



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 1, 2018

Re: Discovery Park- Landmark Hospital Planned Development (PD) Plan (Case #18-165)

Executive Summary

Approval of this request will result in establishment of a Planned Development (PD) Plan for 6.65 acres of property to be known as "Discovery Park- Landmark Hospital PD Plan" that will allow the development of a hospital between Nacona Parkway and Ponderosa Street within the Discovery Park development.

Discussion

McClure Engineering Company (agent), on behalf of P1316, LLC (owners), is seeking approval of a Planned Development (PD) Plan to be known as the "Discovery Park- Landmark Hospital PD Plan". The 6.65-acre subject site is split-zoned M-C and PD and is generally located between Nacoma Parkway and Ponderosa Street. Given the parcel's split-zoned status, the attached PD Plan and its development parameters shall be applied to the entirety of the 6.55 acre site. The PD plan also serves as the revised preliminary plat for the subject site. A concurrent approval is sought for Discovery Park Subdivision Plat 5 (Case #18-164).

The PD plan shows the site is proposed to be improved with a future hospital not to exceed 45-feet in height and containing a building footprint of 30,000 square feet with an anticipated gross floor area of 90,000 square feet. The plan provides 317 parking spaces and 20 bicycle spaces. Thirty-four percent of the total site area shall be landscaping. Access to the site is provided from the Nacoma Parkway traffic circle to the west. Internal shared access is also to be provided to the northwest between the hotel/restaurant property parking lot for the TownPlace Suites hotel and restaurant. Aria Apartments are to the north and west and land to the south and east are undeveloped tracts of land and roadways (Ponderosa Street and US Highway 63).

The proposed plan and hospital use are consistent with the development restrictions for the area, and fits the Commercial District designation as described by the Columbia Imagined Comprehensive plan. The landscaping, signage and parking requirements were reviewed and found to be in compliance with the Unified Development Code. The plan is not speculative in nature, the proposed three-story building is not out of scale relative to the adjacent hotel and apartments, the site has good access to major roadways, and positive community benefits may be realized by the hospital. Additionally, the area is served by adequate City utilities and services.

The Planning and Zoning Commission considered this request at its September 6, 2018 meeting. Staff presented its findings, and staff and the applicant answered questions posed



by the Commission regarding the number of parking spots, state certification requirements, and the relationship between the proposed hospital and the existing Landmark Hospital located at 604 Old Highway 63 North. No one from the public spoke for or against the proposal. After limited discussion, the Planning and Zoning Commission voted 8-0 in favor of PD plan approval request.

A copy of the Planning and Zoning Commission staff report, locator maps, PD Plan, and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: Limited. Public infrastructure expansion would be at the cost of the developer.

Long-Term Impact: Limited. Increased costs in public safety and solid waste services may or may not be offset by increased property taxes and user fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Economic Development, Tertiary Impact: Infrastructure

Legislative History

Date	Action
04/19/04	Annexation, zoning and development restrictions for 528 acres of land generally known as Discovery Park (Ord. 18043)

Suggested Council Action

Approve the PD Plan as recommended the by the Planning and Zoning Commission.