

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 19, 2020**

SUMMARY

A request by A Civil Group (agent) on behalf of McRob Investments, LLC (owner) for a Planned Development Plan (PD Plan) and a revised statement of intent (SOI) for lots 29, 30, 50, 51 and 52 of Mikel's Subdivision. The "Jackson-Sexton Artisan Industries PD Plan" includes the entirety of the approximately 1.17-acre property, which is split-zoned PD (Planned Development) and M-C (Mixed-Use Corridor). The property has frontage on both Sexton Road and Jackson Street, to the north of Mikel Street and south of the Business Loop, and is addressed 715 and 713 W. Sexton Road and 610 Jackson Street. **(Case #63-2020)**

DISCUSSION

The applicant seeks approval of a planned development (PD) plan and an updated statement of intent (SOI) for five vacant lots having frontage on both Sexton Road and Jackson Street approximately 600 and 400 feet south, respectively, of their intersection with the Business Loop 70. To the north of the subject property is Privitt Auto Service Center, to the west across Sexton Road is Lindsey Rentals, to the south is a duplex (711 Sexton) and a single family home (606 Jackson Street), and to the east across Jackson Street is A Major Music Lessons. The surrounding zoning is generally commercial and industrial to the west and north, office and R-2 to the east, and R-2 and R-MF to the south.

The two northernmost lots of this request (Lots 30 and 50 of Mikel's Subdivision) are zoned M-C (Mixed-Use Corridor) and the three southernmost lots (Lots 29, 51 and 52 of Mikel's Subdivision) are zoned PD (Planned Development). As the parking lot on the PD-zoned lots (Lots 29, 51, and 52) has been designed to serve the two M-C zoned lots, the M-C zoned lots are included in the PD plan for context. The M-C lots remain subject to the uses and all regulating components of the M-C zone district.

The three PD-zoned lots were zoned C-P (Planned Commercial; now PD), with an associated statement of intent (SOI) in 2006 (see attached Ordinance #19169). The permitted uses per the zoning were all O-1 (Office) uses or as a parking lot for the two northern commercial lots. As such, the parking lot use on these lots is permitted. A concurrent two-lot replat (Case #64-2020), consistent with this PD plan, is presently under review.

The PD plan shows two buildings with four bays each and parking to the south of each building. A retaining wall runs between the buildings and parking areas; pedestrian connectivity but not vehicular connectivity will be proved between the lots. The buildings are proposed to be 7,208 and 6,943 square feet, respectively. The intent is to have four artisan industry spaces in each building, though any use permitted in the M-C zone would be permitted subject to use-specific standards and other regulating conditions in the UDC.

The PD plan has a total of 46 parking spaces (two handicap) provided via a combination of surface spots (38), garage spaces (8). There are four bicycle spaces. 48 parking spots would be required should the most intensive use (small retail at 1 space/300 square feet) with a reduction of four spaces via the provision of the four required bicycle parking spaces (total 44 required after reduction). The 46 spaces provided are sufficient to meet the most intense parking demands. 31 surface parking spaces will be on the Jackson Street side on what are now lots 51 and 52. Seven surface parking spaces are shown on the Sexton Road side on what is now lot 29.

Without the concurrent replat, the applicant would need to request a design adjustment for the Jackson Street parking lot to cross lot lines and for the parking lots for each of the buildings to be on lots separate from the proposed buildings. The replat addresses these conditions; therefore, negating the necessity for a design adjustment. The proposed 2-lot replat will consolidate lots 50, 51, and 52 onto a single lot as well as consolidate lots 29 and 30 onto a single lot. Given that the replat does not include any design adjustment requests, it will be processed directly to City Council for concurrent consideration with this PD Plan, with the plat subject to approval following the PD Plan.

The PD Plan has been reviewed and found to be compliant with the parking, landscaping, setbacks, lighting and signage provisions of the UDC, and no design exceptions or adjustments are requested by the applicant for waivers or alternative designs. A revised SOI has been provided for the PD-zoned portion of the property. The intent of the revised SOI is to provide the SOI in the modern, worksheet format, and to revise the minimum amount of the property to remain in open space from 22% (per the 2006 SOI) to 15% (the minimum requirement for PD zoning).

The open space as shown on the PD Plan for the entire split-zoned site is 21.6%, primarily comprised of the lawn created by the required 25-foot setback for the buildings from the Sexton Road and Jackson Street. Additional open space is provided via the Level III landscape screening and buffering (minimum 10-foot wide with an 8-foot screening device) along the southern property line to buffer the existing residential zoning.

Given the PD plan is in compliance with the screening and buffering requirements along the southern boundary and is compliant with all other landscaping requirements and stormwater management provisions of the UDC, staff does not have concern with the requested reduction in the required open space to the minimum of 15%. Additionally, the overall site's open space in landscaping, at 21.6%, is very close to the 22% originally approved.

CONCLUSION

This PD plan addresses the condition of a split-zoned site and provides compliance with the UDC and the approved permitted uses for the PD-zoned area as applicable. The SOI revision updates the previously approved SOI to the modern format and, if approved, would address the requested reduction in the required open space while not negatively impacting the site's ability to provide the required stormwater and buffering features. No design adjustments or exceptions are requested and the PD Plan and SOI are in compliance with all applicable policies and regulations governing PD zoned land.

RECOMMENDATION

Approval of the Jackson-Sexton Artisan Industries PD and Landscaping Plan and the associated revised Statement of Intent.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Proposed Jackson-Sexton Artisan Industries PD and Landscaping Plan
- Revised Statement of Intent Worksheet
- Previously approved Zoning and SOI (Ord. #19169)

SITE CHARACTERISTICS

Area (acres)	1.17 acres
Topography	Generally flat
Vegetation/Landscaping	Grass, some trees
Watershed/Drainage	Perche Creek
Existing structures	Vacant

HISTORY

Annexation date	1905
Zoning District	PD, M-C
Land Use Plan designation	Commercial
Previous Subdivision/Legal Lot Status	Lots 29, 30, 50, 51 and 52 of Mikel's Subdivision

UTILITIES & SERVICES

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

ACCESS

Sexton Road	
Location	Along the southwest side of property
Major Roadway Plan	Local non-residential
CIP projects	Stormwater CIP Project- Replace existing stormwater system to reduce flooding issues (ID 824); proposed for 2024
Sidewalk	Required

Jackson Street	
Location	Along the northeast side of property
Major Roadway Plan	Local residential
CIP projects	Stormwater CIP Project- Replace existing stormwater system to reduce flooding issues (ID 824); proposed for 2024
Sidewalk	Required

PARKS & RECREATION

Neighborhood Parks	Nearest park is Worley Street Park approx. .3 miles away
Trails Plan	Connects to MKT via bike blvd. 2 to the east on Madison St.
Bicycle/Pedestrian Plan	2 blocks west of the MKT bike blvd. connector on Madison St.

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 February 25, 2020.

Public information meeting recap	Number of attendees: 2 (including agent) Comments/concerns: None.
Notified neighborhood association(s)	Ridgeway Neighborhood Association
Correspondence received	2 phone call with questions about proposal: No concerns about project specifically but promoting walkability within area desirable & concerns about speeding and heavy traffic are already an issue.

Report prepared by Rachel Bacon

Approved by Patrick Zenner