

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
January 7, 2015**

**SUMMARY**

A request by Columbia Civil Engineering Group (agent) on behalf of P1316, LLC (owner) for a C-P (Planned Business District) Development Plan on 5.02 acres of land, to be known as "Discovery Office Park North". The subject property is located at the northwest corner of Ponderosa Street and Philips Farm Road, and is also known as Lot 1 of Discovery Park Subdivision Plat 2-B. (**Case #15-203**)

**DISCUSSION**

The applicant is seeking to develop the property located at the northwest corner of Ponderosa and Philips Farm Road. The proposed development will include Lot 1 of Discovery Park Subdivision Plat 2-B, which is 5.02 acres in size and is currently zoned C-P. The subject site is part of Tract 9 of the Philips Farm annexation and zoning that was approved in April 2004.

The development plan proposes the construction of a multi-building, single-story, office development, which is a permitted use in the C-P. Four buildings at 11,375 ft<sup>2</sup> each (for a maximum of a 45,500 ft<sup>2</sup> building footprint for the site) are distributed on the property. Three of the buildings are arranged along the west and north sides of the property, with the fourth building located in the southeast corner of the lot, across from the intersection of Ponderosa and Philips Farm. All buildings are oriented internally and face the required parking area. The buildings are oriented to shield the surrounding properties (Philips Park to the west and a mobile home park to the north) from direct view of the parking lots and their associated parking lot lighting to a degree. Access to the site will be from Philips Farm Road to the south, with driveways aligned with the development across from the site, which is a similar development known as Discovery Office Park South.

The site plan also includes two pedestrian access points from the public sidewalk into the development – one in the northeast part of the lot, and one in the southeast. Landscaping is provided throughout the development, providing shade trees within the parking lot and along the areas of the lot adjacent to right of way, providing an attractive aesthetic for the site. As the property abuts residentially zoned property to the north and to the west, landscaping is required that provides screening at 80% opacity year round, which is provided by evergreen trees spaced at a distance to achieve the required opacity within 4 years. Concerning parking, the site is currently providing the amount of parking needed for medical offices (at a ratio of 1 space/200 ft<sup>2</sup> vs 1/300 ft<sup>2</sup> for general office) in order to accommodate the use if needed.

Per the 2004 Statement of Intent (SOI), Tract 9 (in which the subject property is located) was permitted a maximum of 65% percent or 15.01 acres of impervious area. This development falls within the allotted amount of impervious surface, with the percentage of impervious surface on this specific lot at 60%, and leaves a remainder of allowed impervious surface for Tract 9 at 3.97 acres, which can be apportioned to other certain tracts within the Discover Park development.

Overall, the development of the site with one story buildings, and their use as offices, represents a reasonably compatible land use in proximity to the residential property to the north, and a City park to the west. Per the SOI, all uses within the C-3 district are allowed on the subject property, and so the proposed office use (medical and/or general) represents a very appropriate land use in this context, more so than other commercial uses that would have also been permitted. The required landscaping will soften the appearance of the development, primarily from the north and west, and generally creates an attractive development.

Staff has reviewed the proposed C-P development plan and finds that it meets the technical requirements of the C-P District and the SOI provisions for this development tract as established per Ordinance 18043. Staff notes that this project was previously delayed as the applicant and the City finalized a development agreement that was required by the ordinance that annexed and permanently zoned the area generally known as Discovery Park. The City’s Law Department has reviewed and approved the agreement, and it will be forwarded to City Council for approval concurrently with this project. The issues addressed within the development agreement do not directly affect the Planning and Zoning Commission’s action on the C-P development plan, but are provided for informational purposes.

**RECOMMENDATION**

Approval of the “Discovery Office Park North” C-P Development Plan and the associated design parameters.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- “Discovery Office Park North” C-P Development Plan
- Design parameters

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	5.02
<b>Topography</b>	Gently sloping to west toward lake
<b>Vegetation/Landscaping</b>	None. Site has been mass graded
<b>Watershed/Drainage</b>	Clear Creek
<b>Existing structures</b>	None

**HISTORY**

<b>Annexation date</b>	2004
<b>Zoning District</b>	C-P
<b>Land Use Plan designation</b>	Commercial District/Sensitive Area
<b>Previous Subdivision/Legal Lot Status</b>	Legally platted as Lot 1, Discovery Park Plat 2-B

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	City Water & Light
<b>Fire Protection</b>	CFD
<b>Electric</b>	City Water & Light

**ACCESS**

<b>Ponderosa Street</b>	
<b>Location</b>	East side of site
<b>Major Roadway Plan</b>	Major Collector (improved & City-maintained), requiring 66-76' of ROW. No additional ROW required.
<b>CIP projects</b>	None
<b>Sidewalk</b>	Existing 5' SW

<b>Philips Farm Road</b>	
<b>Location</b>	South side of site
<b>Major Roadway Plan</b>	Neighborhood Collector (improved & City-maintained), 100' ROW provided. No additional ROW required.
<b>CIP projects</b>	None
<b>Sidewalk</b>	Existing 8'

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	A Perry Philips Park (immediately west)
<b>Trails Plan</b>	No trails planned adjacent to site.
<b>Bicycle/Pedestrian Plan</b>	None identified adjacent to site

**PUBLIC NOTIFICATION**

All property owners within 200 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 September 15, 2015.

<b>Public information meeting recap</b>	Number of attendees: 1 (includes applicant) Comments/concerns: None
<b>Notified neighborhood association(s)</b>	Lenoir Woods Neighborhood Association
<b>Correspondence received</b>	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner