

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 23, 2025**

SUMMARY

A request by A Civil Group (agent), on behalf of TLI Real Estate Holdings (owners), for approval of revised PD Plan and Statement of Intent (SOI) to the 2024 approved Fresh Karma PD Plan. The revision proposes to subdivide and add one lot to the existing PD Plan and make corresponding revisions to the “site-specific” SOI. The revised PD Plan will be known as Fresh Karma PD Plan. The approximately 2.00-acre subject site is located northeast of the intersection of Highway 63 and Stadium Boulevard, and includes the address 1407 Cinnamon Hill.

DISCUSSION

The applicants are seeking approval of a major revision to the January 2024 approved (Case #91-2024) Fresh Karma PD Plan and revisions to the associated Statement of Intent (SOI) such that the subject site can be divided into two separate parcels. The subject property consists of 2.00 acres and is located northeast of the intersection of Highway 63 and Stadium Boulevard.

The existing Fresh Karma PD Plan illustrated two building on the single property. The proposed amendment would permit each of these buildings and associated land to be sold to individual owners. A new Statement of Intent (SOI) governing development of the site was also approved concurrent with the PD plan. This new SOI permitted development of the site with a “comprehensive marijuana facility”, removed conflicting uses shown with the originally approved SOI for the CrossCreek Center PD Development, and increased the allowed on-site signage for the subject lot. Previously, the site had an approved PD Plan and SOI allowing for the construction of a four-story hotel.

The proposed PD Plan amendment defines the new lot line for subdivision of the parcel and serves to memorialize several shared elements between the two parcels such as access, parking, and trash collection areas. Additionally, the applicant is seeking to allow the previously approved site signage on proposed Lot 202 to function as “off-site” signage for the proposed construction that will occur on Lot 201. The specific uses and square footage within each structure shown on the revised PD Plan have not changed from the former PD Plan approved in January 2024. It is worth noting that the building on proposed Lot 202 is fully constructed with its associated parking and that all site-specific stormwater features required to support the overall development have been installed.

A concept review was held on November 26, 2024 (Case # 42-2025) to review the subdivision of the property as well as discuss moving a monument sign serving the property and required utility access. If approved, the revised PD Plan would divide the property into two separate lots, each containing one of the proposed structures that were shown on the previous version of the PD Plan. The northern lot (Lot 201) is currently undeveloped, but will contain a two story, 10,400 square foot building with permitted uses outlined in Exhibit A – Statement of Intent Worksheet (Question 1). The southern lot (Lot 202) has been developed, and contains a one story, 4,500 square foot comprehensive marijuana dispensary. The surface parking lot shown on the original PD Plan is partially built at this time, and will be finished with the completion of the northern structure.

The SOI has been updated to accommodate requirements for access, parking, utilities, and waste collection for each of the resulting lots on the subject site as well as shared signage. Compliance with parking requirements will be maintained throughout the entire site given the parking lot design has not

been changed from the January 2024 PD Plan. A shared parking agreement will be established prior to division of the property into two parcels as shown in Exhibit B – SOI Shared Parking Exhibit. This exhibit also outlines where the shared access drives and dumpsters will be located on the subject site. A shared access easement will be dedicated prior to division of the property to provide access to both parcels off Cinnamon Hill Lane. A 25-foot wide gravity sanitary sewer easement will be added to the future final plat to provide Lot 201 with dedicated access to public sewer.

The proposed revisions have been reviewed by internal and external staff and found to comply with the requirements for the PD Plan revision. The revised PD Plan serves as a new preliminary plat for the site. As such, the required final plat necessary to divide the parcel into 2 lots will be reviewed and sent directly to the Council for final approval. Staff is supportive of the proposed revisions.

RECOMMENDATION

Approve the requested PD Plan revisions to “Fresh Karma PD Plan” and the revised Statement of Intent, subject to technical correct of the PD plan and Statement of Intent to address signage related matters.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Development Plan
- Statement of Intent Worksheet
- Shared Parking Exhibit
- Previously approved Development Plan
- Previously approved and amended Statement of Intent

SITE CHARACTERISTICS

Area (acres)	2.00 acres
Topography	Gently sloping up towards north of site
Vegetation/Landscaping	None; site is under active development
Watershed/Drainage	Grindstone Creek
Existing structures	Southern structure completed

HISTORY

Annexation date	1969
Zoning District	PD (Planned Development)
Land Use Plan designation	Commercial
Previous Subdivision/ Legal Lot Status	Crosscreek Center Plat 1-A

UTILITIES & SERVICES

Site served by all City services.

ACCESS

Cinnamon Hill Lane	
Location	Along north side of property
Major Roadway Plan	Local Nonresidential
CIP projects	None
Sidewalk	Sidewalks required

PARKS & RECREATION

Neighborhood Parks	Within one-half mile of Shepard Park and Grindstone Creek Trail
Trails Plan	Shepard Park Trail, Grindstone Creek Trail
Bicycle/Pedestrian Plan	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 this pending request on January 6, 2025. 10 letters were distributed. Public hearing ad published within the Columbia Tribune on January 7, 2025.

Notified neighborhood association(s)	Shepard Boulevard
Correspondence received	None

Prepared by Kirtis Orendorff

Approved By Patrick Zenner