



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 18, 2024

Re: Discovery Hotel – Lot 2 PD Plan and Statement of Intent (Case # 242-2024)

Executive Summary

Approval of the requested Planned Development (PD) Plan and the associated Statement of Intent will allow for the construction of a 4-story hotel on Lot 2 of the Discovery Hotel Plat No. 1 subdivision located southwest of the existing Park Restaurant and TownePlace Suites Hotel within the Discovery Park subdivision.

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 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”.

The subject site is zoned PD and is governed by a 2023 approved comprehensive Statement of Intent that includes both Lots 1 and 2 (a total of 4.09-acres) that were shown on the Discovery Hotel PD Plan. The comprehensive Statement of Intent for was created to ensure uniformity across the two development parcels. The Planned Development Plan and Statement of Intent approved in 2023 authorized the construction of hotels on Lots 1 and 2, and established site-specific development parameters for development of Lot 1 which is presently on-going with construction with a Tru Hotel. Tying this information to the current request, the Planned Development Plan and Statement of Intent for Lot 2 are consistent with the previously approved Statement of Intent.

The proposed site is split between Tract 5 and Tract 8 of the Phillips Farm annexation and permanent zoning action which was approved in 2004. As such, each tract possessed different limitations pertaining to impervious areas as well as dimensional standards. In 2023, the eastern 2.79-acres of the Discovery Hotel PD Plan were rezoned to a single PD designation to ensure application of consistent dimensional standards; however, the 2004 approved impervious area limitations associated with Tracts 5 and 8 were left unchanged and carried forward in the approved Statement of Intent. Approval of the *Discovery Hotel – Lot 2* Planned Development Plan will be within these limitations and are consistent with the approved 2023 Statement of Intent for both Lots 1 and 2 as well as the site-specific Statement of Intent for Lot 2.

The proposed PD plan illustrates a 4-story, 55-foot tall hotel that will contain 111 guest rooms and 7,000 square feet of accessory use areas. The height of the hotel is less than the 65-feet permitted within the approved Statement of Intent for the property. The development plan



City of Columbia

701 East Broadway, Columbia, Missouri 65201

illustrates the installation of 110 vehicle spaces and 12 bicycle spaces. Additionally, 20% of the overall 4.09-acre site (Lots 1 and 2) are to be landscaped. An internal sidewalk connection provides pedestrian access from public sidewalks to the hotel and also between Nocona Parkway and Ponderosa Street on the north side of the site. Lastly, driveways along the north and south side of the development will provide access to the site from both Nocona and Ponderosa.

The applicant has submitted elevations for the proposed hotel that they have indicated they are prepared to commit to as the required architectural design of the new construction. The images illustrate the breakdown and placement of building materials on the front, rear, and sides of the hotel. These elevation's stipulate that at least 55% of the overall building façade's will be either glazing (windows, doors), stone/brick, louvers, or architectural metals and will incorporate a minimum of 17% fenestration. The images also stipulate that the use of EIFS will be limited to no more than 45% of the overall building elevation.

The Planning and Zoning Commission held a public hearing on this request at its October 24, 2024 meeting. Staff provided its report and the applicant gave a presentation and answered Commissioner questions. No member of the public spoke during the public hearing. Commission requested clarification on the impervious area limitations of Tracts 5 and 8. Following limited Commission discussion, a motion was made to approve the requested PD Plan and site-specific Statement of Intent which was approved by a vote of (7-0) with one recusal.

A copy of the Planning and Zoning Commission staff report, locator maps, PD plan, Statement of Intent, elevations, 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



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Legislative History

Date	Action
5/01/2023	Approved the final plat of Discovery Hotel, Plat No.1 (Ord. 025320)
3/20/2023	Approved the rezoning of 2.79-acres (NE corner of Tract 8) from M-C to PD, approved a new Statement of Intent for Lots 1 and 2 of the Discovery Hotel PD Plan (4.09-acres), and approved a PD Plan known as Discovery Hotel PD Plan. (Ord. 025281)

Suggested Council Action

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