

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
February 9, 2023**

SUMMARY

A request by Crockett Engineering Consultants (agent), on behalf of P1316 LLC (owner), for approval of a major amendment to the existing *Discovery Professional Offices PD Plan* to permit a 4-story hotel and subdivision of the property into two lots. The new PD Plan would be known as the *Discovery Hotel PD Plan*. The site is currently split-zoned between PD (Planned Development) and M-C (Mixed Use-Corridor) zoning. This request includes rezoning the M-C portion (2.79 acres) to PD so that the whole site will be zoned PD. The approximately 4.09-acre 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. **(Case # 69-2023)**

DISCUSSION

The applicant is seeking to amend an existing PD plan within the Discovery Park development that would revise the use of the site and include a new building and site layout. The amendment will affect the *Discovery Professional Offices PD Plan* that was approved on January 19, 2021 and allowed for a three-story office building. A major amendment is required due to the scope of the site revisions.

The development site includes 4.09 acres of property, but the site is currently split-zoned between M-C and PD zoning districts. The original Philips Farm annexation in 2004 created 9 zoning tracts over the entire site prior to the subdivision of the property, which occasionally leads to zoning boundaries such as this not being aligned with proposed lots. The entire site is 4.09 acres in area, and the 2.79 acres of the site that is zoned M-C (shown as Tract 8 and located within Lot 1 and a portion of Lot 2) would be rezoned to PD as part of this request. The boundary between the tracts and zoning can be seen on the PD plan.

A new statement of intent (SOI) that details the permitted uses and other restrictions on the site has also been submitted and would apply to the entire 4.09 acres. The use list is attached and includes similar uses to those currently allowed within the PD-zoned Tract 5 that is partially located on Lot 2. Many uses that would have been allowed within the M-C district on Lot 1, but may not be as desirable in this location, have been prohibited within the new use list, such as *Self-service storage facilities, Tree or landscaping services, Light vehicle service or repair, and Commercial parking lots*. Other restrictions of note within the SOI are a maximum building height of 65 feet (discussed later in the report), and limits on impervious area, which will still reference the original ordinance's requirements. This is necessary to ensure that a consistent approach is taken for the entire Discovery Park development, as all past developments within Discovery Park have been subject to an overall limit on impervious surface that is detailed in Ord. 018043.

The first portion of the request is a rezoning of 2.79 acres from M-C to PD. It should be noted that the applicant could construct a hotel in the M-C district on Lot 8 currently without the rezoning. However, the proposal to rezone the portion of the site located within Tract 8 and zoned M-C to the PD District would accomplish two things: first, the entire site will be consistently zoned, which will remove any possible confusion that can occur when a lot is split zone (such as which zone should control the development of the site), and second, the PD district will allow the applicant to request an increase in the permitted height for the hotel, beyond what is currently permitted in M-C. The height currently

allowed in the M-C district is 45 feet, which would not accommodate the four-story hotel as shown.

While the applicant is requesting this additional flexibility in height that PD zoning can grant, it is important to note several things that could be considered supportive of the request. While only a 45-foot tall building could be constructed on Lot 1 right now, a building constructed on Lot 2, within the PD-zoned area (Tract 5), could be up to *100 feet tall*, which is what the current SOI for Tract 5 allows. The new SOI being proposed for both Lots 1 & 2 will actually reduce the allowed height from 100 feet on the Tract 5 of the site, and make it a consistent 65 feet for both lots. This tradeoff in height will allow the four-story hotel to be constructed on the lot that essentially has frontage on Highway 63, which is designated as a freeway, while lowering the overall height allowed on Lot 2. This proposal would then allow the four-story hotel to be constructed closer to Hwy 63, which is designated as a freeway on the City's major roadway plan, where it can take advantage of the increased visibility and exposure, and which is arguably a more appropriate location.

In addition, the applicant has submitted a color elevation of the building that they are prepared to adhere to along with the PD plan. It provides certain guarantees on the design of the building that would ensure a high-quality, attractive structure, thereby providing a benefit to the community that would not typically be required. The plans include a provision that at least 55% of the overall elevations of the building will be either glazing (windows, doors), stone, brick or architectural metals. These materials are preferred over other materials, such as EIFS (exterior insulation and finish system), which is typically considered to be less durable and less attractive over time. The elevation plan also includes a provision to limit the amount of EIFS to no more than 45% of the overall building elevation.

The elevations would help ensure that with the added height they are requesting, the development will still be an attractive development along the Hwy 63 corridor, and be compatible with the overall development. When considering the appropriateness of the additional height allowance, it is worth noting again that with the zoning that is in place right now on the PD-zoned Tract 5, located on a portion of Lot 2, a 100-foot tall hotel could be constructed. The new SOI for the entire site will actually reduce the allowed height from 100 to 65 feet, which can be viewed as a tradeoff for rezoning Lot 1 to PD, and allowing the hotel to be constructed closer to Hwy 63. To think of it in different terms, the current zoning would allow a 100-foot and a 45-foot building to be constructed on the two lots (for a total of 145 feet). If the requested revision is approved, then two 65-foot buildings could be constructed (for a total of 130 feet).

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 included a hotel and 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.

Landscaping is provided per the UDC requirements, which includes parking lot landscaping and street trees, some of which are currently planted. The site currently includes approximately 20 percent of the lot area in open space, which exceeds the standard 15 percent that is required per lot. The overall required open space is regulated by the original zoning ordinance, and it is currently compliant with those requirements.

RECOMMENDATION

1. Approval of the rezoning of property from M-C to PD
2. Approval of the major amendment to the PD Plan for *Discovery Hotel PD Plan*

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- PD plan
- PD Plan (1/19/2021)
- Color Elevations
- Statement of Intent
- Statement of Intent (4/19/2004)

SITE CHARACTERISTICS

Area (acres)	4.09
Topography	Slight slope to the west
Vegetation/Landscaping	None
Watershed/Drainage	Clear Creek
Existing structures	None

HISTORY

Annexation date	2004
Zoning District	PD
Land Use Plan designation	Commercial
Previous Subdivision/Legal Lot Status	Previously unsubdivided

UTILITIES & SERVICES

All utilities and services provided by the City of Columbia.

ACCESS

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

Ponderosa Street	
Location	East side of site
Major Roadway Plan	Major Collector (improved and City maintained), requiring 66-76' of ROW. No additional ROW required at time of plat.
CIP projects	None
Sidewalk	Sidewalks existing

PARKS & RECREATION

Neighborhood Parks	Within half-mile of Nifong Park, Gans Creek Recreation Area, Philips Park
Trails Plan	Philips Lake Trail
Bicycle/Pedestrian Plan	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 of this pending request on January 9, 2023. Four postcards were distributed.

Report prepared by Clint Smith

Approved by Patrick Zenner