



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 4, 2021

Re: Discovery Professional Offices Planned District Plan (Case #31-2021)

Executive Summary

Approval of this request would result in a new Planned District plan to be known as *Discovery Professional Offices Plat One, Lot 1 PD Development Plan* that will create a one-lot office development that includes a three-story office building.

Discussion

A request by Anderson Engineering (agent), on behalf of P1316, LLC (owner), is seeking approval of a one-lot Planned District (PD) plan to permit the construction of parking areas located on PD-zoned land that will be accessory to a 3-story office building located on M-C (Mixed-use Corridor) zoned land to be known as *Discovery Professional Offices Plat One, Lot 1 PD Development Plan*. The split-zoned 4.4-acre subject site is located along the east side of Nocona Parkway, west side of Ponderosa Street, and approximately 500 feet south of the intersection of Ponderosa and Nocona. Concurrently under review with this request is a design adjustment from Section 29-5.1(f)(3) to allow a new lot line through a structure (i.e. access drive isle). The design adjustment appears as a separate business item on Council's January 4, 2021 agenda.

The applicant is requesting approval of a new PD development plan that would permit the construction of an office building primarily located on the M-C zoned property. The PD portion of the development site would support the parking area of the proposed office building and is identified as being part of zoning Tract 5 of the Philips Farm annexation. The office building is proposed to be three stories and includes approximately 60,000 square feet of gross floor area. Approximately 244 off-street parking spaces are provided on site.

The Planning and Zoning Commission considered this request at their December 10, 2020 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. Following limited discussion, a motion to approve the PD plan passed (7-0) with one abstention.

The Planning Commission staff report, locator maps, PD plan, design adjustment worksheet, statement of intent (4/19/2004), preliminary plat (4/15/2015), and meeting minute 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 such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

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
4/15/2015	Approved <i>Discovery Park Subdivision Preliminary Plat 2 (Res #71-15)</i>

Suggested Council Action

Approve the *Discovery Professional Offices PD Plan* as recommended by the Planning and Zoning Commission.