

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 10, 2020**

SUMMARY

A request by Anderson Engineering (agent), on behalf of P1316, LLC (owner), for approval of a PD (Planned Development) plan to be known as Discovery Business Park PD Plan that will include 3 separate development lots, the extension of Nocona Parkway to Discovery Parkway, and an additional new public street. Additionally, a revision to the existing Statement of Intent (SOI) is sought to add Self-service Storage Facility as a permitted use as well as a design adjustment to Sections 29-5.1(f)(3) to allow a new lot line through a structure. The approximately 8.39-acre site is currently located at the northwest corner of the intersection of Discovery Parkway and the future extension of Nocona Parkway. (Case # 10-2021)

DISCUSSION

The proposed PD plan includes the creation of a three-lot development and the dedication of right of way for the extension of Nocona Parkway to where it will intersect with Gans Road and Discovery Parkway as well as the dedication of a new public street along the northwest boundary of the site. The approved zoning for the site occurred in 2004 and identifies the acreage as being located primarily within the Tract 5 zoning area of the Philips Farm annexation, with a small portion on the north end of the site within Tract 4 zoning area of the same annexation. The approved zoning allows for most commercial and residential uses in Tract 5, with some exceptions, and generally for office and some commercial uses in Tract 4.

The proposed development plan represents a revision to the *Discovery Park Subdivision Preliminary Plat Revision #3* approved 2/3/2020. The subject property includes a portion of the area identified as Lot 504 on the approved preliminary plat.

The site will be developed with a single building on each of the three lots, although the buildings may include multiple tenants. A Self-service Storage Facility is proposed on Lot 1, and would be approximately 30,000 square feet of gross floor area. The buildings on Lots 2 and 3 are generally identified for commercial/office uses, with Lot 2 including a 20,000 square-foot building and Lot 3 a 40,000 square-foot building.

Access to the site will be from the future extension of Nocona Parkway, and from a new public street that will be constructed across the frontage of each lot. Each lot will take direct access from a public street, with Lots 2 & 3 sharing access points as well.

Landscaping is provided per the UDC requirements, which includes parking lot landscaping and street trees. The site currently includes approximately 31 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 to amend the existing statement of intent (SOI) from 2004 to include new uses that were not originally permitted, specifically Self-service Storage Facility (SSF). In order to revise the SOI to add a new use, all of the uses from the 2004 SOI must be recategorized to match a current use from the UDC's permitted use table. The revised SOI use list reflects the recategorized uses, and includes the additional use being requested at the end of the list.

The original SOI allowed nearly all commercial uses (C-1 through C-3) but did exclude some uses specifically - one of those being SSFs (known at the time as Self storage facilities). Typically, SSFs have a very low impact on surrounding infrastructure. Traffic to and from these sites is typically less than most commercial or office uses, and the volume of heavy vehicles to the site is less than many industrial sites. The use is currently permitted within the M-C district as well. With this in mind, staff does not object to allowing this use for this specific PD, as it is not out of character with the other commercial uses permitted currently in this PD.

The primary concern with SSFs is generally one of building form and design. To address that issue, the applicant is restricting the SSF use to a single building (as shown on the PD plan) with storage that is climate controlled and only accessible from the interior of the building, not the exterior. This will address concerns with the use that are more aesthetically driven. The site will also be subject to the use-specific standards for SSFs (29-3.3(w)), which prohibits uses such as the exterior storage of most materials and limits the height of the building to 14 feet, which can be exceeded if additional building form criteria are met, such as the use of durable materials and neutral colors on the building.

Design Adjustment from Section 29-5.1(f)(3) (Lot Lines)

Per the UDC Section 29-5.1(f)(3), no structure may be constructed across a lot line. The lot lines being proposed between Lot 2 and 3 coincides with a proposed access drive, which by UDC definition is considered a structure; therefore, it is not permitted.

Upon review of the design adjustment worksheet, staff concurs with the applicant's findings and supports the request. The requested location of the new lot lines (down a drive aisle) are reasonably located and do not arbitrarily bisect parking spaces or drive aisles in a way that would adversely affect the development as a whole or the general public. Allowing a drive aisle over a lot line does not appear to be detrimental to the site, or in conflict with the standards for granting a design adjustment.

Conclusion

Staff have reviewed the proposed SOI revision and the PD plan and finds that, with the exception of the requested design adjustment, they meet the technical requirements of the PD district and the UDC.

RECOMMENDATION

Approve the *Discovery Business Park PD Plan*, the revised Statement of Intent, and the associated design adjustment to Section 29-5.1(f)(3).

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- PD Plan
- Statement of Intent
- Design Adjustment Worksheet
- Statement of Intent (4/19/2004)
- Preliminary Plat (2/3/2020)

SITE CHARACTERISTICS

| | |
|-------------------------------|------------------------------------|
| Area (acres) | 5.98 |
| 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 | Previously unsubdivided |

UTILITIES & SERVICES

All public utilities and services provided by the City of Columbia.

ACCESS

| Gans Road | |
|---------------------------|---|
| Location | South side of site |
| Major Roadway Plan | Minor Arterial (improved and City maintained), requiring 84-100' of ROW. No additional ROW dedication required. |
| CIP projects | None |
| Sidewalk | Sidewalks existing. |

| Street A | |
|---------------------------|---|
| Location | East side of site |
| Major Roadway Plan | Local Non-residential Street (Proposed), requiring 60' of ROW. ROW dedication required at time of plat. |
| CIP projects | NA |
| Sidewalk | Sidewalks required. |

PARKS & RECREATION

| | |
|--------------------------------|---|
| Neighborhood Parks | Within half-mile of Nifong Park, Gans Creek Recreation Area, Philips Park |
| Trails Plan | Philips Lake Trail |
| Bicycle/Pedestrian Plan | Pedway along Nocona and Gans |

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 this pending request on October 14, 2020. Five postcards were distributed.

Report prepared by Clint Smith

Approved by Patrick Zenner