below.
- C) **29-4.4 Landscaping:** Request to waive the requirement that the landscape buffer meet an 80 percent opacity factor at the time of planting. The requested waiver does not indicate what lesser opacity factor is desired; therefore, it appears that it would be a full waiver.
  - a) Staff does not support this modification. Adequate justification to waive landscaping and screening has not been provided. Additional discussion on this request is provided below.
- D) **29-2.2 Base Zoning Districts:** Request to reduce the required front yard setback along Frontgate Drive from 25 feet to 20 feet.
  - a) Staff does not oppose this modification; however, given the reduced setback for the building it may be appropriate to have a pedestrian entrance incorporated into the building’s eastern facade since it is closer to the ROW. However, the applicant is requesting a waiver of this requirement as noted in item (A) above.
- E) **29-4.1 Dimensional Standards:** Request to reduce minimum lot size for attached single-family lots.
  - a) Staff does not oppose this modification. The site is designed as a hybrid between single-family attached dwellings and condominiums. The residential lots’ footprints will be smaller than the allowed minimum for single-family attached lots, but the surrounding common lot provides similar setbacks as would normally be required. The design also locates the individual lots toward the south property line, near the common open space along the south property, when typically they would require street frontage. However, it is important to note that as of now, the common space is owned by the Copperstone HOA, and the subject site is not a member of the HOA, which means future residents, may not have legal access to the common lot.

The applicant is proposing to provide screening levels that are less than those typically required between residential and non-residential uses, per request B) and C) above. Under more conventional development scenarios, residential and non-residential uses would be required to be separated by a 10-foot wide, 80-percent opaque landscape buffer that includes an 8-foot tall screening device (e.g. fence, dense hedge, etc.). While the PD plan proposes some buffering of the residential and non-residential uses, the applicant has requested a waiver of the 80-percent opacity requirement and the screening device requirement.

Per the UDC, one of the objectives of a Planned Development is to allow a mixture of residential and non-residential uses, while also ensuring that adverse impacts have been

mitigated. Landscaping is generally used to mitigate impacts between uses, and as such, the minimum landscaping required by code would appear to be reasonable. Staff does not believe that factors exist to support the reduction of the landscaping and screening between the residential and non-residential uses in this case.

It is important to note that per the public information meetings and correspondence submitted to the City (which are attached), there is support within the residential neighborhood for the landscaping plan as submitted, which would include the reduction in landscaping and screening. This support appears to be based on a desire for the landscaping on the site to be consistent with landscaping within the residential neighborhood, which is understandable. However, there do not appear to be any other factors to support a reduction in the minimum buffering between uses, which is provided on developments that are not PD zoned.

It should be noted that the completion of Frontgate Lane is included in the requirements for this PD plan. Currently, Frontgate Lane does not extend to the western edge of the common lot (C103) in which it is located. The roadbed was graded at the time that the Addison's restaurant was developed to the north, and the owner of this site will complete the construction of the private street to facilitate its continuation onto the undeveloped property to the west at such time development plans are proposed.

Staff has reviewed the proposed PD development plan and SOI and finds that they meet the technical requirements of the PD District and the UDC, with the exception of the listed zoning exceptions.

### **RECOMMENDATION**

Approval of the requested major amendment for the *Copperstone Lot 102A* PD plan and the associated Statement of Intent, with the following conditions:

- Provision of an 80-percent opaque buffer and 8-foot screening device along the west side of Lot 102B,
- Provision of an 80-percent opaque buffer and 8-foot screening device along the south side of Lot 102C where it abuts R-1.

### **SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- *Copperstone Lot 102A* PD Development Plan
- Statement of Intent
- Existing permitted C-1 uses

### **SITE CHARACTERISTICS**

<b>Area (acres)</b>	2.2
<b>Topography</b>	Slope south to north
<b>Vegetation/Landscaping</b>	Turf, with trees along the west property line
<b>Watershed/Drainage</b>	Hinkson Creek
<b>Existing structures</b>	Vacant

**HISTORY**

<b>Annexation date</b>	<b>1998</b>
<b>Zoning District</b>	PD
<b>Land Use Plan designation</b>	Commercial District
<b>Previous Subdivision/Legal Lot Status</b>	Copperstone Commercial Plat 2

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	City of Columbia
<b>Fire Protection</b>	City of Columbia
<b>Electric</b>	Boone Electric

**ACCESS**

<b>Frontage Drive</b>	
<b>Location</b>	Along the east side of property
<b>Major Roadway Plan</b>	NA; local residential street
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks required

<b>Frontage Lane</b>	
<b>Location</b>	Along the north side of property
<b>Major Roadway Plan</b>	NA; private street
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks required

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Within MKT Nature and Fitness Trail service area
<b>Trails Plan</b>	MKT Nature and Fitness Trail near site
<b>Bicycle/Pedestrian Plan</b>	None

**PUBLIC NOTIFICATION**

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on April 30, 2019.

<b>Public information meeting recap</b>	Number of attendees: 9 Comments/concerns: Screening, traffic, parking.
<b>Notified neighborhood association(s)</b>	Copperstone HOA, Spring Creek HOA
<b>Correspondence received</b>	Attached.

Report prepared by Clint Smith

Approved by Patrick Zenner