

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 21, 2017**

SUMMARY

A request by BFA, Inc (agent) on behalf of Red Oak Marketplace, LLC (owner) for approval of a PD (Planned Development) development plan on 4.42 acres of land located on Lot 2 of Red Oak South, Plat No. 1, to be known as *Red Oak Marketplace PD*. The PD plan represents a revision to the existing *Red Oak South* preliminary plat to allow the resubdivision of the property into four lots. The subject property is located on the southwest corner of Grindstone Parkway and Norfleet Drive. (**Case #18-20**)

DISCUSSION

The submitted C-P development plan includes the construction of four buildings on four separate lots, and includes approximately 32,000 square feet of leasable commercial space for uses such as retail and restaurant, with associated off-street parking. The subject property was zoned C-P in 2010 by Ordinance #20607, and included a Statement of Intent (SOI) that applied to the entire Red Oak South development. The SOI included requirements that each property within the development include common design elements, such as light fixtures and bike racks. Additional design features were also included that require the buildings be constructed primarily of durable materials (e.g., brick or stone) and that roof-top mechanical equipment be screened and baffled.

The proposed development plan represents a revision to the preliminary plat of *Red Oak South* that was approved in 2012 (attached). The subject property was identified as Lot 2 on the approved preliminary plat and was subsequently final platted as Lot 2 of Red Oak South, Plat No. 1 in 2012 as well. A final plat (Case #18-21), consistent with the proposed PD Plan (also the site's revised preliminary plat) is being processed concurrently with this request for City Council's consideration.

Per the SOI requirements, the PD shows the site being developed with vehicular connections between each of the proposed lots on the overall site, with the exception to Lot 1, to the west of the site, which is designated as a tree preservation area. The three lots that face Grindstone Parkway (Lots 2B, 2C, 2D) will have public right of way access by way of an access easement that is granted over Lot 2A to allow a consolidated access for these lots at Norfleet Drive. Lot 2A will have 2 additional access points onto Grindstone Plaza as well. Pedestrian access to the site is provided internally throughout the development and between each lot with sidewalks that connect to the public sidewalk along Norfleet. This reduces the need for pedestrians to access the site through the driveway. Landscaping is also provided on site that meets UDC requirements, as seen on the attached landscape plan.

All uses proposed are permitted by the SOI, and the 32,000 square feet of gross floor area contained within the buildings do not exceed the maximum amount allowed. Tree preservation and open space were previously addressed by the designation of Lot 1 (west of subject site) and Lot 7 (east of the subject site) as well as on an offsite tree preservation area south of the Grindstone Parkway. In addition, elevations have been provided to verify the SOI requirements for building materials and the screening of rooftop mechanical units is compliant.

Staff has reviewed the proposed PD development plan and accompanying building elevations and finds that they meet the technical requirements of the PD District, associated SOI, and the UDC.

RECOMMENDATION

Approval of the PD plan which also serves as the revised preliminary plat for Lot 2 of Red Oak South.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- *Red Oak Marketplace PD Plan*
- Building Elevations
- PREVIOUSLY APPROVED - Statement of Intent
- PREVIOUSLY APPROVED - *Red Oak South preliminary plat*

SITE CHARACTERISTICS

Area (acres)	4.42
Topography	Mild slope generally from south to north, with steeper slope adjacent to Grindstone Parkway
Vegetation/Landscaping	None
Watershed/Drainage	Hinkson Creek
Existing structures	None

HISTORY

Annexation date	1969
Zoning District	PD
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	Lot 2 of Red Oak South, Plat No. 1

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	Boone Electric

ACCESS

Grindstone Plaza Drive	
Location	South side of site
Major Roadway Plan	Major Collector (improved & City maintained). 66-foot ROW (33-foot half-width) required; no additional ROW required.
CIP projects	None
Sidewalk	Sidewalks required.

Norfleet Drive	
Location	East side of site
Major Roadway Plan	Major Collector (improved & City maintained). 66-foot ROW (33-foot half-width) required; no additional ROW required.
CIP projects	None
Sidewalk	Sidewalks required.

PARKS & RECREATION

Neighborhood Parks	None within ½ mile.
Trails Plan	No trails planned adjacent to site.
Bicycle/Pedestrian Plan	Bike lane installed along north side of Grindstone Parkway

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 November 28, 2017.

Public information meeting recap	Number of attendees: 6 (includes 4 applicant representatives) Comments/concerns: Site layout, uses.
Notified neighborhood association(s)	Grindstone/Rock Quarry Neighborhood Association
Correspondence received	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner