

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 8, 2016**

SUMMARY

A request by The Crossing-EPC of Columbia (owner) for approval of a C-P development plan to be known as "Lot 7, Red Oak South Plat No. 1". The 0.75-acre subject site is located on the southeast corner of Grindstone Parkway and Grindstone Plaza Drive. **(Case #16-170)**

DISCUSSION

The applicant is requesting approval of a development plan to allow for a sign to be placed on C-P zoned property to identify an entrance roadway into The Crossing church campus located within the Red Oak South development. The church acquired Lot 9 (a private roadway) as part of the Red Oak South subdivision process as a means of providing additional access to its campus and to relieve congestion on Southland Drive. Following such acquisition, the church also purchased the subject site (Lot 7) for the purpose of placing a sign upon it so as to better identify the entrance on Lot 9.

The plan meets all C-P zoning district requirements. The proposed sign is a ten-foot high brick monument-style sign with a back-lit face that will be no greater than 64 square feet. While no specific conditions were included in the 2014 C-P Statement of Intent relating to signage, the proposed sign height and area conform to C-3 freestanding sign standards for collector street frontages. Signage along such frontages are permitted to have up to 64 square feet of sign area and a maximum height of 12-feet.

To ensure compliance with the City's sign code (Chapter 23) relating to off-premise advertising signs, the subject lot is being consolidated with the main church property via a pending administrative plat. It should also be noted that while the C-P plan shows improvement of the subject lot with only a sign it can be redeveloped for any uses permitted within the 2014 C-P Statement of Intent subject to submission of a new C-P development plan. The applicant has not given any indication that additional development is desired on the site at this time.

RECOMMENDATION

Approval of the C-P development plan and associated Design Parameters, subject to prior approval of a consolidation plat to combine the subject site with the principal church lot which it serves.

ATTACHMENTS

- Locator maps
- Development Plan
- Sign Plan
- Design Parameters
- 2014 Rezoning Ordinance

SITE HISTORY

Annexation Date	1969
Existing Zoning District(s)	C-P (Planned Business District)
Land Use Plan Designation	Commercial District

SITE CHARACTERISTICS

Area (acres)	0.75 acre
Topography	Flat to sloping
Vegetation/Landscaping	Grassed open space with trees along eastern boundary
Watershed/Drainage	Hinkson Creek
Existing structures	None

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	C-P	Grindstone Plaza commercial center
South	C-P	Apartments
East	A-1	The Crossing Church
West	C-P	Break Time fuel station

UTILITIES & SERVICES

All City services are available to the site.

ACCESS

Grindstone Parkway	North of site
Major Roadway Plan	Major Arterial (improved) MoDOT-maintained roadway
CIP Projects	No capital improvements are planned

Grindstone Plaza Drive	Generally south and east of site
Major Roadway Plan	Major Collector (improved & City-maintained)
CIP Projects	None

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	No trails planned adjacent to site
Bicycle/Pedestrian Plan	N/A

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 August 16, 2016.

Public Information Meeting Recap	Number of attendees: Applicant's engineer Comments/concerns: None
Neighborhood Association(s)	Rock Quarry
Correspondence Received	None

Report prepared by Steve MacIntyre; approved by Patrick Zenner