



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 1, 2016

Re: Discovery Office Park North C-P Plan – Major Amendment (Case #16-134)

## Executive Summary

Approval of the request will amend the existing C-P development plan, known as "Discovery Office Park North" and the associated design parameters governing the proposed site improvements. The proposed amendments will result in increased building area and reconfiguration of the proposed site improvements, circulation pattern, and parking areas.

## Discussion

Columbia Civil Engineering Group (agent) on behalf of P1316, LLC (owner) is requesting approval of a major amendment to the "Discovery Office Park North" C-P development plan (approved 2/15/15) to allow a new building configuration and revisions to the traffic circulation pattern and parking areas on the site. The 5.02-acre subject property is located at the northwest corner of Ponderosa Street and Philips Farm Road, and is known as Lot 1 of Discovery Park Subdivision Plat 2-B. This parcel is part of Tract 9 of the Philips Farm annexation and zoning that was approved in April 2004.

The proposed amendments to the C-P plan include a 10,877 sq. ft. expansion in the amount of permitted gross floor area (GFA) and consolidation of the original four buildings into two buildings containing 45,002 sq. ft. and 11,375 sq. ft., respectively. The increased GFA reduces the amount of previous surface on the development site from 40 percent to 24 percent. While the amount of impervious area is increasing as a result of this amendment, the overall impervious area of Tract 9 (of which the subject site is a part) remains within the allowed impervious area per the 2004 Statement of Intent (SOI) governing Tract 9 and its subsequent development.

Tract 9 was permitted a maximum of 65% percent (or 15.01 acres) impervious area. Development to date within Tract 9 (inclusive of the proposed revision) accounts for 11.86 acres of impervious surface. This leaves a balance of 3.15 acres that could become impervious with future development.

In reviewing the revisions to the development plan, staff identified a potential concern relating to the provision of sufficient land area to permit planning of the required 80% opaque screen between the subject site and adjacent residential development. This concern was primarily the result of the revised circulation pattern specifically the addition of the access drive behind the largest building. The original plan showed a 16-foot buffer between these properties which is proposed to be reduced to 6-feet.

To ensure that the required screening (which in this case is landscaping) can be achieved,



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staff recommended specific tree varieties and spacing in order to provide the required buffer. Additionally, it recommended screening of the loading areas in the rear of building. These recommendations have been incorporated into the attached landscaping plans by the applicant.

The Planning and Zoning Commission held a public hearing on this request at its meeting on July 7, 2016. Staff presented its report to the Commission, and the applicant's engineer gave an overview of the request. Commissioners inquired about the storm water management on the site, and if the residential properties to the north will be impacted by the development of the property.

The applicant's engineer stated that the difference in existing grades along the north side of the property will be reduced upon development and further explained the comprehensive storm water management plan that is in place for the Discovery Park development to which this site is subjected. Storm water captured on the site will be directed south of the property to a storm water facility on Lot 3 of the overall development and diverted away from the northern property line. No other members of the public spoke on this matter.

After closing the public hearing and limited additional discussion, the Planning and Zoning Commission voted (7-0) to recommend approval of the amended C-P plan and revised design parameters.

A copy of the Planning Commission staff report, locator maps, C-P plan and design parameter, previously approved C-P plan and design parameters, impervious area worksheet, and meeting excerpts are attached.

## Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance for utility services, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and property tax collections.

## 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:](#)



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

## Legislative History

Date	Action
2/15/2016	Ordinance #22733: Approved "Discovery Office Park North" C-P Plan
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

Approve the major amendment to "Discovery Office Park North" C-P Development Plan and its associated design parameters as recommended by the Planning and Zoning Commission.