

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
June 8, 2017**

**SUMMARY**

A request by RUM, Inc. (owner) for approval of a C-P (Planned Business District) development plan/preliminary plat to be known as "Centerstate Apartments C-P Plan & Preliminary Plat". The 36.37-acre subject site is located on the north side of Vandiver Drive, west of Woodard Drive and south of Pioneer Drive. **(Case #17-74)**

**DISCUSSION**

The applicant is seeking approval of a C-P development plan that will also serve as the development site's preliminary plat. The proposed development of this site would result in the creation of a mixed-use (residential, commercial, and parkland) project that includes a total of 5 lots. Lot 1 is proposed to be improved with a 304 unit multi-family development, Lots 2 and 3 will be retained for commercial purposes, and Lots 4 and 5 are intended to be used park purposes. Lots 4 and 5 will be the subject of a subsequent parkland donation and acquisition by the City's Parks and Recreation Department.

The application for approval was received and deemed a complete application prior to the adoption of the Unified Development Code (UDC); however, was delayed in its processing due to several complex review issues. Pursuant to Section 29-1.9(a) of the UDC this application has been reviewed in accordance with Section 29-17 (District C-P) standards of the former zoning code for compliance as well as the existing C-P Statement of Intent and Development Agreement established for the Centerstate commercial development.

The western portion of the subject site, except a strip of land 100-feet by 430-feet adjacent to 3100 Pioneer Drive, was rezoned from O-P to C-P in 2004 and was permitted to be developed with C-3 uses subject to a list of excluded uses. This zoning was undertaken to match existing C-P zoning on the eastern portion of the site. The subject site was converted to PD in March 2017.

The proposed uses shown on the submitted C-P plan are permitted per the 2004 and 2017 rezoning actions. During review of this application, staff was informed that a private covenant existed on the property that restricted residential development. Following consultation with the City's Law Department, it was determined that this issue was a private legal matter and did not affect the applicant's ability to seek plan approval in accordance with the City's regulations. Staff has subsequently been informed by the applicant that the covenant provisions are in the process of being amended to permit the applicant to proceed forward with their intended development proposal.

The multi-family development proposed on Lot 1 will consist of 304 apartments containing 1 and 2 bedroom units. A total of 176 one-bedroom units and 128 two-bedroom units are proposed. The maximum height of the buildings will not exceed 45-feet per the C-3 district standards. A total of 647 parking spaces (613 vehicle/34 bike) have been provided and meet the regulatory requirements.

The development site is bounded by residential zoning on the north and west; however, is located at an elevation lower than the adjoining property. Per the 2004 C-P rezoning, the site was required to maintain a 100-foot buffer zone between the site and Pioneer Drive – this buffer is shown on the plan.

To address required screening for the west and the non-buffered property to the north, the applicant has shown the installation of an additional 100 trees beyond that required for parking lot screening to separate the multi-family from adjoining residential uses. These additional trees and their placement have been reviewed by the City Arborist and found to meet the screening requirements of Section 29-17 and 29-25 of the former zoning code.

The subject site is located within a "Priority Park Acquisition Area" and as such the C-P development plan has identified parkland areas (Lots 4 and 5) that will be partially donated by the applicant and purchased by the City for future park use. Additionally, the C-P plan proposes the construction of trails along its western boundary of the site from Pioneer Drive to Vandiver Drive as well as throughout the project site. These trails/sidewalks will permit the public to access the future parkland. Furthermore, a sidewalk connector will be constructed between Pioneer Drive and Woodard Drive to formalize an existing pedestrian connection to the commercial center to the south. Public sidewalks will be installed along Pioneer, Vandiver, and Woodward Drives in accordance with the City's performance contract process that will be triggered once the property is final platted.

The C-P plan specifically restricts site development signage to a maximum of four total signs along Vandiver Drive - on at each multi-family driveway and one on each commercial lot. All signage will have a maximum 64 sq.ft of sign area and be no greater than 8-feet tall. Thirty (30) 25-foot full-cutoff light poles will be located on the site. As part of the final construction plan permitting, a lighting plan will be required to show that such fixtures do not emit light beyond the property as required by the City's lighting ordinance.

Staff has reviewed the C-P plan and finds that it is compliant with the former zoning requirements, the 2004 C-P ordinance, the Development Agreement for Centerstate, and the former subdivision regulations. Prior to future development, the applicant will need to secure final plat approval. It is anticipated that following such approval, the transfer of Lots 4 and 5 to the Parks and Recreation Department for future park usage will occur.

### **RECOMMENDATION**

Approval of the C-P development plan and preliminary plat.

### **SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- C-P Plan/Preliminary Plat
- Design Parameters
- 2004 Rezoning Ordinance

### **SITE CHARACTERISTICS**

<b>Area (acres)</b>	36.37
<b>Topography</b>	Sloping from west to east
<b>Vegetation/Landscaping</b>	Clear with exception of wooded buffer along Pioneer
<b>Watershed/Drainage</b>	Hinkson Creek
<b>Existing structures</b>	None

## **HISTORY**

<b>Annexation date</b>	1966
<b>Zoning District</b>	C-P (2004); PD (2017)
<b>Land Use Plan designation</b>	Commercial District
<b>Previous Subdivision/Legal Lot Status</b>	CenterState (2001), Woodard Subdivision (1992). Will need to final plat

## **UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia

## **ACCESS**

<b>Vandiver Drive</b>	
<b>Location</b>	West side of site
<b>Major Roadway Plan</b>	Major Arterial (no additional ROW required.)
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks required

<b>Pioneer Drive</b>	
<b>Location</b>	North side of site
<b>Major Roadway Plan</b>	Local Residential (no additional ROW required)
<b>CIP projects</b>	None
<b>Sidewalk</b>	5-foot sidewalk required on south side

## **PARKS & RECREATION**

<b>Neighborhood Parks</b>	Albert -Oakland Park (½ mile northwest)
<b>Trails Plan</b>	N/A
<b>Bicycle/Pedestrian Plan</b>	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 February 14, 2017.

<b>Public information meeting recap</b>	Number of attendees: 3 Comments/concerns: Buffer strip to protect along Pioneer; sidewalk connection between Isherwood/Pioneer to shopping center, sidewalk along Pioneer
<b>Notified neighborhood association(s)</b>	Mexico Gravel; White Gate
<b>Correspondence received</b>	None

Report prepared/approved by Patrick Zenner