

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 116-15

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** 5/18/2015

**Re:** CP Plan for Discovery Park Lots 301, 302 & 303 - Rezoning & Development Plan (Case 15-102)

## Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibits to Resolution/Ordinance

**Supporting documentation includes:** Commission report (including locator maps, the development plan, Design Parameters, and Statement of Intent), and meeting excerpts.

## Executive Summary

If approved, the C-P (Planned Business District) development plan would allow for the construction of a 55,000 square foot hotel and two 5,000 square foot restaurants to the south of the roundabout at Nocona Parkway and South Ponderosa Road. (Case #15-102)

## Discussion

The applicant is proposing approval of a C-P development plan for Lots 301, 302 and 303 of Discovery Park Plat 3 (Case 15-97), which is pending concurrent approval by Council at its June 1 meeting. The C-P development plan includes a four-story, 55,210 square foot hotel on Lot 303, and a 5,040 square foot restaurant on each of Lots 302 and 303. The plan meets all C-P development standards.

This proposal also includes a revised Statement of Intent (SOI) which provides clarifying details regarding the proposed future improvements on Lots 301-303. The SOI includes tabular exhibits that demonstrate compliance with maximum impervious and building footprint allocations established by the original 2004 SOIs for the development tracts upon which the proposed C-P plan is located. The subject site encompasses parts of Tracts 5, 8, and 9 referenced in the approved SOI from 2004. Review of the submitted C-P plan and the requested SOI revision have been compared with the approved SOI to ensure compliance with the overall intent of the annexation and zoning of the Philips Farm.

At its May 7th meeting, the Planning and Zoning Commission voted 7-0 to recommend approval of the requested development plan and Statement of Intent. Neither the Commission nor members of the public expressed any concerns about the proposal. Commissioners noted that the request appeared to be consistent with previously presented plans for the Discovery Park development area. No members of the public spoke on this request.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201



A copy of the Commission report (including locator maps, the development plan, Design Parameters, and Statement of Intent), and meeting excerpts are attached.

## Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal.

Long-Term Impact: The development/redevelopment of this site may increase demands upon the adjacent streets, sanitary sewers, storm sewers, water and electric supply lines. The costs associated with meeting these demands will be offset by increased property and/or sales tax revenues and user fees.

## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: N/A

Strategic Plan Impact: N/A

Comprehensive Plan Impact: N/A

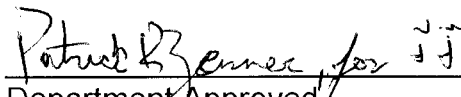
## Suggested Council Action

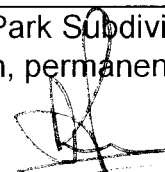
Approval of the Statement of Intent, C-P development plan, and associated Design Parameters

## Legislative History

April 20, 2015: Resolution 71-15, approved Discovery Park Subdivision Preliminary Plat 2

April 19, 2004: Ordinance #18043 approved annexation, permanent zoning, development agreement

  
\_\_\_\_\_  
Department Approved

  
\_\_\_\_\_  
City Manager Approved



Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 116-15

### **AN ORDINANCE**

changing the uses allowed on C-P zoned property located on the southeast corner of Ponderosa Road and Nocona Parkway; approving a revised statement of intent; approving the C-P Plan for Discovery Park Lots 301, 302 & 303; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The permitted uses on property in District C-P located on the southeast corner of Ponderosa Road and Nocona Parkway, and further described as follows:

A TRACT OF LAND LOCATED IN SECTION 32 AND 33, TOWNSHIP 48 NORTH, RANGE 12 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 3069, PAGE 102 OF THE BOONE COUNTY RECORDS AND ALSO BEING DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 3790, PAGE 48 AND 49, ALL OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST RIGHT-OF-WAY LINE OF NOCONA PARKWAY AS SHOWN BY DISCOVERY PARK PLAT 2-B AS RECORDED IN PLAT BOOK 48, PAGE 45, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF PONDEROSA STREET AT U.S. HIGHWAY 63 CENTERLINE STATION 253+70.92; THENCE ALONG SAID RIGHT-OF-WAY LINE, S48°59'40"E, 129.08 FEET TO THE P.C. STATION 255+00; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, S49°57'00"E, 195.64 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S40°03'30"W, 355.34 FEET; THENCE S44°39'05"W, 77.18 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NOCONA PARKWAY; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE FOR THE FOLLOWING ELEVEN (11) CALLS; ALONG A NON-TANGENT 552.25-FOOT RADIUS CURVE TO THE LEFT, 24.07 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N46°35'50"W, 24.07 FEET; THENCE N47°50'50"W, 74.14 FEET; THENCE ALONG A 407.75-FOOT RADIUS CURVE TO THE RIGHT, 476.69 FEET, SAID CURVE HAVING A CHORD



WHICH BEARS N14°21'20"W, 450.00 FEET; THENCE ALONG A 34.00-FOOT RADIUS CURVE TO THE RIGHT, 39.35 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N52°17'30"E, 37.19 FEET; THENCE ALONG A 108.00-FOOT RADIUS CURVE TO THE LEFT, 31.31 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N77°08'30"E, 31.20 FEET; THENCE N68°51'30"E, 2.61 FEET; THENCE ALONG A NON-TANGENT 108.10-FOOT RADIUS CURVE TO THE LEFT, 41.34 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N56°23'25"E, 41.09 FEET; THENCE ALONG A 41.90-FOOT RADIUS CURVE TO THE RIGHT, 43.88 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N75°26'10"E, 41.90 FEET; THENCE S74°33'40"E, 60.10 FEET; THENCE ALONG A NON-TANGENT 80.57-FOOT RADIUS CURVE TO THE RIGHT, 27.88 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S61°52'20"E, 27.74 FEET; THENCE N41°00'20"E, 0.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 167,910 SQUARE FEET OR 3.85 ACRES.

are amended to include the permitted uses set forth in the statement of intent.

SECTION 2. The City Council hereby approves the terms and conditions contained in the revised statement of intent dated April 21, 2015, marked "Attachment A," which is attached to and made a part of this ordinance, which replaces the statement of intent attached to Ordinance No. 018043 passed on April 19, 2004, and it shall be binding on the owners until such time as the Council shall release such limitations and conditions on the use of the property.

SECTION 3. The City Council hereby approves the C-P Plan for Discovery Park Lots 301, 302 & 303, as certified and signed by the surveyor on April 22, 2015. The design parameters set forth in "Attachment B," which is attached to and made a part of this ordinance, shall be binding on the owners until such time as Council shall release such conditions on design and construction of the property and shall further be used as guidance by the Director of Community Development when considering any future revisions to the C-P Plan.

SECTION 4. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.



ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor



**STATEMENT OF INTENT**

**DISCOVERY PARK SUBDIVISION LOTS 301, 302 & 303 (Portion of Tracts 5, 8 and 9 of Ordinance 18043)**

**APRIL 21, 2015**

Size of Lot 301: 0.85 acres

Size of Lot 302: 0.90 acres

Size of Lot 303: 2.11 acres

Requested Zoning of Tract: C-P (planned commercial) and C-3 (portion of Lot 302)

Requested Allowable Uses of Tract: The allowed uses of this property shall be all uses allowed in Zoning Districts C-1, C-2 and C-3 (including pyramiding of such zoning ordinances), excluding, however:

- a. Drive in theaters
- b. Gun clubs
- c. Machine shops
- d. Travel trailer parks
- e. Temporary shelters
- f. Self storage facilities
- g. Halfway houses
- h. Publishing and newspaper publishing
- i. Commercial parking for automobiles and light trucks
- j. Farm machinery sales and services
- k. Kennels for boarding of animals of any kind
- l. Miniature golf courses or driving ranges
- m. Automobile repair shops; provided however that automobile dealerships and all uses attendant thereto shall be a permitted use
- n. Lumber yards, unless part of a home improvement center.

