**AGENDA REPORT**

**PLANNING AND ZONING COMMISSION MEETING**

**January 5, 2017**

**SUMMARY**

A request by Americare Senior Living (owner) for approval of an amendment to the "Americare at Heritage Village - OP Development Plan". The proposed amendment seeks to allow an additional monument sign along the development’s Sinclair Road frontage. The 8.21-acre property is located at the southeast corner of Sinclair Road and Southampton Drive, approximately 3,000 feet south of Nifong Boulevard. (Case #17-32)

**DISCUSSION**

This request seeks to amend the signage standards for the “Americare at Heritage Village – O-P Plan,” which were approved in August 2014 and revised in May 2015 to account for changes in the building design. The applicant wishes to install an additional monument sign along the development’s Sinclair Road frontage.

The desired signage is classified as a free-standing sign, as it is not located directly on a structure for which it provides identification or advertising. Free-standing signs are generally governed by Section 23-25(a)(Area, height and placement standards) of the Sign Code. However, as since the subject site is a “planned” zone, the Commission and Council may consider alternative signage provisions.

Section 23-25(a) allows a maximum of 48 square feet of signage for free-standing signs in locations similar to Sinclair Road (a major collector). Additionally, the section also restricts such signage to a maximum of 10-feet in height. Furthermore, per section 23-25(g) free-standing signs must maintain a10-foot setback from a right-of-way line.

The applicant’s proposed free-standing sign (a monument sign) has a total surface area of 67.5 square feet (6’8” tall x 10’ wide); however, the area of the actual advertisement is roughly 12 square feet. Additionally, the sign will be located behind the 25-foot O-P plan building line approximately 200 feet south of Southampton Road.

Staff has reviewed the request and believes its approval would not create excessive signage out of character with the existing site improvements. The actual sign area (advertising/identification) is less than that which is permitted per code and all other code provisions (height and placement) are being met.

**RECOMMENDATION**

Approval of the revised O-P development plan dated November 10, 2016.

**ATTACHMENTS**

* Locator maps
* PUD development plan, dated November 10, 2016
* Sign elevations

**HISTORY**

|  |  |
| --- | --- |
| **Annexation date** | 1999 |
| **Zoning District** | O-P (Planned Office District) |
| **Land Use Plan designation** | Neighborhood District |
| **Previous Subdivision/Legal Lot Status** | Lot 21, Heritage Village Plat 1 – Preliminary PlatLot 201, Heritage Village Plat 2 – Final Plat  |

**SITE CHARACTERISTICS**

|  |  |
| --- | --- |
| **Area (acres)** | 8.21 acres |
| **Topography** | Generally flat, with slope toward the western, Sinclair frontage |
| **Vegetation/Landscaping** | Developed, Turf  |
| **Watershed/Drainage** | Perche Creek  |
| **Existing structures** | 14 structures for CCRC |

**UTILITIES & SERVICES**

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| --- | --- |
| **Sanitary Sewer** | City of Columbia |
| **Water** | City of Columbia |
| **Fire Protection** | City of Columbia |
| **Electric** | Boone Electric Cooperative |

**ACCESS**

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| --- |
| **Southampton Drive** |
| **Location** | North edge of subject parcel |
| **Major Roadway Plan** | Major Arterial – existing 60 ft ROW  |
| **CIP projects** | N/A – recently completed adjacent to this site |
| **Sidewalk** | Sidewalk |

|  |
| --- |
| **Sinclair Road** |
| **Location** | Along western edge of property |
| **Major Roadway Plan** | Major Collector – existing 60 ft ROW |
| **CIP projects** | N/A |
| **Sidewalk** | Sidewalks required |

**PARKS & RECREATION**

|  |  |
| --- | --- |
| **Neighborhood Parks** | Approximately 1.4 miles west of Cosmo Bethel Park  |
| **Trails Plan** | ¼ mile south of proposed Mill Creek Trail |
| **Bicycle/Pedestrian Plan** | Southampton – green route , Sinclair – yellow route |

Report prepared by Rusty Palmer Approved by Patrick Zenner