



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 3, 2016

Re: Lot 7, Red Oak South Plat No. 1 – C-P Plan (Case #16-170)

Executive Summary

Approval of this request will allow a sign to be placed on Lot 7 of Red Oak South to mark an entrance to The Crossing church campus.

Discussion

The Crossing-EPC of Columbia (owner) is requesting 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.

The proposed development plan will allow 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 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. Signs along such frontages are permitted to have up to 64 square feet per face and a maximum height of 12-feet.

At its September 8, 2016, meeting, the Planning and Zoning Commission voted 8-0 to recommend approval of the C-P plan, subject to approval of a plat to consolidate the subject site with The Crossing's main lot to satisfy sign code (Chapter 23) off-premise sign restrictions. Commissioners asked questions about the technical processes related to replatting the property and potential future redevelopment of the C-P zoned portion of the site. No members of the public spoke on this request.

The Planning and Zoning Commission staff report, locator maps, proposed C-P development plan, sign plan, proposed design parameters, 2014 C-P rezoning ordinance, and meeting excerpts are attached.



The subject lot has since been consolidated with the main church property via administrative plat to satisfy the Commission's recommended condition of approval. A copy of the approved and recorded consolidation plat is also attached.

Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal.

Long-Term Impact: The development of this site will not result in any long-term fiscal impacts.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
10-6-14	Approved C-P zoning (Ord. #022238)

Suggested Council Action

Approve the C-P development plan and associated Design Parameters.