

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
February 22, 2018**

**SUMMARY**

A request by Crockett Engineering Consultants, LLC (agent) on behalf of Build Taco, LLC (contract purchaser) for approval of a major amendment to the C-P Plan for Crosscreek Center, Lot 105. The subject property is 1.25 acres and is located east of S. Highway 63, north of the terminus of Stadium Blvd., and west of Cinnamon Hill Ln./Maguire Blvd. **(Case #18-43)**

**DISCUSSION**

The applicant is seeking approval of a major amendment to the approved development plan for Crosscreek Center, known as the C-P Plan for Crosscreek Center. The amendment would revise the building size, use, parking, landscaping and site layout for Lot 105. The Crosscreek Center development plan was approved in 2008 and revised in 2009, with a statement of intent (SOI) amendment approved in 2012.

The proposed new building would be expanded from a 5,525 square foot bank to a two-story, 18,000 square foot mixed use building (9,000 square feet per story). The proposed uses of retail, office and restaurant are allowed under the existing development plan statement of intent. The amendment would also remove ATM aisles and add 43 parking spots and 13 additional trees.

The amendment, as proposed, will not impact site-wide development restrictions for Crosscreek Center, including allowed uses, the maximum gross building floor area, the maximum building height, or the minimum maintained open space (as a percent of the total site). The approved features of Crosscreek Center are highlighted in the table below:

a. Allowed uses	See attached
b. Maximum gross building floor area	580,000 sq. feet
c. Maximum building height	96 feet
d. Minimum maintained open space (% of total site)	15%/lot and 28% aggregate

Under the Unified Development Code (UDC), property previously zoned for planned development, including C-P (Planned Commercial), have transitioned to P-D (Planned Development) zoning. Due to the proposed increase in building square footage and parking allotment for Lot 105, a major amendment to the development plan is required per UDC Sections 29-1.9 and 29-6.4. Per these sections a major amendment must meet the requirements of the UDC, including landscaping, lighting, signage, and parking.

Elements of approved development plans not addressed by the UDC, or of a more restrictive nature, remain unless explicitly amended. For example, the Crosscreek Center's design requirements (e.g. approved building materials) shall remain, and the UDC's heightened landscaping requirements (e.g. street trees) also apply to Lot 105.

Prior to approving the most recent SOI and development plan for the subject property, the developers and adjacent property owners engaged in facilitated mediation sessions to arrive at a series of mutually acceptable conditions for development of certain tracts within the overall project. As part of the mediation process, a series of permitted and excluded uses, signage, lighting, landscaping, and design standards was developed and agreed upon. The applicant has indicated contact with the two neighborhood associations who engaged in the mediation sessions. The Timberhill Neighborhood Association has expressed no issues with the proposed amendment and at the time of writing the staff report no other comments from the public in support or opposition to this amendment have been received.

Based upon the amendment’s proposed allowed uses, the development restrictions outlined by the development plan, and the overall development pattern of Crosscreek Center, staff does not oppose the proposed amendment for Lot 105. The mixed use building is a logical land use, the building size is not out of scale relative to adjacent buildings and development-wide restrictions, and the proposed change is not for speculative purposes, but rather to address an immediate plan for development.

**RECOMMENDATION**

Approval of the major amendment for the C-P Plan for Crosscreek Center, Lot 105.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Crosscreek Center, Lot 105 Development Plan and Landscaping Plan
- C-P Plan, amended 2009
- SOI, amended 2012
- Correspondence from Timberhill Neighborhood Association

**HISTORY**

<b>Annexation date</b>	1969
<b>Zoning District</b>	P-D (Planned Development)
<b>Land Use Plan designation</b>	Commercial District
<b>Previous Subdivision/Legal Lot Status</b>	Lot 105 of Crosscreek Center Plat 1

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	1.25 acres
<b>Topography</b>	Generally flat
<b>Vegetation/Landscaping</b>	Generally turf
<b>Watershed/Drainage</b>	Grindstone Creek
<b>Existing structures</b>	Vacant

**UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia.

**ACCESS**

<b>Cinnamon Hill Lane</b>	
<b>Location</b>	Along northern edge of property
<b>Major Roadway Plan</b>	Major Collector
<b>CIP projects</b>	None
<b>Sidewalk</b>	Required

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Existing park service area. Closest park is Shepard Park.
<b>Trails Plan</b>	North Fork of Grindstone (southeast of site south of Stadium Blvd.)
<b>Bicycle/Pedestrian Plan</b>	Urban trail/pedway. Striped bike lanes on Stadium Blvd.

**PUBLIC NOTIFCATION**

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 January 30, 2018. Staff also sent a postcard to the Shepard Blvd. Neighborhood Association

<b>Public information meeting recap</b>	Number of attendees: 3 Comments/concerns: New building held to approved design requirements
<b>Notified Neighborhood association(s)</b>	Timberhill Road Neighborhood Association; Shepard Blvd. Neighborhood Association
<b>Correspondence received</b>	Attached.

Report prepared by Rachel Bacon

Approved by Patrick Zenner