



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (July 9, 2014 Meeting)

Docket No. / Project Title: PUDF-14-06 (Woodcrest, Lot 5D-R)
Staff: Melissa Begley
Applicant: Hoover Investments
Property Size: 1.37 Acres
Current Zoning: PUD (Planned Unit Development)
Location: The parcel west of 4020 Goeller Blvd., in the City of Columbus.

Background Summary:

Hoover Investments is requesting approval of a Final PUD Plan for Lot 5D of the Woodcrest Planned Unit Development. The proposal is for a 6,000 square foot office building.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Is the proposed Final PUD consistent with the preliminary PUD?
2. Has adequate landscaping been provided?
3. Should the sign standards fall within the requirements of today's sign standards for the CO (Commercial: Professional Office) or be tailored to the PUD?

Staff Recommendation:

Approval, with the following conditions:

1. Signs shall be limited to 1 wall sign per tenant, no larger than 40 square feet in area and can be located anywhere on the building with the exception of the west wall. No signs shall be permitted on the west wall, adjacent to the multi-family residential. No additional freestanding signs shall be permitted and the tenants of Lot 5D shall be permitted to utilize the existing freestanding sign on Lot 5C. One temporary banner per use shall be permitted for a maximum of 90 days each and shall be limited to 32 square feet in size. Banners shall be freestanding and shall not be placed on or attached to the building. This shall be noted on the Final PUD.
2. The Final PUD Plan shall include the installation of 4 evergreen trees along the west property line near Tupelo Drive to fill in the gaps in the tree line to provide a denser buffer between the residential and office uses. The trees shall be a minimum of 5 feet in height at planting.
3. Complete the missing portion of curbing along the north side of Tupelo Drive.
4. Increase the landscaping amount along Tupelo Drive to a minimum of 150 points.
5. The following technical comments must be addressed:
 - a. Remove street designation from Tupelo. It is not a public street.
 - b. Change the landscaping points required from 72 to 150 points.
 - c. Change the square footage of the building on Lot 5E to 3,015 square feet.

Current Property Information:	
Land Use:	Parking lot
Site Features:	The site features a parking lot with parking lot landscaping and an open grass area.
Flood Hazards:	No flood hazards exist on the property.
Vehicle Access:	The property has access off of Mimosa Drive (Local, commercial, suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	PUD (Planned Unit Development)	Tipton Lakes Racquet Club
South:	AP (Agriculture: Preferred)	Single Family Residential
East:	PUD (Planned Unit Development)	Woodcrest Offices
West:	PUD (Planned Unit Development)	Woodcrest Villas Town-homes

Interdepartmental Review:	
City Engineering:	No comments have been received.
City Utilities:	No comments have been received.
Code Enforcement:	No comments have been received.

History of this Location:

The relevant history of this property includes the following:

1. On April 4, 1977, the subject area was approved by City Council to be rezoned from AG (Agriculture) and R7 (Multi-family Residential) to PUD (RZ-77-4).
2. On August 6, 1980, the Plan Commission voted to approve a revision to the Preliminary Planned Unit Development (PUD 80-3) to allow the addition of a funeral home with access to SR 46, a reduction in number and change in location of the multi-family residential units and a modification of the circulation and parking plans.
3. On February 4, 1994, the Plan Commission approved a revision to the Preliminary Planned Unit (PUD-94-2) to change the use on Lot 9 from residential dwelling units to a parking area with 40 spaces.
4. On November 7, 1984, the Plan Commission approved a Final PUD Plan for a portion of Lot 5 of the Woodcrest PUD. This approval included a 2 story building containing 6,005 square feet and 38 parking spaces.

5. On August 7, 1996, the Plan Commission approved a Final PUD Plan for lot 5C. The approval included a one-story, 7,000 square foot office building with 35 parking spaces.
6. On October 21, 1998 the Plan Commission approved a Final PUD Plan for lot 5D (the subject property). The approval included a parking lot of 66 parking spaces.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Commercial.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY A-2-11:** Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis.
2. **POLICY A-4-7:** Encourage new development to take place in an orderly fashion to facilitate efficient provision of services at reasonable cost.
3. **POLICY E-1-14:** Encourage new businesses in this area to be of a similar character to those already developed, utilizing planned commercial centers.
4. **POLICY S-L-4-3:** Encourage landscape designs that enhance the appearance of buildings.
5. **POLICY S-L-4-5:** Encourage landscape designs which unify elements in an area.

This property is located in the Western Gateway character area. The following Planning Principle(s) apply to this application:

1. Commercial development and agriculture should continue to be the dominant land uses in this area.
2. All commercial development should be in centers containing several businesses, planned as a unit and managed by a single entity, as opposed to a lot-by-lot, uncoordinated development with curb cuts for each individual business.
3. Planned commercial centers should be designed to discourage commercial traffic from using residential streets.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is Lot 5D of the Woodcrest Planned Unit Development. The Woodcrest Planned Unit Development was established in 1977 and originally included the area now occupied by Tipton Lakes Racquet Club, Woodcrest Villas multi-family dwellings, the Lookout multi-family dwellings, the Courtyard by Marriott and the adjacent strip center, the Barkes, Inlow & Weaver Funeral Home and the subject property. Lot 5D is one of three lots that made up the original Lot 5 as indicated on the Preliminary PUD. There are existing buildings on Lot 5C and 5E.
2. The Preliminary PUD established standards for parking, floor area, open space and total lot area. The standards limited the total floor area of Lot 5 to 19,200 square feet. The Preliminary PUD documents are not clear if the floor area is calculated on the ground floor only or to include all square footage of the building. It is the interpretation of the Planning Department that the calculation is based on the ground floor area only. The building on lot 5C has a ground floor area of 7,000 square feet. The building on Lot 5E has a ground floor area of 3,015 square feet leaving a remaining 9,185 square feet of buildable ground floor area. The applicant is proposing a one story, 6,000 square foot office building.
3. In 1998, a Final PUD Plan was submitted for Lot 5D for a parking lot with 66 spaces. According to Zoning Ordinance Section 7.1 (Table 7.2) a 6,000 square foot office building would require 3 spaces for every 1,000 square feet of gross floor area or a total of 18 parking spaces. If the site were maximized with a 9,000 square foot building, the requirement would be 27 parking spaces. The Preliminary PUD Plan required 119 parking spaces for all of Lot 5. The parking spaces were intended for the shared use of the office buildings. The two existing office buildings would require 39 parking spaces by current zoning standards for a total requirement of 66 parking spaces for all of Lot 5 for an excess of 52 parking spaces.

4. The building setback line on the Preliminary PUD is 10 feet from the west property line and 12 feet from the Access Easement along Tupelo Drive. The Final PUD drawing meets these standards.
5. The applicant is proposing signage that is equivalent to the standards in the Zoning Ordinance for a Commercial Office. This allows for a maximum of 3 wall signs for each public street or road frontage per use at a maximum of 15% of the front walls or a maximum of 250 square feet, whichever is less. It allows for 1 freestanding sign with a maximum of 75 square feet in size and 8 feet in height. The table below outlines the signs permitted for Lots 5E and 5D for comparison with Lot 5D.

	Lot 5C	Lot 5E	Lot 5D
Wall Signs	3 – 40 square feet	2 – 40 square feet 1 – 30 square feet	3 per tenant – 15% of the front walls or 250 square feet, whichever is less
Freestanding Sign	1 – 60 square feet, 10 feet max. height		1 – 75 square feet, 8 feet max. height
Directory Sign	1 – 12 square feet		1 – 32 square feet, 6 feet max. height
Temporary Banners	Not clear	Not clear	1 – 32 square feet, 90 days

6. The applicants have provided 3 ornamental trees and 6 shrubs along Tupelo Drive, which meets the required number of landscape points for Area #3 Front Setback. The comparison below shows what each building on Lot 5 provided and what would have been required by the Zoning Ordinance.

	Lot 5C	Lot 5E	Lot 5D
Required	26 points	23 points	45 points
Provided	215 points	77.5 points	75 points

7. Zoning Ordinance Section 8.1(C)(4) Lot Interior landscaping, requires a minimum number of landscape points to be provided within 15 feet of a primary structure. The applicants have provided 15 shrubs along the foundation of the building, which exceeds the minimum requirement. The other two buildings have additional landscaping around the buildings that consists of canopy trees, ornamental trees and perennial grasses, but due to the placement of these plants, they would not necessarily qualify as foundation plantings.
8. There is an existing line of trees along the west property line between the office buildings and the Woodcrest Villas multi-family development. The tree line provides a buffer between the uses.
9. As a part of each Final PUD Plan a landscape plan was included as a part of the approval. It has been noted that portions of the original approved landscaping has been removed and has not been replaced.
10. It was also recently observed that three new handicap parking spaces were installed in front of the building on Lot 5C, on Tupelo Drive, which is a private street. These spaces were not included on any of the Final PUD plans.

Decision Criteria:

When considering a request for *final PUD* approval the Plan Commission should ensure compliance with the requirements of the preliminary PUD and pay reasonable regard to the Comprehensive Plan. The preliminary PUD provides the basic parameters for the development, which may be further detailed by the Plan Commission at the time of final PUD review.

Plan Commission Options:

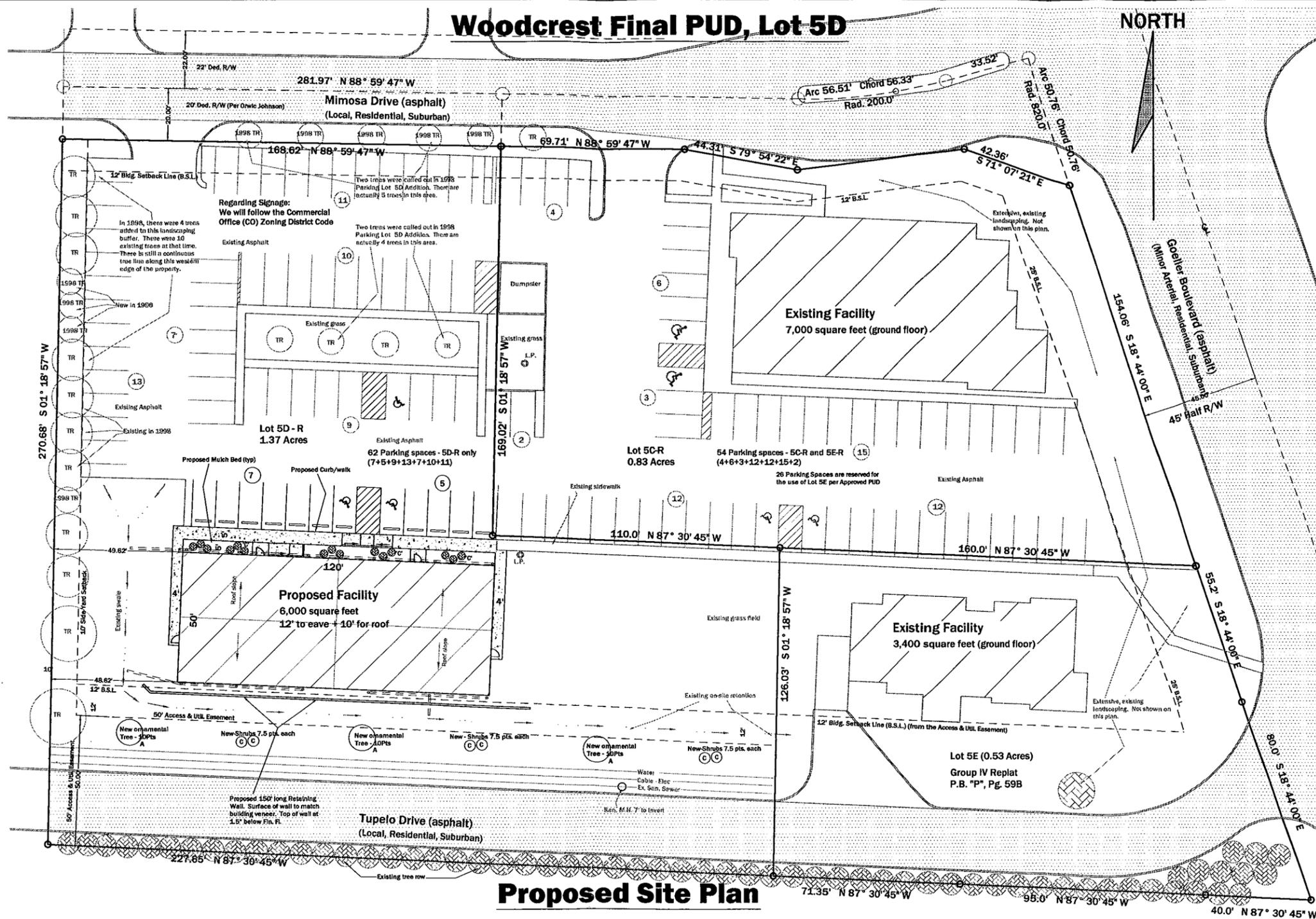
In reviewing a request for a final PUD the Plan Commission may (1) approve the request, (2) deny the request, or (3) continue the review to the next Plan Commission meeting. The Plan Commission may request modifications to the proposed detail PUD.

Woodcrest Final PUD, Lot 5D

NORTH

Landscape Plant List

Mark	Species	Size	# Req'd	Points
A	Liquidambar styraciflua, American Sweet Gum	2" diam	3 ea	10 ea
A	Alternate Acer Ginnala Tree, Amur Maple	1.1/2" cal.	3 alt.	10 ea
B	Pinus strobus, White Pine	6', 10' cal.	0	25 ea
C	Rhus aromatica 'Glo-Lo'	2-3" B&B	6	7.5 ea
Total points shown 3 small trees @ 10 points = 30 points				
6 shrubs @ 7.5 points = 45 points				
TOTAL Points				75 points
Points Required				72 points



Woodcrest Final PUD, Lot 5D
Hoover Investments
Tipton Lakes Lot 5D
Columbus, Indiana

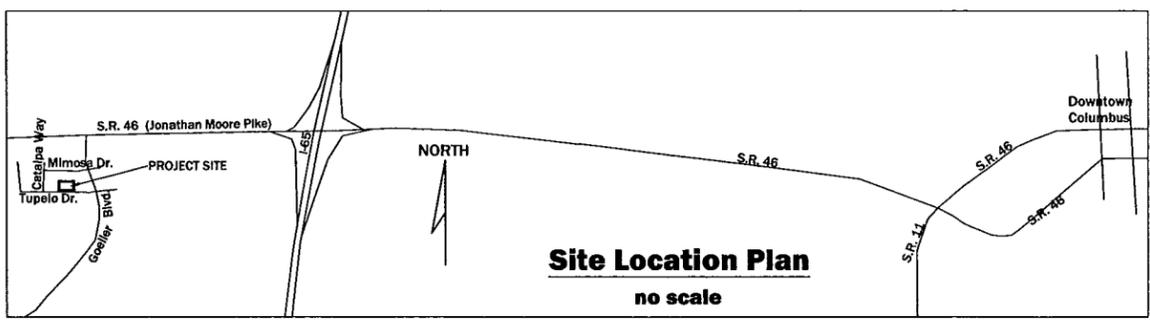
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Drawn: KLS
Drawing Date: 6/6/14
Revision Date: 6/25/14 notes from Planning Dept.

Dates
Plot Information: 14-13
File Name: Herb.Columbus
Plot Date:
CAD Operator: KLS

Seal
KLS Simpson
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
No. 20867
November 17, 1989

Sheet number
G2



Recording Information

This document was prepared by Kenneth Leo Simpson, P.E. I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Kenneth Leo Simpson, P.E.

Final PUD Approval Certificate

These Final Planned Unit Development plans were approved by the City of Columbus Plan Commission this

_____ day of _____

President, Roger Lang

Secretary, David Fisher

Property Information

Replat Lot 5D-R, 1.37 Acres
(per Orwic Johnson, March 1999)

Original Property Description (Per Orwic Johnson)
Lot 5C in Group IV Replat of Lot 5 in Woodcrest
Replat of Lot 5, 6, and 7 as recorded in Plat Book D, Page 59B,
November 17, 1989

A notation made on the original plat of Group IV Plat, a replat of Lots 5 in Woodcrest Replat of Lots 5, 6, 7 Plat Book M, Page 107.