



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 6, 2017

Re: CP Plan for Discovery Park Lots 301, 302 & 303 – Development Plan (Case #17-11)

Executive Summary

Approval of the request will amend the C-P development plan known as “CP Plan for Discovery Park Lots 301, 302 & 303” by replacing two restaurants with one, and allowing specific wall signage on the hotel which is under construction. There is a concurrent request, pending Council approval of this item, to consolidate Lots 301 and 302 of Discovery Park Subdivision Plat 3 (Case #17-12).

Discussion

The applicant is proposing approval of a major amendment to the C-P development plan for Lots 301, 302 and 303 of Discovery Park Plat 3. The previously approved C-P development plan includes a four-story, 55,210 square foot hotel on Lot 303, which is under construction, and a 5,040 square foot restaurant on each of Lots 301 and 302. The proposed amendment would allow for Lots 301 and 302 to be combined, and for the two 5,040 square foot restaurants to be consolidated into a single 8,414 square foot restaurant on proposed Lot 301A. The proposed change will result in a 200 square foot reduction in total impervious area on the site.

The applicant is also requesting wall signage on all four faces of the hotel on Lot 303. The previously approved development plan included a generic note indicating that final signage would be in accordance with City standards. Hotel sign standards allow signs on each wall facing a street (Section 23-26.(1)). Signs in planned districts are flexible, subject to review and approval of specific standards by Council, per Section 23-25.1 (h).

The plan meets all C-P development standards. The Design Parameters have been revised to reflect the updated impervious area calculations and newly proposed signage. Signage would be permitted on all sides of the hotel and will not exceed the square footage allowed under the C-1 zoning designation for similarly situated developments.

At its December 8, 2016 meeting, the Planning and Zoning Commission voted 9-0 to approve the proposal as submitted. There were no comments from the public and no discussion of this public hearing item by the Commission.

A copy of the staff report, locator maps, C-P development plan, wall sign plan & elevations, design parameters, revised impervious area allocations spreadsheets, previously approved C-P development plan and approved design parameters, and meeting excerpts are attached.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance for utility services, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and property tax collections.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
6/1/2015	Ordinance #022446: Approved "Discovery Park Subdivision Plat 3"
6/1/2015	Ordinance #022445: Approved "C-P Plan for Discovery Park Lots 301, 302 & 303"
4/20/2015	Resolution #71-15: Approved "Discovery Park Subdivision Preliminary Plat 2"
4/19/2004	Ordinance #18043: Approved annexation, permanent zoning, development agreement

Suggested Council Action

Approve the amended C-P development plan and Design Parameters as recommended by the Planning and Zoning Commission.