



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 6, 2023

Re: Discovery Hotel PD Plan – Rezoning, PD Plan Amendment (Case #69-2023)

Executive Summary

Approval of this request would result in the rezoning of property to Planned District (PD) and approval of an amended PD Plan that would subdivide the property into two lots and allow construction of a hotel.

Discussion

Crockett Engineering Consultants (agent), on behalf of P1316 LLC (owner), is seeking approval of a rezoning of 2.79 acres from M-C (Mixed-use Corridor) to PD (Planned Development), major amendment to the existing *Discovery Professional Offices PD Plan*, and approval of a new Statement of Intent (SOI) governing usage of the overall subject site. The approximately 4.09-acre subject property is located on the east side of Nocona Parkway, west of Ponderosa Street, approximately 500 feet south of the intersection of Ponderosa and Nocona, and includes the address 4510 Nocona Parkway.

The subject site is currently split-zoned between PD (Planned Development) and M-C (Mixed Use-Corridor) zoning. The first part of this request includes rezoning the M-C portion (2.79 acres) to PD so the whole site will be zoned PD. The PD portion of the subject site is commonly known as part of Tract 5 of the Discovery Park development. The purpose of the rezoning and new PD Plan is to permit for the construction of a new 4-story hotel and subdivision of the acreage into two lots. The new PD Plan would be known as the *Discovery Hotel PD Plan*.

The proposed rezoning of the 2.79 acres of M-C property to PD will ensure there is consistent zoning across the entire 4.09 acres of property. Such action will also result in the adoption of a revised Statement of Intent (SOI) that will be inclusive of both proposed development lots. The revised SOI includes, among other items, a provision to allow the maximum height on the two lots to be 65 feet. The current maximum height in the M-C district is 45 feet while the remaining 1.3 acres of PD zoned land (Tract 5 of Discovery Park) permits building heights of 100 feet.

In essence, the revised SOI will reduce the allowed height on the existing PD-zoned tract from 100 feet to 65 feet thereby making it a consistent 65 feet for both lots. This tradeoff in height will allow the four-story hotel (shown on the PD plan) to be constructed on proposed Lot 1 which essentially has frontage on Highway 63.

The applicant has submitted a color elevation with a breakdown of building material allocations that is intended to serve as “developer imposed” restrictions relating to future site improvements on the proposed two lots. The elevations provide certain guarantees that future building construction will be of attractive and of high-quality thereby providing a



City of Columbia

701 East Broadway, Columbia, Missouri 65201

benefit to the community that would not be typically required. The elevations state that at least 55% of the overall elevations of a future building will be either glazing (windows, doors), stone, brick or architectural metals and no greater than 45% EIFS.

The Planning and Zoning Commission considered this request at their February 9, 2023 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. The Commission requested clarification on height and EIFS provisions, and whether there would be a conference room (it's under discussion) within the hotel. Following brief additional discussion, a motion to approve the rezoning to PD passed (8-0) with one recusal. A second motion to approve the PD plan amendment and statement of intent passed (8-0) with one recusal.

The Planning and Zoning Commission staff report, locator maps, PD plan, color elevations (developer imposed restrictions), statement of intent, previously approved PD plan (1/19/2021) and statement of intent (4/19/2004), and meeting minute 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 such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
1/19/21	Approved PD plan of Discovery Professional Offices PD Plan (Ord. #024514)

Suggested Council Action

Approve the rezoning of 2.79 acres from M-C to PD.

Approve the amended PD plan to be known as "Discovery Hotel PD Plan" and its associated Statement of Intent subject to the condition that the hotel shall be constructed in substantial conformance with the architectural rendering provided by the developer.