

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 6, 2018**

SUMMARY

A request by McClure Engineering Company (agent), on behalf of P1316, LLC (owners), for approval of a Planned Development (PD) Plan to be known as “Discovery Park – Landmark Hospital PD Plan”. The subject site contains 6.65 acres of property and is generally located between Nacona Parkway and Ponderosa Road addressed 4560 Philips Farm Road. The property is zoned Planned Development (PD) and Mixed Use- Corridor (M-C). The purpose of the PD Plan is to facilitate the development of the property for a hospital. **(Case 18-165)**

DISCUSSION

The applicant is seeking approval of a Planned Development Plan to be known as the “Discovery Park- Landmark Hospital PD Plan”. The 6.65-acre subject site was included as part of Lot 19 (38.05 acres) of the Discovery Park Preliminary Plat and was split-zoned C-3 (now M-C, Mixed Use- Corridor) and C-P (now PD, Planned Development) upon annexation in 2004. As part of this proposed PD plan evaluation, staff is concurrently reviewing a one-lot replat (Discovery Park Subdivision- Plat 5; Case #18-164), consistent with the PD plan, that will subdivide the subject site. Given the PD plan serves as the revised preliminary plat for the subject site, approval of the final plat will not require additional Commission review prior to its consideration by Council for final approval.

The site is presently undeveloped and adjacent to the TownPlace Suites hotel and restaurant and Aria Apartments to the northwest. Properties to the south and east are undeveloped tracts of land and roadways (Ponderosa Street and US Highway 63). As the site is split-zoned PD and M-C, the entirety of the site shall be subject to the PD Plan.

The PD plan shows the site is proposed to be improved with a future hospital not to exceed 45-feet in height and containing a building footprint of 30,000 square feet with an anticipated gross floor area of 90,000 square feet. 317 parking spaces and 20 bicycle spaces will be provided. 34% of the total site area shall be landscaping. Access to the site is provided from the Nacoma Parkway traffic circle to the west. Internal shared access is also to be provided to the north to the hotel/restaurant property parking lot.

The proposed plan and hospital use is consistent with the development restrictions for the area, and is not inconsistent with the Commercial District designation as described by the Columbia Imagined Comprehensive plan. The landscaping, signage and parking requirements were reviewed and found to be compliant with the UDC. The proposed three-story building is not out of scale relative to the adjacent hotel and apartments, the site has good access to major roadways, and positive community benefits may be realized by the medical function of the hospital.

RECOMMENDATION

Approval of the Discovery Park- Landmark Hospital PD Plan.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Discovery Park- Landmark Hospital PD Plan

HISTORY

Annexation date	2004
Zoning District	PD (Planned Development) & M-C (Mixed Use- Corridor)
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	Final plat is pending concurrent approval

SITE CHARACTERISTICS

Area (acres)	6.65 acres
Topography	Generally flat
Vegetation/Landscaping	Generally turf
Watershed/Drainage	Clear Creek
Existing structures	Vacant

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

	Nacoma Parkway
Location	Along western edge of property
Major Roadway Plan	Collector (in place)
CIP projects	NA
Sidewalk	Required/in place

PARKS & RECREATION

Neighborhood Parks	A Perry Phillips Park (west of site)
Trails Plan	No proposed trails adjacent to site
Bicycle/Pedestrian Plan	No proposed bike/ped facilities adjacent to site

PUBLIC NOTIFCATION

All property owners within 185 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 14, 2018.

Public information meeting recap	Number of attendees: 1 (applicant). Comments/concerns: None
Notified Neighborhood association(s)	NA
Correspondence received	None in opposition or favor.

Report prepared by Rachel Bacon

Approved by Patrick Zenner