



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 1, 2016

Re: Discovery Office Park North C-P - C-P Plan and Intergovernmental Cooperation Agreement(Case #15-203)

Executive Summary

Approval of the request will result in the approval of a C-P (Planned Business District) development plan, to be known as "Discovery Office Park North", that permits the construction of multiple office buildings, and the approval of an Intergovernmental Cooperation Agreement relating to the Discovery Park Transportation Development District (TDD).

Discussion

Columbia Civil Engineering Group (agent) on behalf of P1316, LLC (owner) is requesting approval of a C-P 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. 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.

The Planning and Zoning Commission (PZC) considered this request at its meeting on January 7, 2016. Staff presented its report to the Commission, and the applicant gave an overview of the request. After limited discussion, the Planning and Zoning Commission voted (9-0) to recommend approval of the C-P plan. No one from the public spoke during the meeting.

The C-P plan has been reviewed by staff and meets all applicable subdivision and zoning regulations. The Planning and Zoning Commission memo, which includes locator maps, C-P plan, and design parameters, are attached for review.

In addition to the development plan approval, the applicant has submitted for approval an Intergovernmental Cooperation Agreement. The agreement is between the City and the Discovery Park TDD, which was established as a condition of annexation (per Ordinance #18043) of the development commonly known as Discovery Park. Under the original annexation and zoning ordinance, a development agreement detailing the mechanism of financing public improvements was required as a condition of the zoning on this and the other "planned" zoning lots in the development. The attached Intergovernmental Cooperation Agreement fulfills this requirement for this particular lot and the remaining planned-zone lots in Discovery Park. The agreement details the management of the TDD, the associated revenues to be collected, and the reimbursement of public improvement



costs from such revenues. The City's Legal Department has reviewed the agreement and recommends approval. A copy of the agreement is attached for review.

Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may or may not be offset by increased property taxes and user fees.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
9/2/2014	Ordinance #18043: Approved final plat of "Discovery Park Subdivision Plat 2-B"
11/4/2013	Resolution #225-13: Approved preliminary plat of "Discovery Park Subdivision"
4/19/2004	Ordinance #18043: Approved annexation, permanent zoning

Suggested Council Action

Approval of the "Discovery Office Park North" C-P Development Plan and its associated design parameters, and the Intergovernmental Cooperation Agreement.