

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 19, 2017

SUMMARY

A request by Frontgate of Columbia (owner) for approval of a C-P (Planned Business District) development plan to be known as "Addison's South C-P Plan". The 1.51-acre subject site is located on the southwest corner of Vawter School Road and Frontgate Drive. **(Case #17-48)**

DISCUSSION

The applicant is proposing approval of a C-P development plan for a one-story, 6,800 sq.ft. restaurant. The proposed use is permitted under the existing C-P zoning ordinance on the property, which was approved in 1998, prior to commencement of the Copperstone residential development to the east and south of the subject site.

A 2007 C-P plan, known as Copperstone Commercial C-P, approved the creation of two commercial lots on the west side of Frontgate Drive, and allowed Frontgate Lane to be built as a private street to provide principal access to the lots within the development plan. Frontgate Lane is required to connect and provide access to the undeveloped 14.5-acre C-P zoned property to the west and is intended to facilitate shared access between the commercial sites. The undeveloped 14.5-acre tract has secured two access points onto Scott Boulevard and one on Vawter School Road in exchange for land and easement dedications related to the recent adjacent roadway improvements. To ensure that adequate interconnections are maintained, staff will encourage reciprocity of access between all contiguous parcels within the C-P zoned area as it continues to develop in order to maximize transportation efficiency and minimize the likelihood of commercial traffic cutting through surrounding residential streets.

In order to mitigate neighborhood concerns related to potential cut-through traffic generated by the proposed restaurant development, the applicant is requesting that the Frontgate Drive median island, east of the site, be cut to allow exiting vehicles to turn north toward Vawter School Road rather than being diverted south onto Frontgate Drive and into the Cooperstone neighborhood's local residential streets. The median will be restored once a right-in/right-out entrance is established onto Vawter School Road, either as part of a future phase of the proposed C-P plan, or upon future development of internal driveways and streets associated with development of the tract to the west.

The plan meets all C-P zoning and development standards.

RECOMMENDATION

Approval of the C-P development plan and Design Parameters.

SUPPORTING DOCUMENTS

- Locator maps
- Proposed C-P development plan
- Proposed Design Parameters
- 2007 Copperstone Commercial C-P development plan
- 1998 rezoning ordinance

SITE HISTORY

Annexation Date	1998
Existing Zoning District(s)	C-P (Planned Business District)
Land Use Plan Designation	Commercial District
Subdivision/Legal Lot Status	Lot 101, Copperstone Commercial Plat 1

SITE CHARACTERISTICS

Area (acres)	1.51 acres
Topography	Flat to sloping
Vegetation/Landscaping	Meadow with brush and trees along west side
Watershed/Drainage	Hinkson Creek
Existing structures	None

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	R-1	Single-family residential
South	C-P	Undeveloped
East	R-1	Single-family residential
West	C-P	Undeveloped

UTILITIES & SERVICES

All City services are available to the site.

ACCESS

Vawter School Road	North side of site
Major Roadway Plan	Major Arterial (Improved, City-maintained)
CIP Projects	None
Sidewalk	5-ft wide sidewalk in place

Frontgate Drive	East side of site
Major Roadway Plan	Local Residential (Improved, City-maintained)
CIP Projects	None
Sidewalk	5-ft sidewalk to be constructed as part of development

Frontgate Lane	South side of site
Major Roadway Plan	N/A (private street)
CIP Projects	N/A
Sidewalk	5-ft sidewalk to be constructed as part of development

PARKS & RECREATION

Neighborhood Parks	MKT Trail/Jay Dix Station (1/3 mile northwest of site)
Trails Plan	No proposed trails adjacent to site
Bicycle/Pedestrian Plan	No proposed bike/ped facilities adjacent to site

PUBLIC NOTIFICATION

All property owners within 185 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 December 27, 2016.

Public Information Meeting Recap	Number of attendees: Applicant's representative & 3 nearby residents Comments/concerns: Traffic, noise & screening
Neighborhood Association(s)	Copperstone HOA; Spring Creek HOA
Correspondence Received	None as of this writing

Report prepared by Steve MacIntyre

Approved by Patrick Zenner