

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 19, 2023**

SUMMARY

A request by Engineering Surveys and Services (agent), on behalf of Columbia South Real Estate, LLC (owner), for approval of a PD Plan amendment revising the type of uses and structure size presently permitted on Lot 3B of the Cherry Hill PD Plan. The proposed revisions include converting the use of the building from retail/residential to all residential and increasing the number of approved multi-family residential units from 4 to 24. The 0.41-acre subject site is located northeast of the intersection of Flagstone Drive and Corona Road. **(Case # 260-2023)**

DISCUSSION

The applicants are seeking approval to expand multi-family use within the originally proposed structure shown on Lot 3B of “The Village of Cherry Hill C-P Plan” which was approved in 1999 and amended in 2013. The current request seeks to expand the planned building southward, replacing the parking area depicted on the southern portion of Lot 3B. on both the 1999 and 2013 plans. The approved 1999 plan showed a two-story building on Lot 3B with a total gross floor area (GFA) of 7,200 square feet. The ground level of the building was intended for retail uses and 4 residential units were proposed for the second story. The 2013 C-P amendment increased the building area to 10,000 square feet; however, maintained the same use distribution between floors.

At this time the applicant seeks another expansion of the building footprint and the addition of a third floor. The proposed changes would add 10,500 square feet in GFA to the structure for a total GFA of 20,500 square feet. Additionally, the applicants are prepared to develop the property with a single-use apartment building to serve a demand for one and two-bedroom residential units in the area. The plan indicates a mix of 12 one-bedroom units and 12 two-bedroom units requiring a total of 47 parking spaces.

The proposed building expansion will encumber the area at the south end of Lot 3B, originally intended for parking. A proposed dumpster location, at the northeast corner of the building, would also require the removal of 1 parking space. These modifications will lead to a net loss of 23 parking spaces on Lot 3B. However; planned zoning allows flexibility in the provision of on-site parking and parking was intended to be minimized in the Cherry Hill development. In fact, the original C-P district established a parking maximum to limit impervious areas and promote walkability in the development.

The overall Cherry Hill development design scheme intended parking to be shared collectively across the entire site encouraging users to experience the area on foot. Initial parking provision also anticipated more retail and office users in the numerous tenant spaces. However, as the development of Cherry Hill has built-out there has been a reduction in the number of retail/office spaces with their conversion to residential uses. This conversion has resulted in the overall parking demands being reduced and an excess of parking being left behind. Given the desired “shared” nature of parking initially envisioned for the overall Cherry Hill development, the proposed reduction in on-site parking for the applicant’s future use is not view as problematic given excess parking exists.

The applicants have indicated that the 8 stalls provided across Corona Road on the south end of Lot 2C would be utilized for residents of the proposed apartments in addition to the 6 on-street spaces planned for the east side of Corona Road, located near the front of the building. Together with one accessible stall and 8 bicycle spaces, these provisions amount to a total of 23 parking spaces allocated to the project. The revised development plan also includes the provision of a crosswalk with a curb ‘bump-out’ near the southeast corner of Lot 3B, in an effort to improve pedestrian safety where

residents are expected to cross Corona Road when accessing their off-site parking spaces. Additional consideration was also given to sight distance when determining the location of the crossing.

The proposed building expansion would also require the relocation of existing utilities across the southern end of the parcel which will be completed at the expense of the developer. These relocations are illustrated on the PD plan. An existing utility easement in this area is also noted as a proposed easement vacation. This easement vacation will require separate approval by City Council prior to the issuance of building permits.

Staff has reviewed this request and believes the expansion of the residential use is appropriate given the surrounding land use context. The removal of potential retail uses from the lot reduces overall parking demand for the subject site although the expanded apartment building will likely maintain a significant demand for parking. While this demand will be present it will be especially high during evening and overnight hours when residents are home and not during the normal operating hours of the business located to the north and west of the proposed new construction. The UDC promotes the use of shared parking facilities especially when the peaks of the uses are opposing each other as is the case in this instance. Staff finds that the proposed arrangement to address the proposed construction's parking impact is consistent with the UDC's underlying intent and the minimization of excessive parking as envisioned in the original Cherry Hill C-P plan approval.

The proposed revisions have been reviewed by internal staff and external agencies and found to comply with the provisions of the UDC. No revision to the site's Statement of Intent are being sought as the proposed development is permissible per its original approval. Staff supports approval of the revision.

RECOMMENDATION

Approve the proposed major amendment to Lot 3B of The Village of Cherry Hill PD Plan, pursuant to minor technical corrections.

ATTACHMENTS

- Locator Maps
- PD Plan
- Approved C-P Plan (2013)
- Approved C-P Plan (1999)

SITE CHARACTERISTICS

Area (acres)	0.41 acres
Topography	Gently sloping SW
Vegetation/Landscaping	Graded, turf
Watershed/Drainage	Perche Creek
Existing structures	7 parking spaces on north end of parcel

HISTORY

Annexation date	1969
Zoning District	PD
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	Lot 3B, The Village of Cherry Hill

UTILITIES & SERVICES

All utilities and services are provided by the City of Columbia.

ACCESS

Corona Road	
Location	West side of parcel
Major Roadway Plan	N/A
CIP projects	None
Sidewalk	None installed, construction required

PARKS & RECREATION

Neighborhood Parks	Dublin Park
Trails Plan	Scott's Branch Trail
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 via public information postcards on September 13th of the pending action. Property owner letters were sent, and an ad was placed in the Columbia Daily Tribune on October 3rd, advertising the public hearing relating to the permanent zoning of the property.

Notified neighborhood association(s)	Village of Cherry Hill, West Pointe
Correspondence received	None

Report prepared by Rusty Palmer

Approved by Patrick Zenner