

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 18, 2021**

SUMMARY

A request by Engineering Surveys & Services (agent), on behalf of TKG San Jacinto Place Development, L.P. (owner), for approval of a PD (Planned Development) plan, constituting a major amendment to the *Breaktime at Stadium and Ash C-P plan*, and a statement of intent for the development of the site with a Scooter's Coffee, accessory drive-up, and associated off-street parking, to be known as *Scooter's Coffee Near Shoppes at Stadium PD Plan*. The approximately 0.54-acre property is located at the northwest corner of Stadium Boulevard and Ash Street. (**Case #92-2021**)

DISCUSSION

The applicant is seeking approval of a PD plan amendment that will allow for the construction of a new Scooter's Coffee business with an accessory drive-up and associated off-street parking. The site is currently vacant since the previous business, a service station, was demolished several years ago. The site is still mostly impervious.

The C-P zoning for this site was approved in 1970 and was included with the property now known as The Shoppes at Stadium (that property was rezoned in 1990 to M-C). The most recent C-P plan for the site was approved on February 8, 2001 and was referred to as the *Breaktime at Stadium and Ash C-P Plan*. Given the site improvements associated with that plan have been completely demolished a major amendment to the plan is required which will ensure compliance with the UDC.

The site will include the construction of a 1,790 square-foot building for a Scooter's Coffee which is a permitted use within the current zoning. The use will include an accessory drive-up facility, with service windows on the north building facade. Eighteen parking spaces are provided for the site, which is exactly 200% of the required minimum. Landscaping has been increased a small amount over the previously approved C-P plan, so that now 18% of the site will be pervious. Landscaping along Ash Street will screen the pavement on site, and parking area landscaping is also provided per the UDC. Pedestrian access is provided to the site from the public sidewalk network with a sidewalk connection from Ash Street.

One particular improvement of note is the reduction in the length of the curb cuts in the area along Ash Street. The previously improved site had its one drive entrance from Ash Street which when combined together with the entrances on the adjacent property to the east and west there were multiple points of ingress and egress near the intersection of Stadium. This current access situation would not be permitted under current regulations; however, was previously allowed.. The new layout eliminates the ingress and egress point directly to this site. The two remaining driveways on the adjacent property are accessible to the property owner via existing access easements. This arrangement is safer and more efficient for traffic entering and exiting the site.

The plan also shows dedication of additional right of way for Ash Street, which will be dedicated on the final plat that is proceeding concurrently with the PD plan to City Council.

A new statement of intent (SOI) has also been submitted for consideration which includes the specific current UDC uses that correspond to the uses from the originally approved 1970 ordinance. The SOI also reflects the landscaping percentage and the number of parking spaces from the PD plan.

The PD plan has been reviewed by both internal and external stakeholders and has been found to comply with the provisions of the UDC.

RECOMMENDATION

Approval of the requested major amendment for *Scooter's Coffee Near Shoppes at Stadium PD plan* and the associated statement of intent.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- PD Plan Amendment
- Statement of Intent
- C-P Plan (2/8/2001)
- Zoning Ordinance (1/5/1970)

SITE CHARACTERISTICS

Area (acres)	0.52
Topography	Flat
Vegetation/Landscaping	None
Watershed/Drainage	Harmony Creek
Existing structures	None

HISTORY

Annexation date	1955
Zoning District	PD (Planned Development)
Land Use Plan designation	Commercial
Previous Subdivision/Legal Lot Status	Parts of Lots 2 and 4 of Biscayne Heights, Plat No. 2

UTILITIES & SERVICES

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

ACCESS

Ash Street	
Location	Along the south side of property
Major Roadway Plan	Major Collector (improved and City maintained); 66-76-foot ROW required; 33-38-foot half-width required; Additional right-of-way shown for dedication.
CIP projects	None
Sidewalk	Sidewalks existing

PARKS & RECREATION

Neighborhood Parks	Clary-Shy Community Park, Fairview Hollow Nature Area
Trails Plan	None adjacent to site
Bicycle/Pedestrian Plan	None adjacent to site

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 this pending request on February 12, 2021. Three postcards were distributed.

Report prepared by Clint Smith

Approved by Patrick Zenner