

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
November 10, 2016**

**SUMMARY**

A request by Catalyst Design Works (agent) on behalf of P1316, LLC (owner) for approval of a C-P/O-P (Planned Business/Planned Office District) Development Plan on 12.51 acres of land, to be known as "Discovery Park Subdivision Plat 4 C-P/O-P Development Plan". The subject property is located on the west side of Nocona Parkway, approximately 1,500 feet south of Ponderosa Street. **(Case #16-173)**

**DISCUSSION**

The applicant is seeking approval of a development plan that includes property zoned both C-P and O-P for a one-lot development that will allow for the construction of no more than 336 multi-family dwelling units. The subject site is located within part of Tracts 4 and 5 of the Philips Farm annexation and zoning that was approved in April 2004.

The proposed development plan represents a revision to the 2015 approved Discovery Park Subdivision Preliminary Plat 2 (attached). The subject property includes a portion of the area identified as Lot 12 on approved preliminary plat, as well as existing Lot 7 of the final plat for Discovery Park Plat 2-B. A final plat that proposes consolidation of the property shown on the development plan is being processed concurrently as Case #16-175 - Discovery Park Plat 4.

Residential use of the subject property is permitted per the statement of intent (SOI) associated with the Philips Farm annexation and the proposed density will be approximately 27 units/acres. This density will be distributed within 10 separate buildings and will be somewhat mitigated by the fact that the proposed bedroom mix is limited to studios, 1-bedroom, and 2-bedroom apartments, as opposed to four-bedroom apartments. The site will be further improved with the required off-site parking spaces to meet the minimum code requirements. A portion required parking spaces will provided within detached garages.

The development will have access to public streets at two points. To the north, access will be through an existing multi-family development (also owned by the applicant) that will provide access onto the roundabout on Nocona Parkway that abuts the north portion of the site. An access easement will be provided across the abutting property to the north to ensure that the access is maintained in the future. The second access will be via a private street, located in a common lot to the south of the property (Briermont Avenue), and will permit right-in/right-out access onto Nocona Parkway.

While the two access points may provide sufficient access for the 336 unit development, staff believes a third point of access to the site may be required in the future to should access issues arise. Staff is proposing that a condition be placed upon the proposed development plan that would allow the applicant to construct and obtain occupancy permits for 150 dwelling units (which is roughly 3 buildings) with no restrictions. Following the issuance of the 150th occupancy permit, the City may require the applicant to construction a third access if it determines the proposed two access points are not sufficient to provide safe and adequate ingress and egress from the site. If required, the third access point would require City approval and be installed within one year of notification.

This condition is being proposed with the understanding that the applicant intends to develop the property to the south of Briermont Avenue in the future, and that development will very likely include

additional means of ingress and egress for the subject property, thereby alleviating access concerns. However, the condition provides the City flexibility in requiring the access to be constructed earlier if there are clear indications that it is necessary.

The applicant has also requested an exception for freestanding signs for the site. While the property is zoned C-P/O-P, the site would typically be considered residential (in this case similar to R-3) in regards to the permitted size and area of a freestanding sign. Signage in the R-3 district is limited to one monument-style sign, with a maximum area of 16 sq.ft. and a height of 4 feet. The applicant is requesting two signs (one at each entrance) with a maximum area of 34 sq. ft. and a height of 8 feet (see attached). Staff does not object to the exception, noting that a similar sign was approved for the development to the north, the attractive design of the sign, and the incorporation of brick in the sign, which is a high-quality, durable material.

The design parameters indicate that the amount of open space provided will be 37 percent of the area of the property, and the overall impervious areas of Tracts 4 and 5 remain within the allowed impervious area per the approved 2004 Statement of Intent (SOI) governing the site's development (see attached worksheets). In terms of landscaping, the zoning of the property requires that the property line between the subject property and the stormwater lot to the west be screened at 80 percent opacity to a height of 8 feet, which is reflected on the landscaping plan. In addition, the applicant has augmented the landscaping within the parking lot area with islands and trees to soften the appearance of the pavement areas.

Staff has reviewed the proposed C-P/O-P development plan and finds that aside from some minor corrections, it meets the technical requirements of the C-P and O-P Districts and the SOI provisions for this development tract as established per Ordinance 18043.

**RECOMMENDATION**

Approval of the Discovery Park Subdivision Plat 4 C-P/O-P Development Plan and the associated design parameters, with the condition that the City may require the construction of a third access any time after 150 units have received occupancy permits provided the City clearly demonstrates that the two access points are not sufficient to provide safe and adequate ingress and egress from the site.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Discovery Park Subdivision Plat 4 C-P/O-P Development Plan
- Design Parameters
- Sign Elevations
- PREVIOUSLY APPROVED - Discovery Park Subdivision Preliminary Plat 2
- Impervious Area Worksheet for Discovery Park

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	12.51
<b>Topography</b>	Gently sloping to west toward lake
<b>Vegetation/Landscaping</b>	None. Site has been mass graded
<b>Watershed/Drainage</b>	Clear Creek
<b>Existing structures</b>	None

**HISTORY**

<b>Annexation date</b>	2004
<b>Zoning District</b>	C-P and O-P
<b>Land Use Plan designation</b>	Commercial and Employment District/Sensitive Area
<b>Previous Subdivision/Legal Lot Status</b>	Lot 7, Discovery Park Plat 2-B; portion of Lot 12, Discovery Park Subdivision Preliminary Plat 2

**UTILITIES & SERVICES**

Site is served by all City of Columbia utilities and services.

**ACCESS**

<b>Nocona Parkway</b>	
<b>Location</b>	East side of site
<b>Major Roadway Plan</b>	Major Collector (improved & City-maintained), requiring 66-76' of ROW. No additional ROW required.
<b>CIP projects</b>	None
<b>Sidewalk</b>	Existing 8' pedway

<b>Briermont Avenue</b>	
<b>Location</b>	South side of site
<b>Major Roadway Plan</b>	NA; private street
<b>CIP projects</b>	NA
<b>Sidewalk</b>	5' sidewalks shown on north side

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	A Perry Philips Park (immediately west)
<b>Trails Plan</b>	No trails planned adjacent to site.
<b>Bicycle/Pedestrian Plan</b>	None identified adjacent to site

**PUBLIC NOTIFICATION**

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on August 30, 2016.

<b>Public information meeting recap</b>	Number of attendees: 0 Comments/concerns: None
<b>Notified neighborhood association(s)</b>	None
<b>Correspondence received</b>	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner