

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

**SUMMARY**

A request by Crockett Engineering (agent), on behalf of Stacey Smarr, etal (owners), for approval of a PD plan to be known as "Schilb Antiquarian". The 1.97 acres subject site is located at 2625 S. Providence Road and part of the "Stoney Creek C-P Development Plan." The proposed PD plan includes an office building for Century 21 Advantage Real Estate and a commercial building for use by Schilb Antiquarian. **(Case # 17-211)**

**DISCUSSION**

The applicant is seeking approval of a PD (Planned District) development plan for a 2-lot office and commercial development. The subject lot was previously included in the Stoney Creek C-P plan as a vacant lot for development purposes. This request would divide the existing lot into two parcel, with the Schilb Antiquarian building on Lot 2A1 and an office building on Lot 2A2.

Access to the property will be provided from Old Route K, on the northwest side of the lot, via an existing access easement to Lot 2A2, and a newly-created extension of the easement to serve Lot 2A1. The existing easement allowed access through the property to the south for the Waffle House restaurant. Subdivision of the lot creates a need for an extension of the easement to the north. The easement extension is depicted on the plan for informational purposes, and extends along the property boundary between Lots 2A1 and 2A2 to allow access to the rear parking lot for both properties.

Sidewalks exist along Old Route K, and pedestrian connections are provided where possible. Parking provided on the plan exceeds what is required for the applicable uses on each lot. The PD plan also depicts additional right-of-way to be dedicated for Old Route K, as required by Appendix A.1(f) of the UDC. The proposal also exceeds the required landscaping and screening requirements of Section 29-4.4 and screening is provided along each property boundary adjacent to a residential use.

Columbia Imagined identifies the property as lying within the Commercial District. The proposed development plan and uses would be consistent with the comprehensive plan. Adjacent uses include the Stoney Creek Hotel to the north, an apartment complex to the southwest and a Waffle House restaurant to the south.

If the proposal is approved, a replat of the property will be required in order to create the two lot arrangement and grant each lot legal status. A plat is also necessary to dedicate the additional right-of-way for Old Route K. These site considerations are depicted on the PD plan for informational purposes only. The replat would be submitted for review and approval upon

approval of the PD plan. If the final plat is consistent with the PD plan it will be processed directly to City Council.

Staff has reviewed the proposed PD development plan and finds it meets all technical requirements of the PD District and the Unified Development Code.

**RECOMMENDATION**

Approval of the “Schilb Antiaquarian PD Plan.”

**ATTACHMENTS**

- Locator maps
- “Schilb Antiquarian PD Plan,” dated September 15, 2017
- Design Parameters Worksheet

**HISTORY**

<b>Annexation date</b>	1964
<b>Zoning District</b>	PD (Planned District)
<b>Land Use Plan designation</b>	Commercial District
<b>Previous Subdivision/Legal Lot Status</b>	Lot 2A, Administrative Plat of Lot 2, Stoney Creek Subdivision

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	1.97 acres
<b>Topography</b>	Sloping to the west, with steep slopes at far west lot corner, just south of Stoney Creek Inn
<b>Vegetation/Landscaping</b>	Turf or bare, some trees within drainage channel
<b>Watershed/Drainage</b>	Perche Creek
<b>Existing structures</b>	None

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	
<b>Fire Protection</b>	
<b>Electric</b>	

**ACCESS**

<b>Providence Outer Road, Old Route K</b>	
<b>Location</b>	Along eastern edge of property
<b>Major Roadway Plan</b>	Major Collector
<b>CIP projects</b>	N/A
<b>Sidewalk</b>	Sidewalks in place

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	N/A
<b>Trails Plan</b>	N/A
<b>Bicycle/Pedestrian Plan</b>	N/A

Report prepared by Rusty Palmer

Approved by Patrick Zenner