

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

**SUMMARY**

A request by Crockett Engineering Consultants (agent), on behalf of Partnership for Kelly Farms of Columbia, LP (owner), for a major amendment to the existing PD development plan known as *Kelly Farms* to increase monument signage height and area from the permitted 4-foot height and 16 square-foot area per sign, and to revise driveway locations for the multi-family lot. The 43-acre property is located on the east side of Cinnamon Hill Lane, approximately 1,100 feet north of Stadium Boulevard. (Case #88-2019)

**DISCUSSION**

The applicant is seeking to amend the PD plan to revise the permitted freestanding signs that were previously permitted. The existing PD plan permitted 3 freestanding monument signs for the site, and they were permitted to be 4-feet tall with a maximum of 16 square feet of sign area per sign. The amended request would reduce the number of signs from 3 to 2, but proposes larger signs in the locations shown on the revised PD plan. The attached PD plan highlights the area of the plan addressing the change in sign size and location. In addition, the location of the driveways are being revised to reflect the constructed location more accurately.

When considering the appropriate amount of signage for the site staff has, for the purposes of comparison, performed an analysis of how much signage (total number and area) would have been permitted on the property if the site were zoned R-MF (Multiple-Family Dwelling) and its roadway classification. In this case, the site falls within the Interstate Freeway category due to its proximity to Highway 63. As such, the site would be allowed 2 signs that are 12 feet in height with 128 square feet of sign area each. Currently, the PD plan permits 3 signs, but restricts them to a 4-feet in height and 16 square-feet of sign area each.

When reviewing the request, staff considered that the site was zoned PD to accommodate concerns with the proposed land use and its impact to surrounding areas. To that end, it is reasonable to place restrictions on the size of signage in efforts to mitigate similarly negative impacts to surrounding properties. However, staff generally supports the requested amendment because the requested signage is still less than what would be permitted otherwise on property not zoned PD. This limitation is reasonable, and still allows additional signage for visibility, but restricts it to well below the maximum that would be permitted had the property not have been zoned PD.

After reviewing the signage proposed, staff supports the amendment to increase signage for the following reasons:

- The area of the signs is significantly less than the size that would be permitted in a straight-zoned R-MF site (128 sq.ft. per sign allowed, vs. 21 and 34 sq.ft.);
- The total area of permitted signage increases, but by a small factor.
  - Allowed signs: 3 x 16 sq.ft = 48 sq.ft
  - Requested signs: 21 sq.ft. + 34 sq.ft. = 55 sq.ft.
- The height of one sign is significantly less than the size that would be permitted in a straight-zoned R-MF site (12 ft. per sign allowed, vs. 6 feet for the clubhouse sign);
- The number of signs decreases from 3 to 2;
- The design of the signs are attractive and use durable material (i.e., stone) for the base;

- The location of the signage is along the west side of the property, further from the planned single-family development on the north side of the plan area.

In addition, during the public information meeting, several nearby residents in attendance indicated that they supported the revision as well. No other communication has been received by staff to date.

Staff has reviewed the proposed PD development plan major amendment and finds that it meets the technical requirements of the PD District and the UDC.

**RECOMMENDATION**

Approval of the requested major amendment to the *Kelly Farms* PD plan.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- *Kelly Farms* PD Plan Amendment #1
- Application letter
- Previously approved - *Kelly Farms* PD Plan

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	43
<b>Topography</b>	Sloping to the southeast
<b>Vegetation/Landscaping</b>	Currently under development; preserved timber on the north side and southeast corner
<b>Watershed/Drainage</b>	Grindstone Creek
<b>Existing structures</b>	Several multi-family structures are under construction

**HISTORY**

<b>Annexation date</b>	1963
<b>Zoning District</b>	PD (Planned Development)
<b>Land Use Plan designation</b>	Neighborhood District
<b>Previous Subdivision/Legal Lot Status</b>	Kelly Farms subdivision

**UTILITIES & SERVICES**

Site is served by all City of Columbia utilities and services.

**ACCESS**

<b>Cinnamon Hill Lane</b>	
<b>Location</b>	West side of site
<b>Major Roadway Plan</b>	Neighborhood Collector (improved & City-maintained), requiring 60' of ROW. No additional ROW required, east/west extension under construction
<b>CIP projects</b>	None
<b>Sidewalk</b>	Required.

<b>Timberhill Road</b>	
<b>Location</b>	Terminates at north side of site. Future south extension under construction.
<b>Major Roadway Plan</b>	NA, local residential street
<b>CIP projects</b>	NA
<b>Sidewalk</b>	Required for extension; partial exception previously approved.

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Within Shepard Boulevard Park service area
<b>Trails Plan</b>	North Fork of Grindstone (southeast of site)
<b>Bicycle/Pedestrian Plan</b>	None identified adjacent to site

**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 March 26, 2019.

<b>Public information meeting recap</b>	Number of attendees: 3 Comments/concerns: Size, design of signs
<b>Notified neighborhood association(s)</b>	Timberhill Road Neighborhood Association; Shepard Boulevard Neighborhood Association
<b>Correspondence received</b>	None.

Report prepared by Clint Smith

Approved by Patrick Zenner