

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
October 24, 2024**

**SUMMARY**

A request by Crockett Engineering (agent), on behalf of P1316 LLC (owner), for approval of a PD Plan to be known as "*Discovery Hotel - Lot 2*" and an associated Statement of Intent permitting the subject site to be improved with a 4-story hotel. The approximately 2.07-acre subject site is located south of the Townplace Inn and Suites and east of Nocona Parkway and includes the address 4408 Nocona Parkway.

**DISCUSSION**

The applicant is seeking approval of a PD plan to be known as 'Discovery Hotel – Lot 2' that proposes the construction of a 4-story hotel containing a gross floor area of 60,000 square feet as well as approval of a site-specific Statement of Intent. The approximate 2.07-acre parcel is addressed 4408 Nocona Parkway and was shown as Lot 2 (vacant) on the March 2023 approved "*Discovery Hotel PD Plan*". Note #11 of this plan stated that a development plan for Lot 2 would be required prior to issuance of a building permit. The purpose of this request is to fulfill this requirement and ensure compliance with the provisions of the UDC as applicable to PD-zoned tracts of land.

It is worth noting that the *Discovery Hotel PD Plan* was approved concurrently with the rezoning of Lot 1 (as shown on PD Plan) from M-C (Mixed-use Corridor) to PD (Planned Development). This action was taken to ensure that the overall 4.09-acres represented within the boundaries of the approved PD Plan were under a single, consistent zoning classification. Historically, Lot 1 and the subject site were shown as lying within Tracts 5 and 8 of the annexation and permanent zoning of the Phillips Tract (aka Discovery Park) that occurred in 2004. Tract 5 was approved for development under a "planned" designation and Tract 8 was approved for development under an "open" C-3 (now M-C) designation. This split zoning often did not follow platted property lines and, in many instances not unlike the current request, still exists today.

Furthermore, concurrent with the rezoning Lot 1 and approval of the *Discovery Hotel PD Plan* a new Statement of Intent was supplied that provided unified development standards across the entire the 4.09-acre tract (Lots 1 and 2). While the applicant has submitted a Statement of Intent that is specific to Lot 2 it does not proposed any modification to the previously approved development limitations established in March 2023. Rather, the newly submitted Statement of Intent re-enforces what uses are permitted on-site and what dimensional requirements apply specifically to Lot 2. The proposed hotel, its gross floor area, and total impervious area are consistent with the limitations established in the approved 2023 Statement of Intent. The proposed construction of the new hotel on Lot 2 is permissible as illustrated.

The proposed development plan illustrates a 4-story hotel (~ 55-foot tall) that will have 111 guest rooms and accessory use areas of approximately 7,000 sq. ft. The height of the hotel is less than the 65-ft permitted within the approved Statement of Intent for the property and is generally consistent with the height of the hotel under construction on Lot 1 to the east.

To ensure consistency in architectural treatment of the proposed hotel with its surroundings, the applicant has submitted an elevation of the building that they are prepared to adhere to along with the PD plan. This elevation and construction material requirements are intended to be included with the

final PD Plan legislation relating to this request and provide certain guarantees that the design of the building would result in a high-quality, attractive structure. The elevation plans stipulate that at least 55% of the overall elevations of the building will be either glazing (windows, doors), stone/brick, louvers, architectural metals, and incorporate a minimum of 17% fenestration. The proposed materials are preferred over others, such as EIFS (exterior insulation and finish system), which is typically considered to be less durable and less attractive over time. The elevation plans also includes a provision to limit the amount of EIFS to no more than 45% of the overall building elevation. These architectural requirements are consistent with the hotel proposed for development on Lot 1 to the east.

In regards to the site design, 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 that includes Homeplace Inn and Suites and the Park restaurant. The access drive along the south of the site will also provide access between Nocona and Ponderosa, and will likely be utilized by future development to the south. An internal sidewalk connection provides pedestrian access from public sidewalks to the building, and also between Nocona and Ponderosa on the north side of the site.

A total of 98 parking spaces (after bicycle reduction) are required to support the hotel. The development plan illustrates the installation of 110 vehicle spaces and 12 bicycle spaces – the UDC minimums. Landscaping for the subject site is provided per the UDC requirements, which includes parking lot landscaping and street trees, some of which are currently planted. The overall PD-zoned site (Lots 1 & 2) currently include approximately 20 percent of the total lot area (4.09-ac) in open space which is consistent with the requirements established in the 2023 Statement of Intent for the development.

The subject development plan has been reviewed by both internal and external staff and found to be compliant with the provisions of the UDC applicable to PD Plans. An outstanding labeling issue, identified by the Water and Light Department, is the only technical correction required on the plan. Prior to forwarding the PD Plan to Council for approval this technical correction will be addressed

**RECOMMENDATION**

Approve the proposed PD Plan entitled “*Discovery Hotel – Lot 2*” and associated Statement of Intent, subject to the architectural renderings and the specified construction materials and their percentage of application on the future hotel exterior

**ATTACHMENTS**

- Locator Maps
- PD plan
- Statement of Intent
- Elevations

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	2.07 acres
<b>Topography</b>	Slight slope to the west
<b>Vegetation/Landscaping</b>	None
<b>Watershed/Drainage</b>	Clear Creek
<b>Existing structures</b>	None

**HISTORY**

<b>Annexation date</b>	2004
<b>Zoning District</b>	PD
<b>Land Use Plan designation</b>	Commercial
<b>Previous Subdivision/Legal Lot Status</b>	Subdivided under Discovery Hotel, Plat No. 1

**UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia.

**ACCESS**

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

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Within half-mile of Nifong Park, Gans Creek Recreation Area, Philips Park
<b>Trails Plan</b>	Philips Lake Trail
<b>Bicycle/Pedestrian Plan</b>	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 via public information postcards on September 9<sup>th</sup> of the pending action. Property owner notification letters were sent out and an ad was placed in the Columbia Daily Tribune on October 10, 2024 relating to this request.

<b>Notified neighborhood association(s)</b>	None
<b>Correspondence received</b>	None

Report prepared by Ross Halligan

Approved by Patrick Zenner