



City Commission

Columbus Center (Phase II)

Planned Area Development (PAD)
Easement Amendment
Mixed Use (MXD) Site Plan Review
July 22, 2014

Application #1: Planned Area Development (PAD) Application #2: Easement Amendment



Application #3: Mixed Use Site Plan Review



Aerial Viewing South





Existing Designations

Existing Land Use



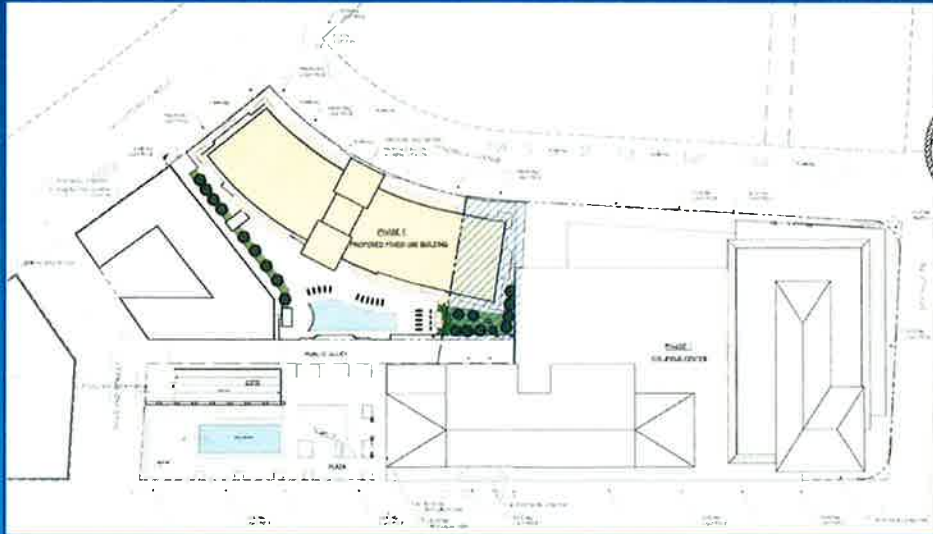
Existing Zoning



Project History

- ❖ “Columbus Center” (1 Alhambra Plaza) approved in 1990 as a commercial office project “as-of-right”
 - ❖ Built 1990
 - ❖ 2.6 Acres
 - ❖ 247,392 sq. ft.
 - ❖ 2.2 FAR
- ❖ As part of an alley vacation request, a substitute easement was provided for circulation and public access (Ord. 2854, adopted 06.27.1989)

