

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 9, 2020**

SUMMARY

A request by Anderson Engineering (agent), on behalf of P1316, LLC (owner), for approval of a PD plan on 2.25 acres of PD (Planned Development) zoned property to be known as *Discovery Park Plat 5, Lot 501 PD Plan*. The PD Plan proposes development generally consisting of commercial and office uses, the extension of Endeavor Avenue, and a design exception to Section 29-4.6 of UDC relating to entry door orientation. The subject site is located at the northwest corner of Nocona Parkway and Endeavor Avenue. (**Case #24-2020**)

DISCUSSION

The proposed PD plan includes the creation of a single lot and the dedication of right of way for the westward extension of Endeavor Avenue. The approved zoning for the site occurred in 2004 and identifies the acreage as being located within the Tract 5 zoning area. The approved zoning allows for most commercial uses with some exceptions and both uses indicated on the PD, commercial (generally permitted) and veterinary clinic, are permitted.

The PD development plan will include the construction of two, one-story office/commercial structures, the north building being approximately 7,000 sq.ft. and the southern building including 5,500 square feet for the vet office and an additional 16,500 square feet of commercial space. Access to the site will be from the future extension of Endeavor, and from the private street (Briarmont) located within the development to the north. A drive through is also planned for the south building.

Landscaping is provided per the UDC requirements, which includes parking lot landscaping and street trees, some of which are currently planted. The site currently includes approximately 25 percent of the lot area in open space. The overall required open space is regulated by the original zoning ordinance, and it is currently compliant with those requirements.

The applicant is also requesting one design exception to the underlying zoning requirements, which would otherwise require BOA approval if not for the PD plan request. The request is noted below, and appears in the top center of the PD plan.

- A) **29-4.6 Design Standards and Guidelines:** Request to waive the requirement that “each principal building shall have one or more operating entry doors facing and visible from an adjacent public street”. This requirement is meant to enhance the quality of the pedestrian experience along commercial corridors and provide an overall active street presence that faces the right of way and sidewalk.

Neither building on the PD plan includes an entrance along Nocona or Endeavor, which are the abutting street frontages that the UDC would normally require to have business entrances facing. The applicant has stated a desire to place the required off-street parking for this development behind the building to screen the view of parking from the right of way. Access to the future tenant spaces would be from the rear of the building where the parking is located. Per the applicant, this arrangement is desired to be extended to the opposite undeveloped corner of Nacona and Endeavor and is part part of an overall design feature for this portion of the development. Additional information is provided on page 2 of the PD plan.

In order to mitigate the impacts of removing street facing entryways, the applicant has provided

an additional walkway between the two buildings to allow for better pedestrian access to the interior of the site from the public sidewalk. It is expected that the majority of pedestrians accessing the site will come from the residential development immediately to the north, so the additional sidewalk, coupled with the sidewalk along Briarmont, provides additional access points.

While additionally pedestrian connectivity does not completely replace the benefits of entryways facing the right of way, they combined with the benefits of placing the parking lots to the rear of the building will provide an opportunity to create a unique design that warrants the proposed tradeoff. Also worth noting, is that all building frontages facing a public street will be required to comply with the applicable design guidelines for new development contained within the UDC. One such design requirement is that new construction contains a minimum amount (20%) of building facade transparency. This requirement will provide opportunities to enhance visual interest on the sides of the buildings fronting to either Nacona or Endeavor.

Staff has reviewed the proposed PD plan and finds that, with the exception of the requested design exception, it meets the technical requirements of the PD district and the UDC.

RECOMMENDATION

Approve the requested PD Plan to be known as *Discovery Park Plat 5, Lot 501 PD Plan* and the associated design exception to Section 29-4.6.

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator maps
- 2) *Discovery Park Plat 5, Lot 501 PD Plan*
- 3) Zoning and Statement of Intent for Tract 5 (Ord. 18043)

SITE CHARACTERISTICS

Area (acres)	2.25
Topography	Generally sloping west toward lake
Vegetation/Landscaping	None.
Watershed/Drainage	Clear Creek
Existing structures	None.

HISTORY

Annexation date	2004
Zoning District	PD
Land Use Plan designation	Commercial
Previous Subdivision/Legal Lot Status	Presently unsubdivided

UTILITIES & SERVICES

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

ACCESS

Nocona Parkway	
Location	East side of site
Major Roadway Plan	Major Collector (improved & City-maintained), requiring 66-76' of ROW. No additional ROW required for portion constructed; additional ROW required at time of plat..
CIP projects	NA
Sidewalk	Sidewalks provided.

Endeavor Avenue	
Location	South side of site
Major Roadway Plan	Major Collector (improved & City-maintained), requiring 66-76' of ROW. No additional ROW required for portion constructed; additional ROW required at time of plat.
CIP projects	NA
Sidewalk	Sidewalks required on extension.

Briarmont Avenue	
Location	North side of site
Major Roadway Plan	NA; private street
CIP projects	NA
Sidewalk	5' sidewalks shown on south side.

PARKS & RECREATION

Neighborhood Parks	A Perry Philips Park (immediately west)
Trails Plan	No trails planned adjacent to site.
Bicycle/Pedestrian Plan	Pedway along Nocona and Endeavor.

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 December 17, 2019.

Public information meeting recap	Number of attendees: 2 (including 1 applicant) Comments/concerns: None.
Notified neighborhood association(s)	None.
Correspondence received	None.

Report prepared by Clint Smith

Approved by Patrick Zenner