

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
April 6, 2017**

SUMMARY

A request by Columbia College for approval of an updated campus master plan. Proposed changes to the master plan include new building construction north of Brown Hall, expansion of Dulany Hall and renovation of 1110 and 1114 Wilkes Boulevard and 606 Pannell Street, demolition of dilapidated structures at 802 Alton Avenue and 802 Pannell, and new parking facilities. The campus is approximately 36 acres, and lies primarily in an area bounded by Wilkes Boulevard, Rogers Street, Seventh Street and Fay Street. **(Case # 17-87)**

DISCUSSION

The applicant, Columbia College, is requesting approval of their updated campus master plan. Pursuant to Section 29-3.3(l) of the Unified Development Code an institution of higher learning is a permitted use in all zoning districts, provided that it submits a campus development plan for review and approval by the Planning and Zoning Commission and City Council. If a proposed improvement does not comply with the master plan, a plan revision is required prior to construction of the proposed improvement. Additionally, master plans updates are required at regular intervals, or after a number of improvements are in place.

Updates to the 2013 Columbia College Master Plan include a number of improvements to academic, residential, and parking facilities for the purposes of better serving their student population. The college saw an enrollment growth of 13% in 2016, and anticipates continued significant growth in the near future. The applicant's cover letter outlines these improvements as follows:

- A new academic/residential hall north of Brown Hall. This new building will likely be a multi-story, mixed-use facility including residential, classrooms, meeting rooms, and offices to fill the need for additional student housing, teaching and learning. The height of the building is dependent upon final configuration and will not exceed 6-stories, or 78 feet.
- New building addition/expansion of Dulany Hall to better accommodate student dining needs. This hall serves as the only dining hall for the College.
- New parking lot construction on college-owned property on the north side of Wilkes Boulevard to meet anticipated future student demand.
- Parking lot expansion near Hughes Hall, at the corner of 8th Street and Rogers, to improve student safety and add capacity near popular destinations on campus.
- Repurpose and renovation of 1110 and 1114 Wilkes Boulevard for Plant and Facilities Operations to improve internal operations.
- Repurpose/renovation/expansion of the Wightman Building at 606 Pannell Street.
- Demolition of two dilapidated single-family homes, at 802 Alton Street and 802 Pannell Street, to improve public safety. These lots will be held for potential future parking expansions.

The applicant presented the updated master plan to the North-Central Neighborhood Association on February 7, 2017. Questions from the public were primarily concerned with landscaping, tree preservation, and stormwater management. The applicant reports that those

in attendance, were overwhelmingly in support of the master plan updates, as proposed by the college.

Significant changes from the 2013 master plan update include the removal of the proposed softball complex near the southeast corner of Wilkes Boulevard and Range Line Street, completion of the soccer complex on the southwest corner of this intersection and the potential expansion of parking at the corner of 8th Street and Rogers Street and north of Wilkes Boulevard. Proposed maintenance facilities north of Wilkes Boulevard, on the 2013 plan, have been relocated to the existing buildings east of Pannell Street, which was vacated by the City of Columbia in February 2017.

The proposed campus master plan changes serve the existing and projected needs of the college, as well as the concerns voiced during public input in 2013. Continued enrollment growth has created a need for more and more parking. Thus, the proposed softball facility is not seen as an immediate need due to its demand for space. City staff noted in the 2013 staff report, that expansion of maintenance facilities north of Wilkes could create undesirable relationships with adjacent residential lots to the north. This issue has been addressed by relocating these light-industrial-type uses to the portion of the college's property that lies adjacent to compatible uses.

RECOMMENDATION

Approval of the updated Columbia College Campus Master Plan, dated January 2017.

ATTACHMENTS

- Locator maps
- Columbia College Campus Master Plan, dated January 2017

HISTORY

Annexation date	1906
Zoning District	Varies
Land Use Plan designation	Neighborhood District, some Commercial District
Previous Subdivision/Legal Lot Status	Final Plat required, Lot 22 of Heritage Village Plat 1 – Preliminary Plat, approved October 2012

SITE CHARACTERISTICS

Area (acres)	Total of 36 acres
Topography	varies
Vegetation/Landscaping	Turf and Trees throughout campus
Watershed/Drainage	Flatbranch
Existing structures	Academic buildings, athletic facilities, residential apartments and dormitories, and maintenance facilities.

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	
Fire Protection	
Electric	

ACCESS

Rogers Street	
Location	South side of Campus
Major Roadway Plan	Major Collector
CIP projects	N/A
Sidewalk	Sidewalks constructed

Range Line Street	
Location	East side of Campus
Major Roadway Plan	Major Collector
CIP projects	N/A
Sidewalk	Sidewalks existing

Eighth Street	
Location	West side of Campus
Major Roadway Plan	Local Residential
CIP projects	N/A
Sidewalk	Sidewalks existing

Wilkes Boulevard	
Location	North side of Campus
Major Roadway Plan	Local Residential
CIP projects	N/A
Sidewalk	Sidewalks existing

Tenth Street	
Location	South of Campus
Major Roadway Plan	Local Residential
CIP projects	N/A
Sidewalk	Sidewalks existing

PARKS & RECREATION

Neighborhood Parks	None
Trails Plan	None
Bicycle/Pedestrian Plan	Rogers Street and Range Line Street are pedways