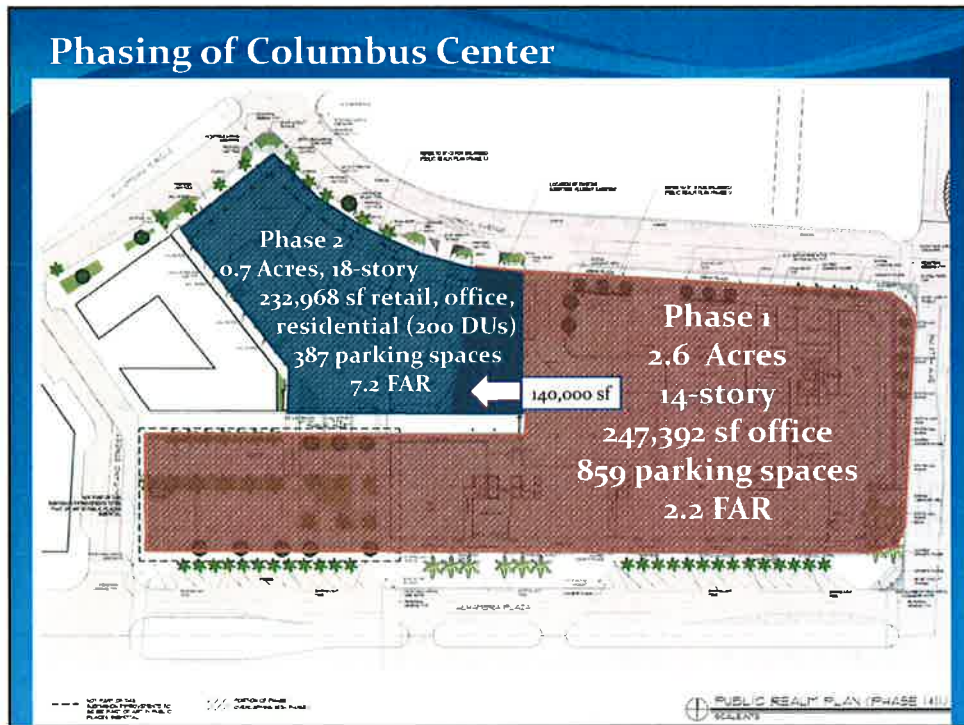
Proposed Site Plan



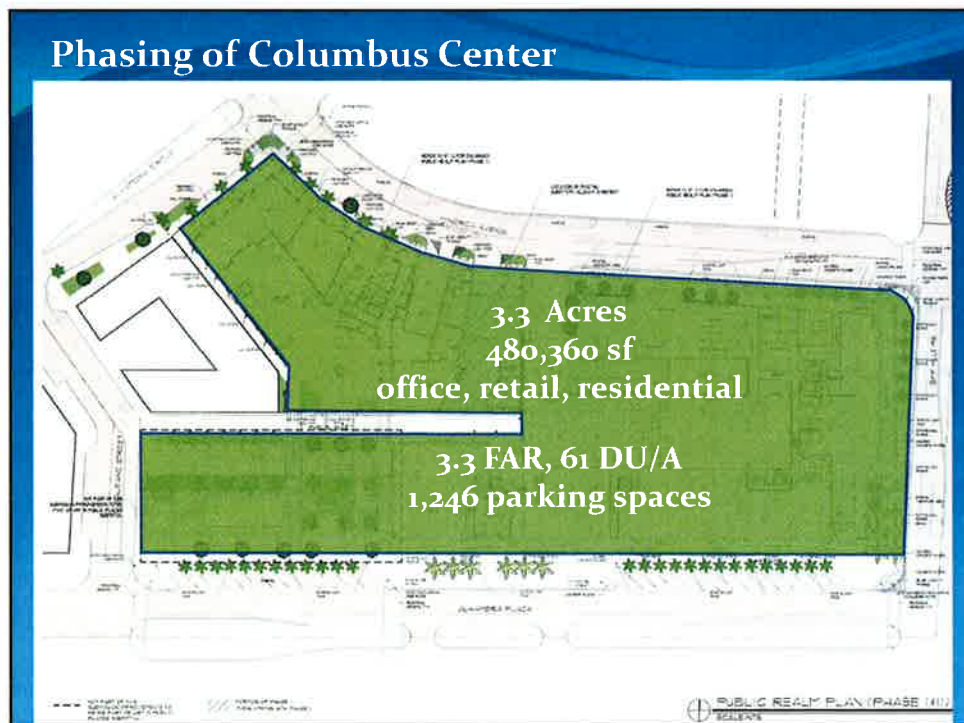
Phasing of Columbus Center



Phasing of Columbus Center



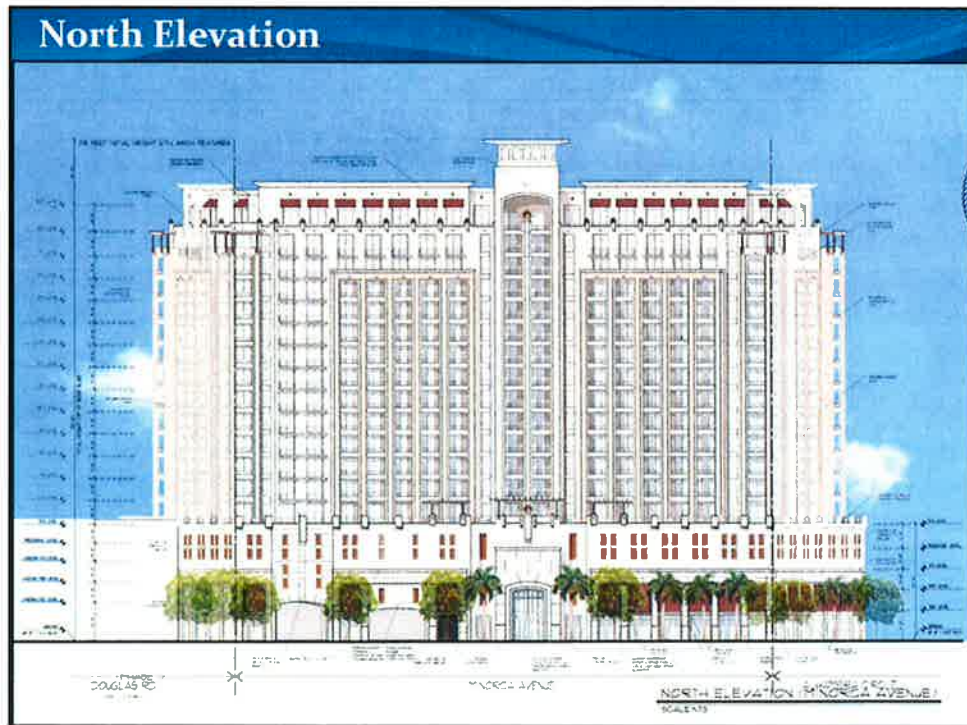
Phasing of Columbus Center





View from Alhambra and Minorca





Findings of Fact – Planned Area Development (PAD)

- ❖ Purpose and applicability for a PAD
- ❖ Zoning & subdivision regulations
- ❖ PAD regulations
- ❖ Public realm improvements such as amenities for pedestrians
- ❖ Compatibility with adjacent properties
- ❖ Desirability with entire community
- ❖ Consistent with the Future Land Use Map and the Comprehensive Plan

Staff comments: The standards identified in Section 3-503 for the proposed PAD are satisfied.

Findings of Fact – Mixed Use Site Plan

- ❖ Unified project
- ❖ Higher residential density for public improvements
- ❖ Modified development regulations and mixture of uses
- ❖ Unified design
- ❖ Diversity of uses: office, residential, retail, open spaces
- ❖ Emphasis on aesthetics and architectural design

Staff comments: The standards identified in Section 4-201 for the proposed Mixed Use Site Plan are satisfied.

Findings of Fact – Site Plan Review

- ❖ Consistent with Comprehensive Plan
- ❖ Compatible with existing and planned uses in the area
- ❖ Not conflict with character of neighborhood and the city
- ❖ Not adversely affect neighboring properties
- ❖ Compatible with adjacent uses and structures
- ❖ Adequate in size and shape
- ❖ Not detrimental to the health, safety, welfare of public
- ❖ Promotes vehicular and pedestrian circulation
- ❖ Meets concurrency requirements

Staff comments: The standards identified in Section 3-408 for the proposed Site Plan Review are satisfied.

Meetings

- ❖ 05.08.14, Board of Architects gave preliminary design approval and Mediterranean Architectural Bonuses
- ❖ 05.28.14, Community Meeting held for property owners within 1,000 feet
- ❖ 06.11.14, Planning and Zoning Board recommended approval (6-0)

Staff Recommendation

- ❖ The Planning and Zoning Division, based upon the Findings of Fact contained within this Report, recommends **approval** with conditions of approval.



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