

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 7, 2016**

SUMMARY

A request by Columbia Civil Engineering Group (applicant) on behalf of P1316, LLC (owner) for approval of a major amendment to the "Discovery Office Park North" C-P development plan to accommodate a building expansion. The 5.02-acre subject property is located at the northwest corner of Ponderosa Street and Philips Farm Road, and is also known as Lot 1 of Discovery Park Subdivision Plat 2-B. **(Case #16-134)**

DISCUSSION

The existing C-P development plan for the subject site was reviewed and recommended for approval by the PZC on January 7, 2016. The applicant is requesting a revision to that plan that would exceed allowances granted in the existing Design Parameters (DP), and thus is classified as a major amendment, requiring a new public hearing and City Council approval. Staff has identified the requested revisions below. The subject site is part of Tract 9 of the Philips Farm annexation and zoning that was approved in April 2004.

The existing DP indicates that the amount of open space provided will be 40 percent of the area of the property, while the requested revision would decrease this amount to 24 percent. In the proposed plan, the newly impervious area includes the expansion of the building's gross floor area (see table below), as well as the expansion of overall pavement, which includes the addition of an access lane behind the building intended to be used for delivery and to access loading areas.

While the amount of impervious area of subject site is increasing, the overall impervious area of Tract 9 (of which the subject site is a part) remains within the allowed impervious area per the approved 2004 Statement of Intent (SOI) governing Tract 9 and its subsequent development. Tract 9 was permitted a maximum of 65% percent (or 15.01 acres) impervious area, which can be shared among all property within Tract 9. The revised site plan's impervious area still falls within the allotted amount of impervious surface, and leaves a remainder of 3.15 acres that may become impervious in the course of additional development within Tract 9 (see attached impervious surface worksheet).

Table #1: Significant Revisions to Plan

	Existing	Proposed	Change
Total Pervious Area	87,556 ft ² (2.01 ac)	52,272 ft ² (1.2 ac)	-40.3%
Building Area	45,500 ft ²	56,377 ft ²	23.9%
Parking Spaces	235 (1/200 ft ²)	184 (1/299 ft ²)	-21.7%
Landscaping - trees	110	152	38.2%
Landscaping - shrubs/other	91	56	-38.5%
Distance between property & pavement	16'	5.6'	-10.4'

One of the significant impacts of the revision will be the reduction in open space, particularly within the landscaped area along the property lines to the west, and to the north (northwest is zoned County R-M - Moderate Density Residential; northeast is County C-G - General Commercial). The C-P zoning requires that the property line between the subject property and residentially zoned properties be screened at 80 percent opacity to a height of 8 feet (and if landscaping is used, it meet the opacity within four years).

Staff notes that the amount of space available for the landscape buffer along the property line is approximately 6 feet wide, which is minimal and could be an issue for the long-term viability of the screening. The City Arborist reviewed the plan and recommended the Green Giant or Prague/Leatherleaf Viburnum variety be used in this specific case, as they are fast growing to provide the necessary screening within the required time frame, and have a narrow spread given the limited space. And while staff prefers the use of landscaping to screen the subject property, if at any time in the future, the landscaping does not meet the opacity requirement, the property owner may construct a fence to achieve the opacity requirement. However, as noted above, the varieties selected by the City Arborist should provide a substantial buffer, as they grow quickly, and to a height of 50-60 feet with a spread of 12-20 feet. At the time of planting, the City Arborist will work with the applicant to ensure that the plantings are located appropriately to ensure their long-term success.

As previously mentioned, the proposed revision includes adding loading docks to the rear of the building along the north side. Given the proximity of the loading docks to residential properties, staff recommended, and the applicant agreed, to including additional evergreen trees in the open space directly north of the loading dock parking area in order to provide additional, year-round screening of the building, as well as any vehicles parked in the loading area. While staff finds it important to provide the additional screening of the loading area, it is also likely that with the proposed office use, the loading areas will not be actively. Regardless though of their use frequency, the additional landscaping will further mitigate their impacts on the surrounding residential areas.

In regards to the decrease in the number of parking spaces, the site is currently providing the parking needed for general offices (at a ratio of 1/300 ft² for general office). The original plan also included the potential for medical office (which requires 1 space/200 ft²), which necessitated the additional parking spaces. The medical office use has been removed from the revised plan, and the site is compliant with required parking minimums.

Staff has reviewed the proposed C-P development plan and finds that it meets the technical requirements of the C-P District and the SOI provisions for this development tract as established per Ordinance 18043.

RECOMMENDATION

Approval of the major amendment to “Discovery Office Park North” C-P Development Plan and the associated design parameters.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- “Discovery Office Park North” C-P Development Plan
- Design Parameters
- PREVIOUSLY APPROVED - C-P Plan
- PREVIOUSLY APPROVED - Design Parameters
- Impervious Area Worksheet for Discovery Park

SITE CHARACTERISTICS

Area (acres)	5.02
Topography	Gently sloping to west toward lake
Vegetation/Landscaping	None. Site has been mass graded
Watershed/Drainage	Clear Creek
Existing structures	None

HISTORY

Annexation date	2004
Zoning District	C-P
Land Use Plan designation	Commercial District/Sensitive Area
Previous Subdivision/Legal Lot Status	Legally platted as Lot 1, Discovery Park Plat 2-B

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City Water & Light
Fire Protection	CFD
Electric	City Water & Light

ACCESS

Ponderosa Street	
Location	East side of site
Major Roadway Plan	Major Collector (improved & City-maintained), requiring 66-76' of ROW. No additional ROW required.
CIP projects	None
Sidewalk	Existing 5' SW

Philips Farm Road	
Location	South side of site
Major Roadway Plan	Neighborhood Collector (improved & City-maintained), 100' ROW provided. No additional ROW required.
CIP projects	None
Sidewalk	Existing 8'

PARKS & RECREATION

Neighborhood Parks	A Perry Philips Park (immediately west)
Trails Plan	No trails planned adjacent to site.
Bicycle/Pedestrian Plan	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 June 14, 2016.

Public information meeting recap	Number of attendees: 1 (includes applicant) Comments/concerns: None
Notified neighborhood association(s)	Lenoir Woods Neighborhood Association
Correspondence received	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner