



City Commission Columbus Center (Phase II)

Planned Area Development (PAD)
Easement Amendment
Mixed Use (MXD) Site Plan Review
August 26, 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



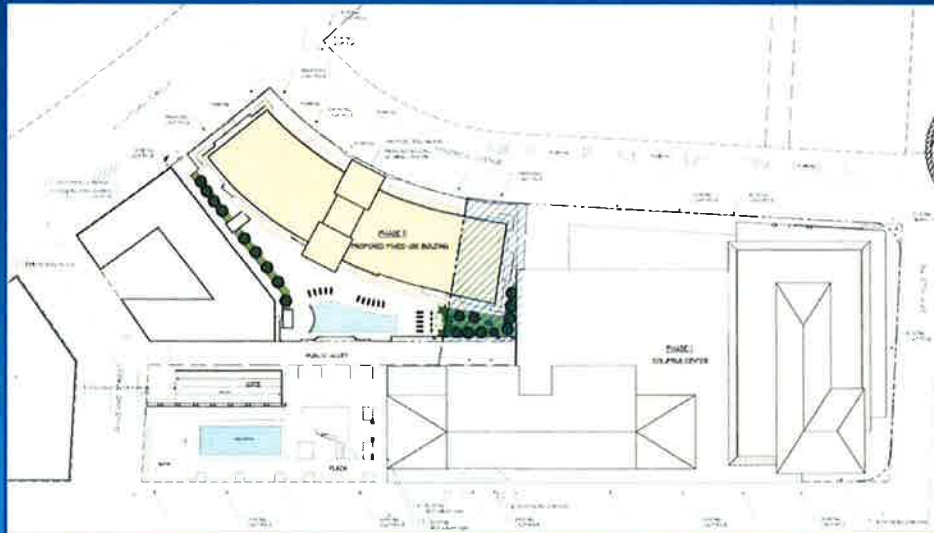
Existing Zoning



Project History

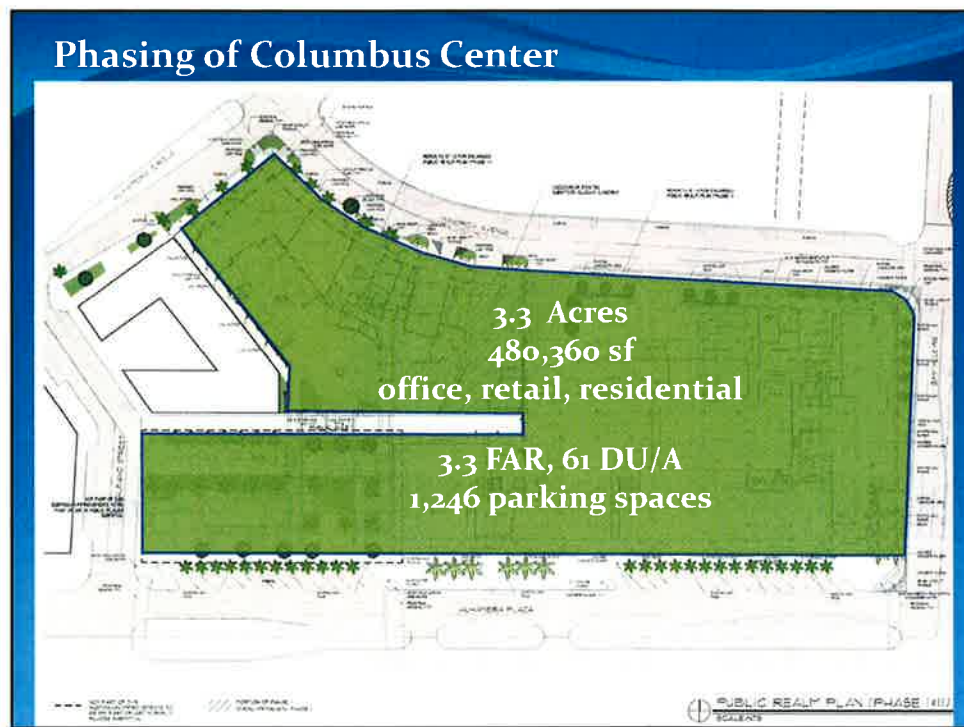
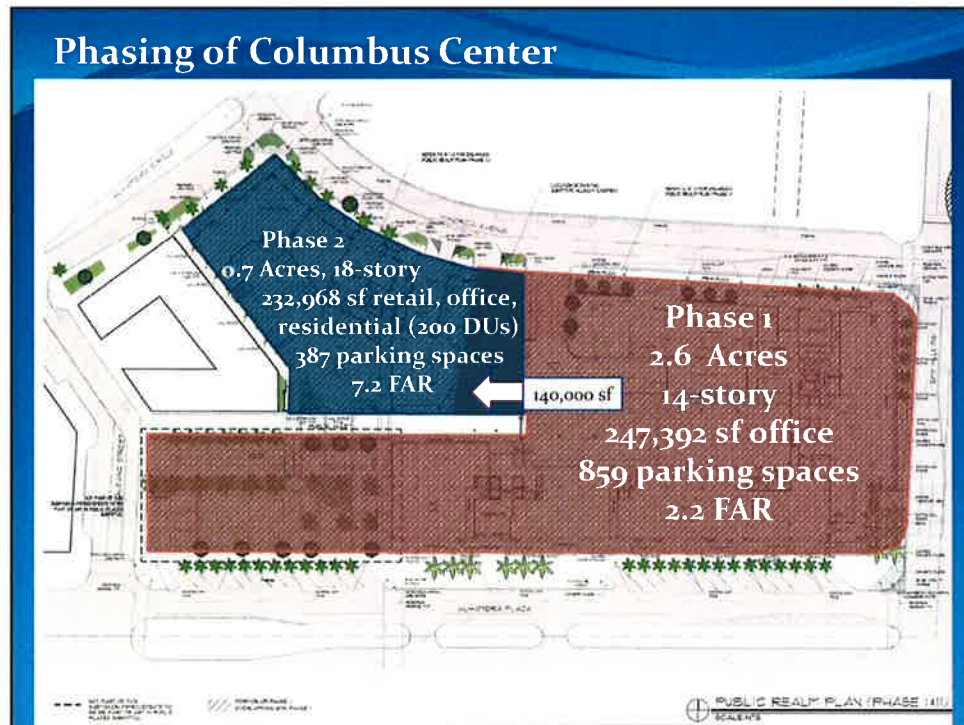
- ❖ “Columbus Center” (1 Alhambra Plaza) approved in 1990 as a commercial office project “as-of-right”
 - ❖ Built 1990
 - ❖ 2.6 Acres
 - ❖ 247,392 sq. ft.
 - ❖ 2.2 FAR
- ❖ As part of an alley vacation request, a substitute easement was provided for circulation and public access (Ord. 2854, adopted 06.27.1989)

Proposed Site Plan



Phasing of Columbus Center

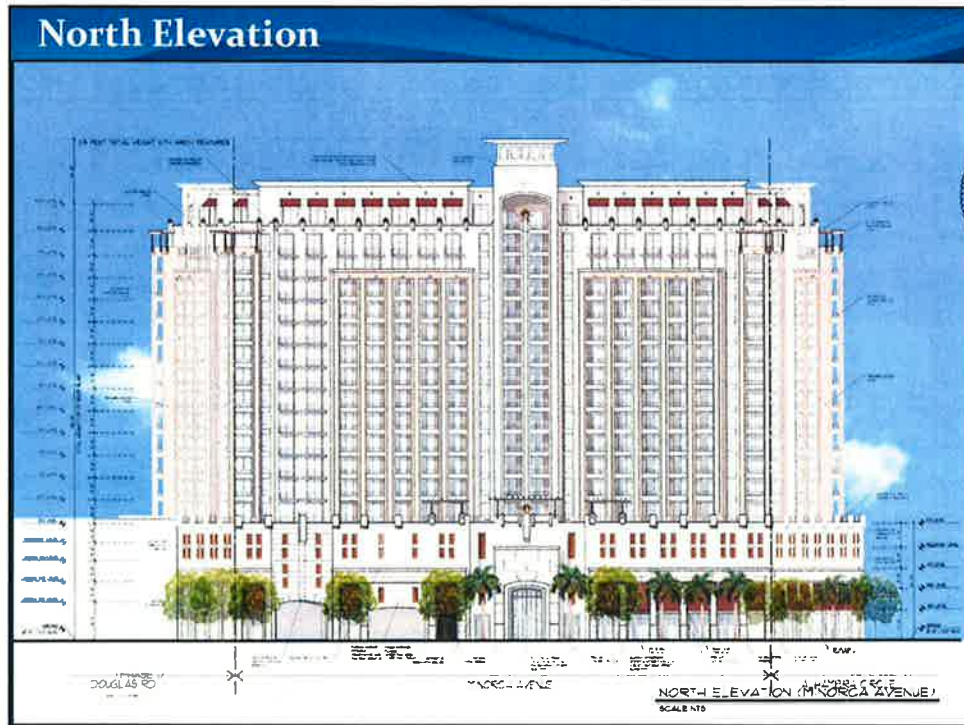






View from Alhambra and Minorca





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
- ❖ Building densities that further public transit
- ❖ 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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