

**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 one-lot PD (Planned Development) plan to permit the construction of parking areas that will be accessory to a 3-story office building, to be known as *Discovery Professional Offices*. This request also includes a design adjustment to Sections 29-5.1(f)(3) a to allow a new lot line through a structure. The site is split-zoned between M-C (Mixed Use-Corridor) and PD zoning. The office building will be located on the M-C zoning and the parking will be located within the PD zoning. The 4.4-acre 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. (**Case # 31-2021**)

DISCUSSION

The applicant is requesting approval of a new PD development plan that would permit the construction of a three-story office building. The development site is split-zoned between M-C and PD zoning which was approved as part of the Philips Farm annexation in 2004. 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 not within Tract 5, but instead an adjacent M-C (Mixed Use-Corridor) zoned tract to the east. The boundary between the tracts can be seen on the PD plan. The approved zoning allows for most commercial uses, with some exceptions, and for residential uses as well.

The proposed development plan represents a revision to the *Discovery Park Subdivision Preliminary Plat 2* approved 4/15/2015. The subject property includes a portion of the area identified as Lot 11 on the approved preliminary plat.

Office use is permitted per the statement of intent (SOI) associated with the Philips Farm annexation. The office building is proposed to be three stories and include approximately 60,000 square feet of gross floor area. Off-site parking spaces are required, and approximately 200 spaces are the minimum for the site; 244 spaces are provided.

Driveways along the north and south side of the development will provide access to the site from both Nocona Parkway and Ponderosa Street, with the north access drive already constructed as part of the adjacent development - a hotel and restaurant. The access drive along the south of the site will also provide access to the public right of way for the Aria Phase 2 PD plan to the south of this site (Case # 30-2021), and given that this access will cross a property line, a design adjustment will be required, which is discussed below. An internal sidewalk connection provides pedestrian access from public sidewalks along both adjacent streets to the 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 26 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.

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 line being proposed coincides with an access driveway, 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 line (along a drive) is reasonably located and does 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 access drive 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 PD plan and finds that, with the exception of the requested design adjustment, it meets the technical requirements of the PD district and the UDC.

RECOMMENDATION

Approve the *Discovery Professional Offices PD Plan* and associated design adjustment to Section 29-5.1(f)(3).

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- PD Plan
- Design Adjustment Worksheet
- Statement of Intent (4/19/2004)
- Preliminary Plat (4/15/2015)

SITE CHARACTERISTICS

Area (acres)	4.6
Topography	Slight slope to the west
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 utilities and services provided by the City of Columbia.

ACCESS

Nocona Parkway	
Location	West side of site
Major Roadway Plan	Major Collector (improved and City maintained), requiring 66-76' of ROW. No additional ROW required at time of plat.
CIP projects	None
Sidewalk	Sidewalks existing

Ponderosa Street	
Location	East side of site
Major Roadway Plan	Major Collector (improved and City maintained), requiring 66-76' of ROW. No additional ROW required at time of plat.
CIP projects	None
Sidewalk	Sidewalks existing

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

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 November 9, 2020. Two postcards were distributed.

Report prepared by Clint Smith

Approved by Patrick Zenner