

## EXCERPTS

### PLANNING AND ZONING COMMISSION MEETING

JANUARY 7, 2016

#### V) PUBLIC HEARINGS

##### Case No. 15-203

**A request by Columbia Civil Engineering Group (agent) on behalf of P1316, LLC (owner) to approve a C-P (Planned Business District) Development Plan to be known as "Discovery Office Park North. The 5.02-acre 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.**

MR. REICHLIN: May we have a staff report, please.

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of C-P development plan to be known as "Discovery Office Park North" and the associated design parameters.

MR. REICHLIN: Do we have any questions of staff? Seeing none.

#### **PUBLIC HEARING OPENED.**

MR. REICHLIN: Anybody wishing to come forward who is a proponent, now is the time.

MR. HALL: Mike Hall, Columbia Civil Engineering Group, 3301 Berrywood Drive. Pretty much what Clint said is what we have got going on here is another office lot that is proposed. As was mentioned, the building designs that we have -- envisioned now are actually identical to what has already been constructed. There are three structures out there now, and these are going to be the same exact type of footprint to keep with the consistency of the overall development that is going on out there. This is all -- one thing to note, this is all parked at a ratio of one to 200, so it can all be medical office should the use and the demand be there for that, so it's a little heavier on parking than just regular commercial to allow for office -- medical office use as well. Beyond that, I do -- I want to say that I appreciate staff working with us to get this TDD Development Agreement issue resolved so we can move forward. I would be happy to answer any questions.

MR. REICHLIN: Do we have any questions of this speaker? Seeing none.

MR. HALL: Thank you very much.

MR. REICHLIN: Thank you for your time. Anybody else in the audience wishing to speak on this matter? Seeing no one.

#### **PUBLIC HEARING CLOSED**

MR. REICHLIN: We'll put this in front of the Commissioners. Quiet group tonight. Go ahead, Mr. Stanton.

MR. STRODTMAN: I'll break it up a little bit.

MR. REICHLIN: Mr. Strodtman?

MR. STRODTMAN: I think it is a -- I mean, the product that the applicant has already put next

door to it is a very nice product, and I think it fits in very well with this project. And I -- unless somebody else has a difference, I'll go ahead and make a recommendation for Case 15-203, Discovery Office Park North C-P Plan. My recommendation for approval of the Discovery Office Park North C-P Development Plan and the associated design parameters.

MS. RUSSELL: I'll second that.

MR. REICHLIN: Ms. Russell seconds. That said, I'll take a roll call, please.

MS. LOE: Yes, Mr. Chairman. In the Case of 15-203.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Harder, Mr. Reichlin, Mr. Stanton, Mr. Strodman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe. Motion carries 9-0.**

MS. LOE: Motion carries 9 to 0. Recommendation for approval will be forwarded to City Council.

MR. REICHLIN: Thank you very much.