Standards and Criteria/Design Characteristics and Statement of Intent for Lot:

1. Acreage


- a. Lot 301: 0.85 acres and Lot 302: 0.90 acres to be developed with:
  - a. One outlot building per lot, estimated square footage 5040 square foot per lot
  - b. Exact usage to be determined under site plan submission.
- b. Lot 303: 2.11 acres to be developed with:
  - a. A four story hotel.
  - b. First floor square footage shall be 14,963 square feet, total of 55,210 square feet.

2. Total Square Footage:

- a. Lot 303: 55,210 square feet (deductions from Tract 5 as shown Exhibit A "Building Footprint Allocations" prepared by Columbia Civil Engineering Group dated April 21, 2015).
- b. Lots 301 & 302: To be determined under site plan submission, but not to exceed 5040 square feet each lot and the parameters outlined in Ordinance 18043. Deductions from Tract 5 as shown Exhibit A "Building Footprint Allocations" prepared by Columbia Civil Engineering Group dated April 21, 2015.
- c. Total first floor square footage of all three lots shall be 65,290 square feet.



3. Height and Setbacks:
  - a. The maximum building height shall not exceed and 59' as measured from finished grade.
  - b. Along Nocona Parkway and Ponderosa Street – 25'
4. Parking: Parking will be provided to meet the requirements of the City of Columbia Ordinances in facilities as shown on the approved development plan.
5. Open space/Impervious Surface areas:
  - a. Open/Green Space shall be a minimum of 21% (Lots 301, 302 & 303)
  - b. Impervious surface shall be a maximum of 79% (Lots 301, 302 & 303)
  - c. Impervious areas deductions from Tracts 5, 8 and 9 as shown on Exhibit B "Impervious Area Allocations" prepared by Columbia Civil Engineering Group dated April 21, 2015.
6. Comprehensive Traffic Impact Study/Development Agreements:
  - a. Lots 301, 302 and 303 shall be subject to the requirements specified for Tracts 3, 4, 5, & 9 within Ordinance # 18043
7. Stormwater/Water Quality Protection Plan:
  - a. Lots 302, 302 and 303 shall be subject to the requirements specified for Tracts 5, 8 & 9 within Ordinance #18043

  
Jonathan Odle, Member



# EXHIBIT A



3301 Berrywood Dr., Suite 103 Columbia, MO 65201

(ph) 573-999-7821

Project Number: 112003-1

Project: Discovery

Date: 4/21/2015

## Impervious Area Allocations (Basis from Development Agreement - Ordinance 018043)

Tract 9	Area (Ac.)	Percent of Lot	Impervious Area	
Lot 1	5.05	100%	0.00	
Lots 2A-D	6.15	100%	4.02	
Partial Lot 3	1.62	91%	0.00	
Partial Lot 4	7.41	84%	3.86	
Par. Lot 301-303	0.20	5%	0.16	79%
Totals	20.43	Acres	8.04	39%
Allotted From Development Agreement			15.01	
Balance Available			6.97	Acres

Percent Impervious  
Overall percent Impervious  
Note: even with 100% imp. On Lot 1  
there is a balance forward for  
drainage to the Lake of: 1.92  
ACRES

Tract 3	Area (Ac.)	Percent of Lot	Impervious Area	
Partial Lot 3	0.16	9%	0.00	
Partial Lot 4	1.15	13%	0.60	
Partial Lot 5	1.14	13%	0.59	
Partial Lot 6	0.76	31%	0.00	
Totals	3.21	Acres	1.19	
Allotted From Development Agreement			9.10	
Balance Available			7.91	Acres

Tract 4	Area (Ac.)	Percent of Lot	Impervious Area	
Partial Lot 4	0.02	0%	0.01	
Partial Lot 5	3.98	46%	2.07	
Partial Lot 6	1.72	69%	0.00	
Partial Lot 7	0.13	14%	0.00	
Toalton HS	21.89	35%	8	Site limited to 35% per plans dated 5/15/09
Totals	27.74	Acres	9.74	
Allotted From Development Agreement			24.72	
Balance Available			14.98	Acres

Tract 5	Area (Ac.)	Percent of Lot	Impervious Area	
Partial Lot 4	0.29	3%	0.15	
Partial Lot 5	3.56	41%	1.85	
Partial Lot 7	0.83	86%	0.00	
Par. Lots 301-303	3.50	91%	2.77	79%
Totals	8.18	Acres	4.77	58%
Allotted From Development Agreement			45.65	
Balance Available			40.88	Acres

Percent Impervious  
Overall percent Impervious

Tract 8	Area (Ac.)	Percent of Lot	Impervious Area	
Par. Lots 301-303	0.16	4%	0.13	79%
Totals	0.16	Acres	0.13	79%
Allotted From Development Agreement			19.09	
Balance Available			18.96	Acres

Percent Impervious  
Overall percent Impervious

Total Impervious area allotted from DA (Tracts 4, 5, 8 & 9) 104.47 Ac. (Tract 3 Not included in calcs)  
Total Impervious area Used to date (Tracts 4, 5, 8 & 9) 22.68 Ac. (Tract 3 Not included in calcs)  
Total balance available of Impervious (Tracts 4, 5, 8 & 9) 81.79 Ac. (Tract 3 Not included in calcs)



## EXHIBIT B



3301 Berrywood Dr., Suite 103 Columbia, MO 65201 (ph) 573-999-7821

Project Number: 112003-1  
Project: Discovery  
Date: 4/21/2015

### Building Footprint Allocations (Basis from Development Agreement - Ordinance 018043)

Tract 9	Area (Ac.)	Percent of Lot	Building Footprint	Total Space
Lot 1	5.05	100%	0	0
Lot 2A-D	6.15	100%	49,750	65,375
Lot 3	1.62	91%	0	0
Partial Lot 4	7.41	84%	56,911	157,614
Par. Lot 301-303	0.20	5%	0	0
Totals	20.23 Acres		106,661	222,989
Allotted From Development Agreement			75,000	250,000
Balance Available			-31,661	27,011

Tract 4	Area (Ac.)	Percent of Lot	Building Footprint	Total Space
Partial Lot 4	0.02	0%	0	0
Partial Lot 5	3.98	46%	see below	see below
Lot 5 Buildings			3,752	3,752
Lot 5 Apartments			26,000	78,000
Partial Lot 6	1.73	70%	0	0
Partial Lot 7	0.13	14%	0	0
Toalton HS			43,560	79,224
Totals	5.86 Acres		73,312	160,976
Allotted From Development Agreement			200,000	425,000
Balance Available			126,688	264,024

\* (total is per plans, base is estimate)

NOTE - Per Exhibit D, Paragraph 2, apartments/dwelling units shall be calculated at 1000 SF EA in Tract 4

Tract 5	Area (Ac.)	Percent of Lot	Building Footprint	Total Space
Partial Lot 4	0.29	3%	1,263	1,263
Partial Lot 5	3.56	41%	30,052	46,259
Partial Lot 7	0.83	86%	0	0
Par. Lot 301-303	3.50	91%	25,043	65,290
Totals	8.18 Acres		56,358	112,812
Allotted From Development Agreement			400,000	700,000
Balance Available			343,642	587,188

Totals for Tracts 4, 5 & 9 from Dev. Agrmt.	675,000	1,375,000
Used	236,331	496,777
Balance Forward	438,669	878,223

NOTE: Per Exhibit 21 of the Development Agreement, Tract 8 does NOT have a square foot allocation/limitation

Note: there are a total of 78 units proposed in Tract 4 (26 on the first floor), allocated at 1,000 SF per unit, per the Development Agreement





**City of Columbia  
Planning Department**

701 E. Broadway, Columbia, MO  
(573) 874-7239 [planning@gocolumbiamo.com](mailto:planning@gocolumbiamo.com)

## Design Parameters Worksheet

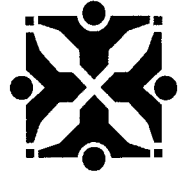
For office use:

Case #: <i>15-102</i>	Submission Date: <i>4/22/15</i>	Planner Assigned:
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**Please provide the following information:**

1. The minimum distance between any building and any adjacent property line or street right-of-way. Minimum distance is 40'-11" as shown on the CP plan. Minimum setback from exterior property lines and streets is 25' per Ordinance 18043 all other setbacks per same ordinance.
2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.  
6' minimum distance from ROW to back of parking lot
3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.  
Signage will be per the city requirements and be submitted with the final development plans.
4. The minimum percentage of the site to be maintained in open space shown by the percent in landscaping and the percent left in existing vegetation. (not applicable to **M-R** districts)  
Pervious area is 21% (100% new landscaping, 0% ex. vegetation). Impervious is regulated by Ord. 18043 and outlined in the attached worksheets Landscaping will comply with Ord. 29-25 and Chapter 12A of the City Code.
5. The maximum height and number of light poles and type of fixtures.  
Lighting shall be 20' tall max., full cut-off fixtures. Number is unknown at this time, but will be in accordance with Ord. 29-30.1. A Photometric plot will be provided with the final constr. plans





## SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Commission report (including locator maps, the development plan, Design Parameters, and Statement of Intent), and meeting excerpts



**AGENDA REPORT**  
**PLANNING AND ZONING COMMISSION MEETING**  
**May 7, 2015**

**SUMMARY**

A request by P1316, LLC (owner) to amend the zoning statement of intent, and for approval of a C-P (Planned Business District) development plan to be known as "CP Plan for Discovery Park Lots 301, 302 & 303". The 3.86-acre subject site is located south of the roundabout at South Ponderosa Road and Nocona Parkway, generally west of Highway 63 and north of Discovery Parkway (Case #15-102).

**DISCUSSION**

The applicant is proposing approval of a C-P development plan for Lots 301, 302 and 303 of Discovery Park Plat 3 (Case 15-97), which is pending concurrent approval by Council at its June 1 meeting. The C-P development plan includes a four-story, 55,210 square foot hotel on Lot 303, and a 5,040 square foot restaurant on each of Lots 302 and 303. The plan meets all C-P development standards.

This proposal also includes a revised Statement of Intent (SOI) which provides clarifying details regarding the proposed future improvements on Lots 301-303. The SOI includes tabular exhibits that demonstrate compliance with maximum impervious and building footprint allocations established by the original 2004 SOIs for the development tracts upon which the proposed C-P plan is located. The subject site encompasses parts of Tracts 5, 8, and 9 referenced in the approved SOI from 2004. Review of the submitted C-P plan and the requested SOI revision have been compared with the approved SOI to ensure compliance with the overall intent of the annexation and zoning of the Philips Farm.

**RECOMMENDATION**

- Approval of the proposed C-P Statement of Intent (SOI)
- Approval of the C-P development plan and Design Parameters

**ATTACHMENTS**

- Locator maps
- C-P development plan
- Design Parameters
- Statement of Intent



## SITE HISTORY

<b>Annexation Date</b>	2004
<b>Existing Zoning District(s)</b>	C-P/C-3
<b>Land Use Plan Designation</b>	Commercial District
<b>Subdivision/Legal Lot Status</b>	Final plat is pending concurrent approval

## SITE CHARACTERISTICS

<b>Area (acres)</b>	3.86 acres
<b>Topography</b>	Flat to gently sloping
<b>Vegetation/Landscaping</b>	None. Cleared for development.
<b>Watershed/Drainage</b>	Clear Creek
<b>Existing structures</b>	None

## SURROUNDING LAND USES

<b>Orientation from site</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	C-P (Planned Business District)	Undeveloped
<b>South</b>	C-P	Undeveloped/Apartments
<b>East</b>	C-3 (General Business District)	Undeveloped
<b>West</b>	C-P	Apartments

## UTILITIES & SERVICES

All City services are available to the site.



## ACCESS

<b>Ponderosa Street</b>	North/east side of site
<b>Major Roadway Plan</b>	Neighborhood Collector, requiring 60 ft of ROW
<b>CIP Projects</b>	None
<b>Sidewalk</b>	5-ft sidewalk required

<b>Nocona Parkway</b>	South/west side of site
<b>Major Roadway Plan</b>	Major Collector (to be built), requiring 66-76 ft of ROW
<b>CIP Projects</b>	None
<b>Sidewalk</b>	5-ft sidewalk required

## PARKS & RECREATION

<b>Neighborhood Parks</b>	A Perry Philips Park (west of site)
<b>Trails Plan</b>	No proposed trails adjacent to site
<b>Bicycle/Pedestrian Plan</b>	No proposed bike/ped facilities adjacent to site

## 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 a public information meeting, which was held on April 14, 2015.

<b>Public Information Meeting Recap</b>	Number of attendees: Applicant's representative Comments/concerns: None
<b>Neighborhood Association(s)</b>	N/A
<b>Correspondence Received</b>	None as of this writing

Report prepared by Steve MacIntyre; approved by Patrick Zenner





## 15-102: Discovery Park Lots 310, 302, & 303 C-P Plan



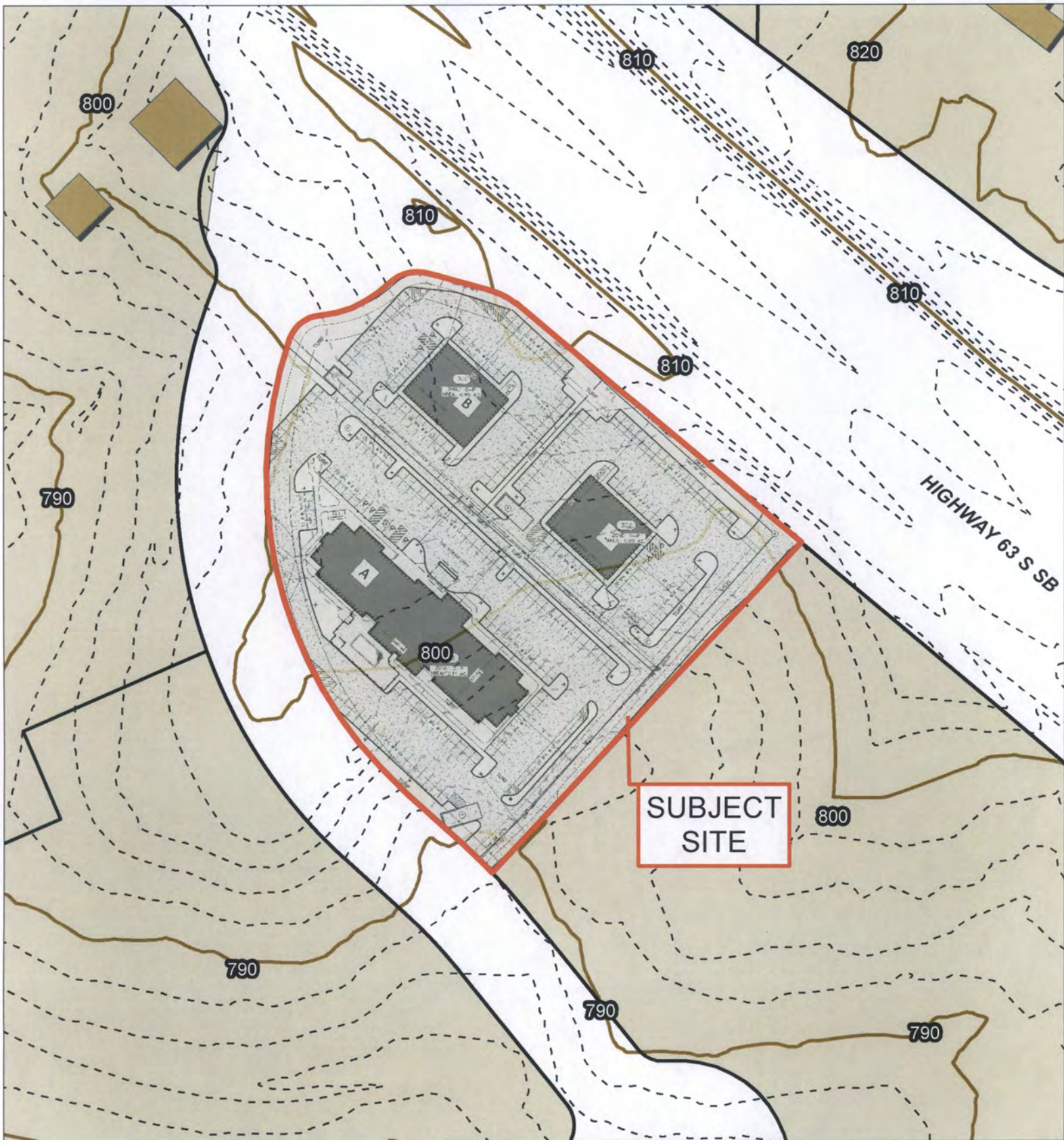
City of Columbia Zoning



Parcels











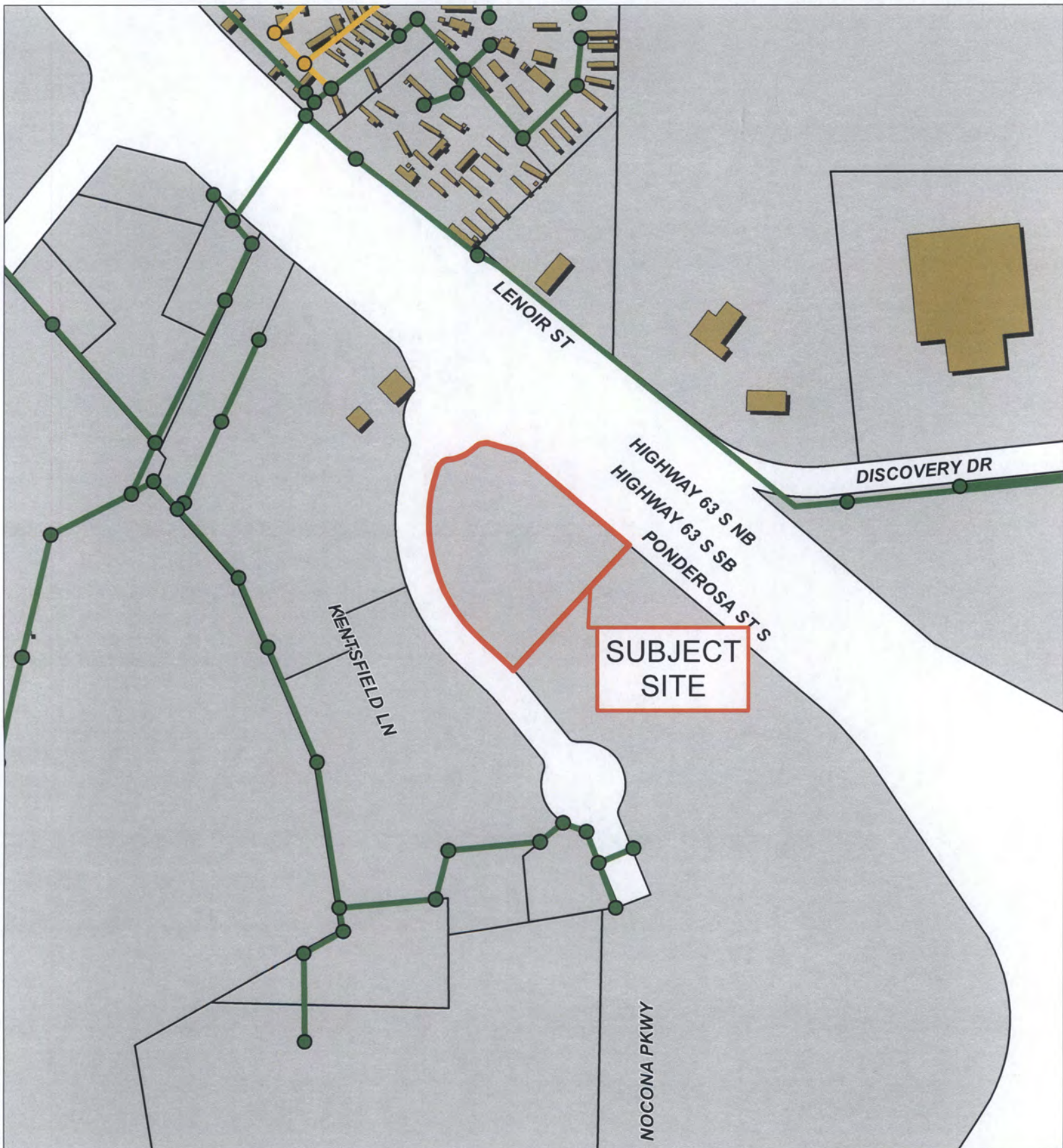
## 15-102: Discovery Park Lots 310, 302, & 303 C-P Plan



- |   |  |
|---|--|
|  10 Foot Contour Lines |  Parcels            |
|  2 Foot Contour Lines  |  Building Footprint |













## 15-102: Discovery Park Lots 310, 302, & 303 C-P Plan



- |  |   |  |
|--|---|--|
|  City Sanitary Structure    |  City Sanitary Line    |  Building Footprint |
|  Private Sanitary Structure |  Private Sanitary Line |  Parcels            |

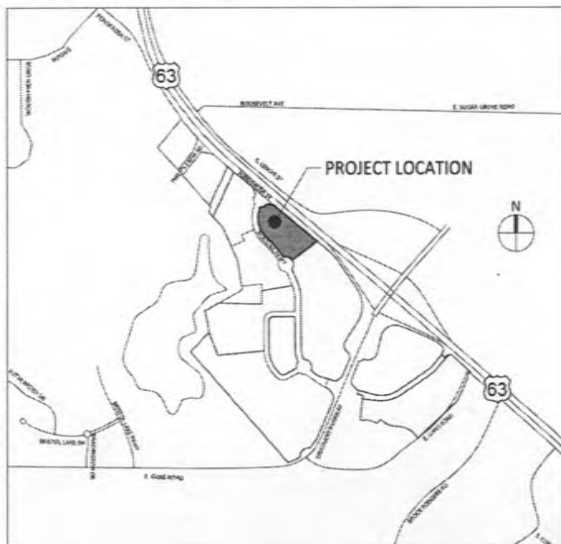




# CP PLAN FOR DISCOVERY PARK LOTS 301, 302 & 303

LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W  
BOONE COUNTY, MISSOURI  
MARCH, 2015

### Project Location Map



## Index of Drawings

Sheet Number	Sheet Title
X0.1	COVER SHEET
X0.2	ABBREVIATIONS & NOTES
C1.0	CP PLAN DEVELOPMENT - OVERALL
C1.1	CP PLAN - LOT 101, 102, & 103
C1.2	CP PLAN - LOT 101, 102, & 103

Sheet Title

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

DR. RAGAN PURI – CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA  
MISSOURI THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

ROBERT MEDAVIDO — MAYOR

SHEELA AMIN - CITY CLERK



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MISSOURI.

MICHAEL M. HALL  
TMO #90546  
EXPIRES 12-31-17

Michael M.  
Hall, P.E.

Digitally signed by Michael M. Hall, FN  
DN: cn=Michael M. Hall, FN, o=Cumulus  
Oil Engineering Group, ou,  
email=michael.hall@cumeoilengineering.  
com, c=US  
Date: 2014.04.23 16:08:44 -0700

Set No:

Project Number: 112003-1-101



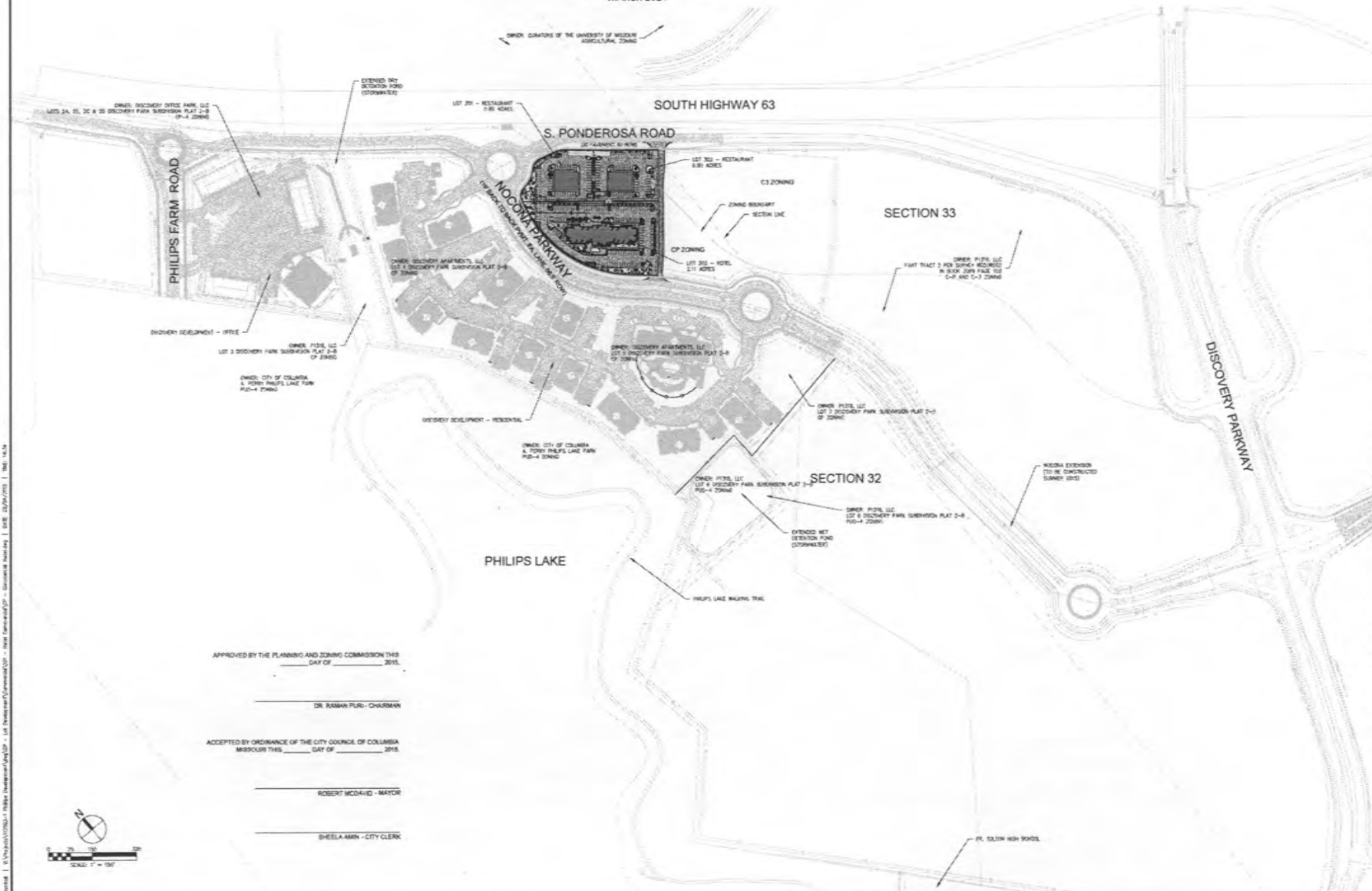
MISSOURI ENGINEERING CORPORATION NUMBER 2013000149, EXPIRES 12-31-2015  
Columbia Civil Engineering Group, LLC 3301 Berrywood Drive, Suite 103 Columbia, MO 65201  
Phone (573) 999-7821







C-P PLAN FOR  
**CP PLAN FOR DISCOVERY PARK LOTS 301, 302 & 303**  
 LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W  
 BOONE COUNTY MISSOURI  
 MARCH 2014



**COLUMBIA**  
 Civil Engineering Group  
 Columbia, MO  
 PHONE (314) 894-7871



MICHAEL R. SMITH, P.E.  
 No. 10111  
 EXPIRES 12/31/15  
 ARCHITECTURAL CORP. ENGINEERING  
 SUPPLEMENT 12/24/2009

**CP PLAN FOR DISCOVERY  
 PARK LOTS 301, 302 & 303**  
 TRITTENBACH DEVELOPMENT  
 COLUMBIA, MISSOURI

REVISIONS

DRAWN	JMR
APPROVED	MMH
ISSUED FOR	
DATE	
FIELD BOOK	

SHEET NAME  
**CP PLAN  
 DEVELOPMENT -  
 OVERALL**

PROJECT NO. 112003-1-102  
 CLIENT NO.  
 SHEET NO.

**C1.0**



# PARKING CALCULATION - HOTEL COMMERCIAL:

LOT 301, 302, & 303 REPRESENTED IN THIS CHART			
①	HOTEL - HOUSING (300 UNITS)	*SEE NOTE 1*	= 104 SPACES
②	RESTAURANT	1,000 SF	= 104 SPACES
TOTAL SPACES REQUIRED = 208 SPACES			
TOTAL HANDICAPPED SPACES REQUIRED (MIN.) = 7 SPACES			
TOTAL HANDICAPPED SPACES PROVIDED (1% MIN. ACCESSIBLE PROVIDED) = 8 SPACES			
TOTAL SPACES PROVIDED (HANDICAPPED INCLUDED) = 223 SPACES			
PROVIDED PARKING RATIO (TOTAL SPACES / SQ. FT. ON VARIOUS TRACTS) = 1.297 SPACES			
TOTAL BI-CYCLE SPACES REQUIRED = 11 SPACES			
TOTAL BI-CYCLE SPACES PROVIDED = 15 SPACES			

NOTE 1: 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA (GFA) FOR HOTELS, MOTELS, AND RESORTS. 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA (GFA) FOR RESTAURANTS, BARS, AND NIGHT CLUBS. 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA (GFA) FOR OTHER COMMERCIAL USES.

## C-P PLAN FOR CP PLAN FOR DISCOVERY PARK LOTS 301, 302 & 303 LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W BOONE COUNTY MISSOURI MARCH 2014

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS  
DAY OF \_\_\_\_\_, 2014.

DR. RAMAN PURI - CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA  
MISSOURI THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

ROBERT MCDEVITT - MAYOR

SHEILA AMIN - CITY CLERK

**COLUMBIA**  
Civil Engineering Group  
Columbia, MO  
2160 KENNEDY AVE. SUITE 100 COLUMBIA, MO 65201  
PHONE: (314) 899-1807



CP PLAN FOR DISCOVERY  
PARK LOTS 301, 302 & 303  
TRITTENBACH DEVELOPMENT  
COLUMBIA, MISSOURI

REVISIONS  
CITY COMMENTS 4/22/15

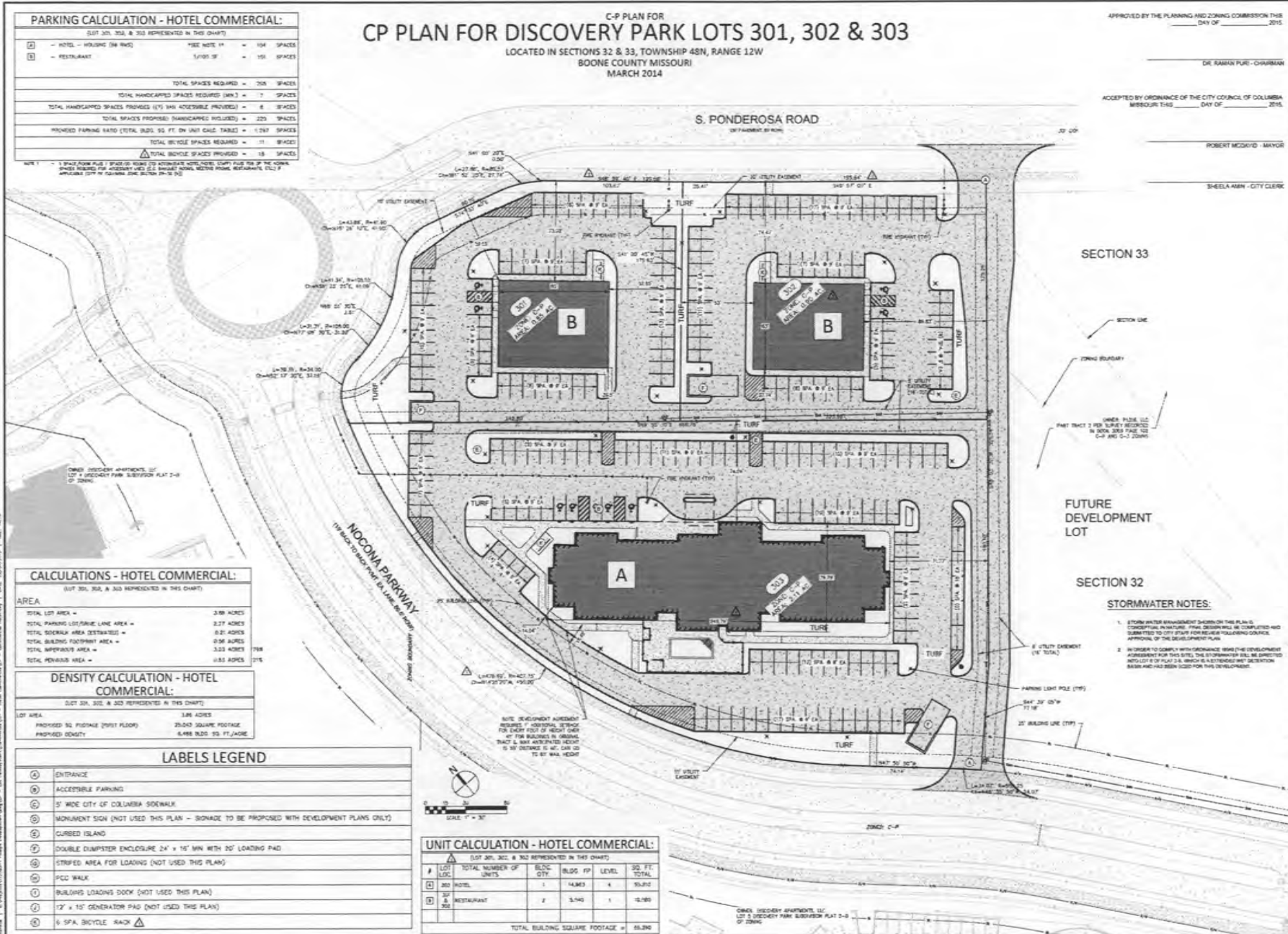
DRAWN: JMB  
APPROVED: MWH  
DESIGNED FOR: DATE  
PLOT BOOK

SHEET NAME

CP PLAN - LOT 301,  
302, & 303

PROJECT NO. 112003-3-101  
CLIENT NO.  
SHEET NO.

C1.1



### CALCULATIONS - HOTEL COMMERCIAL:

LOT 301, 302, & 303 REPRESENTED IN THIS CHART	
AREA	
TOTAL LOT AREA =	3.88 ACRES
TOTAL PARKING LOT/DRIVE/PAVE AREA =	2.77 ACRES
TOTAL SIDEWALK AREA (ESTIMATED) =	0.21 ACRES
TOTAL BUILDING FOOTPRINT AREA =	0.96 ACRES
TOTAL IMPERVIOUS AREA =	3.33 ACRES
TOTAL PAVED AREA =	3.83 ACRES

### DENSITY CALCULATION - HOTEL COMMERCIAL:

LOT 301, 302, & 303 REPRESENTED IN THIS CHART	
LOT AREA	3.88 ACRES
PROPOSED SQ. FOOTAGE (TOTAL FLOOR)	25,043 SQUARE FOOTAGE
PROPOSED DENSITY	6,458 BLDG. SQ. FT./ACRE

### LABELS LEGEND

①	ENTRANCE
②	ACCESSIBLE PARKING
③	5' WIDE CITY OF COLUMBIA SIDEWALK
④	MONUMENT SIGN (NOT USED THIS PLAN - SIGNAGE TO BE PROPOSED WITH DEVELOPMENT PLANS ONLY)
⑤	CURSED ISLAND
⑥	DOUBLE CHAMBER ENCLOSURE 24' x 15' MIN WITH 20' LOADING PAD
⑦	STRIPED AREA FOR LOADING (NOT USED THIS PLAN)
⑧	PCC WALK
⑨	BUILDING LOADING DOCK (NOT USED THIS PLAN)
⑩	12' x 15' GENERATOR PAD (NOT USED THIS PLAN)
⑪	6 SPA. BI-CYCLE RACK

### UNIT CALCULATION - HOTEL COMMERCIAL:

LOT 301, 302, & 303 REPRESENTED IN THIS CHART					
LOT	LOC.	TOTAL NUMBER OF UNITS	BLDG. QTY.	BLDG. SQ. FT.	SQ. FT. TOTAL
①	301 HOTEL	1	14,863	6	90,012
②	302 RESTAURANT	2	3,140	1	12,080
TOTAL BUILDING SQUARE FOOTAGE =					96,092



LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W  
BOONE COUNTY MISSOURI  
MARCH 2014

S. PONDEROSA ROAD  
CITY PALMER, SD 57050

NOTES:

1. ALL DISTURBED AREAS SHALL BE RESEED & MULCHED AFTER CONSTRUCTION
2. THE LANDSCAPING BUFFERS SHALL CONTAIN NO LESS THAN 10% TREES BY THE CATEGORIES OF PLANTED NATURAL LISTED IN PART 1000 OF SECTION 30.2 OF THE CODE OF ORDINANCE CITY OF INDIAN LAKE BE 20.0 OF DISTRICT.
3. LANDSCAPING AND STORM WATER MANAGEMENT DRAINAGE ON THIS PLAN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL BE COMPLETED AND SUBMITTED TO THE CITY OF INDIAN LAKE FOR THE FOLLOWING COUNCIL APPROVAL OF THE DEVELOPMENT PLAN.
4. IN ORDER TO COMPLY WITH DISTRICT 1000 (THE DEVELOPMENT AREA) FOR THE SITE, THE CITY OF INDIAN LAKE WILL BE OBTAINING A LETTER OF PLAT FROM THE CITY OF INDIAN LAKE FOR THE DISTRICT 1000 OF PLAT 3.0 OF SECTION 30.2 OF THE CODE OF ORDINANCE CITY OF INDIAN LAKE BE 20.0 OF DISTRICT.
5. THERE IS NO CLAIM OF RIGHT WITHIN THE LIMITS OF THIS LOT

CALCULATIONS - HOTEL COMMERCIAL:

LOT 301, 302, & 303 REPRESENTED IN THIS CHART

AREA	
TOTAL LOT AREA =	2.96 ACRES
TOTAL PARKING LOT/DRIVE LANE AREA =	2.27 ACRES
TOTAL SIDEWALK AREA (ESTIMATED) =	0.21 ACRES
TOTAL BUILDING FOOTPRINT AREA =	0.56 ACRES
TOTAL IMPERVIOUS AREA =	3.03 ACRES
TOTAL PERVIOUS AREA =	0.83 ACRES

## LANDSCAPE COMPLIANCE

TOTAL PARKING LOT & DRIVE AREA	10,881 SQ. FT.
TOTAL REQUIRED @ 1 TREE/400 SQ. FT.	22 TREES
TOTAL TREES REQUIRED =	22 TREES
MODIFY TO LARGE TREES REQUIRED (8"DBH) =	7 TREES
TOTAL TREES PROVIDED =	115 TREES

LANDSCAPE REQUIRED (1/8 OF TOTAL LOT)	2.98 ACRES
LANDSCAPE PROVIDED (11% ACTUAL)	0.83 ACRES

### TREE LEGEND

QUANTITY	SIZE	CATEGORY	SPECIES	SYMBOL
29	2 GAL.	ORNAMENTAL GRASS	FEATHER REED GRASS (OR APPROXIED EQUAL)	
10	2" CAL.	SHADE TREE (MED.-LARGE)	TRIDENT MAPLE (ACER RUPESTRIS/MAJ.), RIVER BIRCH (BETULA NIGRA), KENTUCKY COFFEE TREE, SWAMP WHITE OAK, PIN OAK (OR APPROXIED EQUAL)	
△ 40	4' TALL	ORNAMENTAL TREE	SERVICEBERRY (AMELANCHIER ALBOPICAL), APPALACHIAN REDBUD (CESTROS CANADENSIS) OR APPROXIED EQUAL	
△ 28	4' TALL	EVERGREEN TREE	GREEN GIANT ARBORVITAE, SHORT LEAVED PINE, RED CEDAR (OR APPROXIED EQUAL), STAGSLEER PLACEMENT TO AVOID UNIFORM APPEARANCE	
70	2 GAL.	DECIDUOUS SHRUB	BURNING BUSH (EUONYMUS ALATA 'COMPACTA'), SPIREA (SPIRGEA X BURNING), NEW JERSEY TEA (LOENICERUS AMERICANUS), COBBLEBERRY (SYMPHORICARPUS ORBICULATUS) OR APPROXIED EQUAL	
48	2 GAL.	EVERGREEN SHRUB	HARDY DOGWOOD (SHRUB), SINCA INDIANA), JUNIPER (JUNIPERUS CHINENSIS 'SEA GREEN') OR APPROXIED EQUAL	

FUTURE  
DEVELOPMENT  
LOT

STORMWATER TO BE COLLECTED  
IMPAIRED PARADES, DISCONNECTED WERHS  
WHALES, BROKEN CURBS, DISCONNECTED  
CONCRETE, ETC. PER ORANGEHAWK ROAD  
PAC DEVELOPMENT. EXISTING PUMP AND WELLS  
LOCATION WILL THEN BE COLLECTED AND  
DISCONNECTED TO THE EXISTING STORM PINE TO  
THE SOUTH. STRUCTURE INVOIT  
ELEVATION = 10.01'.

STRAIGHT LINE DISTANCE TO STRUCTURE IS 400'  
USING 8% AND 0.4% SLOPE, MIN INVERT ELEVATION  
IS 7.92' AT NORTH SIDE OF ENTRANCE. EX. GRADE  
IS APPROX. 7.07'.



APPROVED BY THE PLANNING AND ZONING COMMISSION THIS  
 \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

DR. RAMAN PURI - CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA  
MISSOURI THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015

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ROBERT MCDAVID - MAYOR

SHEELA AMIN - CITY CLERK

**COLUMBIA**  
Civil Engineering Group  
Columbia, MO



MICHAEL M. HALL, P.E.  
MC # 32040  
EXPIRES 12-31-2015  
MAYLOR-ENG. CORP #00000000  
EXPIRES 11-30-2015

CP PLAN FOR DISCOVERY  
PARK LOTS 301, 302 & 303

TRITTENBACH DEVELOPMENT  
COLUMBIA, MISSOURI

## REVISIONS

△ CITY COMMENTS: 4/22/15

DRAWN	JMS
APPROVED	MMH
ISSUED FOR	DATE
DATE	FIELD BOOK

SHEET NAME

CP PLAN - LOT 301,  
302, & 303

PROJECT NO. 112003-5-101  
CLIENT NO.  
SHEET NO.

## C1.2





**City of Columbia  
Planning Department**

701 E. Broadway, Columbia, MO  
(573) 874-7239 [planning@gocolumbiamo.com](mailto:planning@gocolumbiamo.com)

## Design Parameters Worksheet

For office use:

Case #: <i>15-102</i>	Submission Date: <i>4/22/15</i>	Planner Assigned:
--------------------------	------------------------------------	-------------------

**Please provide the following information:**

1. The minimum distance between any building and any adjacent property line or street right-of-way. Minimum distance is 40'-11" as shown on the CP plan. Minimum setback from exterior property lines and streets is 25' per Ordinance 18043 all other setbacks per same ordinance.
2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.  
6' minimum distance from ROW to back of parking lot
3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.  
Signage will be per the city requirements and be submitted with the final development plans.
4. The minimum percentage of the site to be maintained in open space shown by the percent in landscaping and the percent left in existing vegetation. (not applicable to **M-R** districts)  
Pervious area is 21% (100% new landscaping, 0% ex. vegetation). Impervious is regulated by Ord. 18043 and outlined in the attached worksheets Landscaping will comply with Ord. 29-25 and Chapter 12A of the City Code.
5. The maximum height and number of light poles and type of fixtures.  
Lighting shall be 20' tall max., full cut-off fixtures. Number is unknown at this time, but will be in accordance with Ord. 29-30.1. A Photometric plot will be provided with the final constr. plans



## **STATEMENT OF INTENT**

### **DISCOVERY PARK SUBDIVISION LOTS 301, 302 & 303 (Portion of Tracts 5, 8 and 9 of Ordinance 18043)**

**APRIL 21, 2015**

Size of Lot 301: 0.85 acres

Size of Lot 302: 0.90 acres

Size of Lot 303: 2.11 acres

Requested Zoning of Tract: C-P (planned commercial) and C-3 (portion of Lot 302)

Requested Allowable Uses of Tract: The allowed uses of this property shall be all uses allowed in Zoning Districts C-1, C-2 and C-3 (including pyramiding of such zoning ordinances), excluding, however:

- a. Drive in theaters
- b. Gun clubs
- c. Machine shops
- d. Travel trailer parks
- e. Temporary shelters
- f. Self storage facilities
- g. Halfway houses
- h. Publishing and newspaper publishing
- i. Commercial parking for automobiles and light trucks
- j. Farm machinery sales and services
- k. Kennels for boarding of animals of any kind
- l. Miniature golf courses or driving ranges
- m. Automobile repair shops; provided however that automobile dealerships and all uses attendant thereto shall be a permitted use
- n. Lumber yards, unless part of a home improvement center.

#### **Standards and Criteria/Design Characteristics and Statement of Intent for Lot:**

##### **1. Acreage**


- a. Lot 301: 0.85 acres and Lot 302: 0.90 acres to be developed with:
  - a. One outlot building per lot, estimated square footage 5040 square foot per lot
  - b. Exact usage to be determined under site plan submission.
- b. Lot 303: 2.11 acres to be developed with:
  - a. A four story hotel.
  - b. First floor square footage shall be 14,963 square feet, total of 55,210 square feet.

##### **2. Total Square Footage:**

- a. Lot 303: 55,210 square feet (deductions from Tract 5 as shown Exhibit A "Building Footprint Allocations" prepared by Columbia Civil Engineering Group dated April 21, 2015).
- b. Lots 301 & 302: To be determined under site plan submission, but not to exceed 5040 square feet each lot and the parameters outlined in Ordinance 18043. Deductions from Tract 5 as shown Exhibit A "Building Footprint Allocations" prepared by Columbia Civil Engineering Group dated April 21, 2015.
- c. Total first floor square footage of all three lots shall be 65,290 square feet.



3. Height and Setbacks:
  - a. The maximum building height shall not exceed and 59' as measured from finished grade.
  - b. Along Nocona Parkway and Ponderosa Street – 25'
4. Parking: Parking will be provided to meet the requirements of the City of Columbia Ordinances in facilities as shown on the approved development plan.
5. Open space/Impervious Surface areas:
  - a. Open/Green Space shall be a minimum of 21% (Lots 301, 302 & 303)
  - b. Impervious surface shall be a maximum of 79% (Lots 301, 302 & 303)
  - c. Impervious areas deductions from Tracts 5, 8 and 9 as shown on Exhibit B "Impervious Area Allocations" prepared by Columbia Civil Engineering Group dated April 21, 2015.
6. Comprehensive Traffic Impact Study/Development Agreements:
  - a. Lots 301, 302 and 303 shall be subject to the requirements specified for Tracts 3, 4, 5, & 9 within Ordinance # 18043
7. Stormwater/Water Quality Protection Plan:
  - a. Lots 302, 302 and 303 shall be subject to the requirements specified for Tracts 5, 8 & 9 within Ordinance #18043

  
\_\_\_\_\_  
Jonathan Odle, Member



# EXHIBIT A



3301 Berrywood Dr., Suite 103 Columbia, MO 65201

(ph) 573-999-7821

Project Number: 112003-1

Project: Discovery

Date: 4/21/2015

Impervious Area Allocations (Basis from Development Agreement - Ordinance 018043)

Tract 9	Area (Ac.)	Percent of Lot	Impervious Area	
Lot 1	5.05	100%	0.00	
Lots 2A-D	6.15	100%	4.02	
Partial Lot 3	1.62	91%	0.00	
Partial Lot 4	7.41	84%	3.86	
Par. Lot 301-303	0.20	5%	0.16	79%
Totals	20.43	Acres	8.04	39%
Allotted From Development Agreement			15.01	
Balance Available			6.97	Acres

Percent Impervious

Overall percent Impervious

Note: even with 100% imp. On Lot 1

there is a balance forward for drainage to the Lake of:

1.92

ACRES

Tract 3	Area (Ac.)	Percent of Lot	Impervious Area	
Partial Lot 3	0.16	9%	0.00	
Partial Lot 4	1.15	13%	0.60	
Partial Lot 5	1.14	13%	0.59	
Partial Lot 6	0.76	31%	0.00	
Totals	3.21	Acres	1.19	
Allotted From Development Agreement			9.10	
Balance Available			7.91	Acres

Tract 4	Area (Ac.)	Percent of Lot	Impervious Area	
Partial Lot 4	0.02	0%	0.01	
Partial Lot 5	3.98	46%	2.07	
Partial Lot 6	1.72	69%	0.00	
Partial Lot 7	0.13	14%	0.00	
Toalton HS	21.89	35%	8	Site limited to 35% per plans dated 5/15/09
Totals	27.74	Acres	9.74	
Allotted From Development Agreement			24.72	
Balance Available			14.98	Acres

Tract 5	Area (Ac.)	Percent of Lot	Impervious Area	
Partial Lot 4	0.29	3%	0.15	
Partial Lot 5	3.56	41%	1.85	
Partial Lot 7	0.83	86%	0.00	
Par. Lots 301-303	3.50	91%	2.77	79%
Totals	8.18	Acres	4.77	58%
Allotted From Development Agreement			45.65	
Balance Available			40.88	Acres

Percent Impervious

Overall percent Impervious

Tract 8	Area (Ac.)	Percent of Lot	Impervious Area	
Par. Lots 301-303	0.16	4%	0.13	79%
Totals	0.16	Acres	0.13	79%
Allotted From Development Agreement			19.09	
Balance Available			18.96	Acres

Percent Impervious

Overall percent Impervious

Total Impervious area allotted from DA (Tracts 4, 5, 8 & 9)

104.47 Ac. (Tract 3 Not included in calcs)

Total Impervious area Used to date (Tracts 4, 5, 8 & 9)

22.68 Ac. (Tract 3 Not included in calcs)

Total balance available of Impervious (Tracts 4, 5, 8 & 9)

81.79 Ac. (Tract 3 Not included in calcs)



## EXHIBIT B



3301 Berrywood Dr., Suite 103 Columbia, MO 65201 (ph) 573-999-7821

Project Number: 112003-1  
Project: Discovery  
Date: 4/21/2015

### Building Footprint Allocations (Basis from Development Agreement - Ordinance 018043)

Tract 9	Area (Ac.)	Percent of Lot	Building Footprint	Total Space
Lot 1	5.05	100%	0	0
Lot 2A-D	6.15	100%	49,750	65,375
Lot 3	1.62	91%	0	0
Partial Lot 4	7.41	84%	56,911	157,614
Par. Lot 301-303	0.20	5%	0	0
<b>Totals</b>	<b>20.23 Acres</b>		<b>106,661</b>	<b>222,989</b>
Allotted From Development Agreement			75,000	250,000
Balance Available			-31,661	27,011

Tract 4	Area (Ac.)	Percent of Lot	Building Footprint	Total Space
Partial Lot 4	0.02	0%	0	0
Partial Lot 5	3.98	46%	see below	see below
Lot 5 Buildings			3,752	3,752
Lot 5 Apartments			26,000	78,000
Partial Lot 6	1.73	70%	0	0
Partial Lot 7	0.13	14%	0	0
Toalton HS			43,560	79,224
<b>Totals</b>	<b>5.86 Acres</b>		<b>73,312</b>	<b>160,976</b>
Allotted From Development Agreement			200,000	425,000
Balance Available			126,688	264,024

\* (total is per plans, base is estimate)

NOTE - Per Exhibit D, Paragraph 2, apartments/dwelling units shall be calculated at 1000 SF EA in Tract 4

Tract 5	Area (Ac.)	Percent of Lot	Building Footprint	Total Space
Partial Lot 4	0.29	3%	1,263	1,263
Partial Lot 5	3.56	41%	30,052	46,259
Partial Lot 7	0.83	86%	0	0
Par. Lot 301-303	3.50	91%	25,043	65,290
<b>Totals</b>	<b>8.18 Acres</b>		<b>56,358</b>	<b>112,812</b>
Allotted From Development Agreement			400,000	700,000
Balance Available			343,642	587,188

Totals for Tracts 4, 5 & 9 from Dev. Agrmt.	675,000	1,375,000
Used	236,331	496,777
Balance Forward	438,669	878,223

NOTE: Per Exhibit 21 of the Development Agreement, Tract 8 does NOT have a square foot allocation/limitation  
Note: there are a total of 78 units proposed in Tract 4 (26 on the first floor), allocated at 1,000 SF per unit, per the Development Agreement



**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**MAY 7, 2015**

**Case No. 15-102**

**A request by P1316, LLC (owner) to amend the zoning statement of intent and for approval of a C-P (Planned Business District) development plan to be known as "CP Plan for Discovery Park Lots 301, 302 & 303." The 3.86-acre subject site is located south of the roundabout of South Ponderosa Road and Nocona Parkway, generally west of Highway 63 and north of Discovery Parkway.**

MR. REICHLIN: May we have a staff report, please?

Staff report was given by Mr. Steve McIntyre of the Planning and Development Department. Staff recommends (1) approval of the proposed C-P Statement of Intent (SOI), (2) Approval of the C-P Development Plan and Design Parameters.

MR. REICHLIN: Are there any questions of Staff? Mr. Strodtman?

MR. STRODTMAN: Are the two hash marks in your picture in the parking -- I guess that would be east of the hotel, are those walkways to the restaurants for the hotel patrons? Is that how they would access the hotels -- or the restaurants?

MR. MCINTYRE: Yes. There are a couple of cut-throughs, sidewalks both internal and connecting to the external street sidewalks, as well as providing internal connectivity are requirements. And the applicant has provided a few sidewalk connections, one from near the -- from the roundabout area there into the site to the restaurants. A couple of connections also appear, and they're difficult to see on here, but from the external street sidewalks into the site. And then those two that you mentioned, I believe on here, are aisles for pedestrian connectivity between the hotel and the restaurant sites with anticipation that there would be -- you know, these are mutual services that hotel guests would probably use.

MR. STRODTMAN: Thank you.

MR. REICHLIN: Anybody else? Seeing no one. Thank you very much, Mr. McIntyre. I'll open the public hearing.



## **PUBLIC HEARING OPENED**

MR. REICHLIN: Anybody wishing to discuss this matter with us, feel free to approach the podium. Three-minute time limit would be appreciated.

MR. HALL: Good evening. Mike Hall, Columbia Civil Engineering Group, 3301 Berrywood Drive, Suite 103, Columbia. Just to reiterate pretty much what Mr. McIntyre indicated tonight, this is a C-P plan that is in -- that follows the preliminary plat that we just approved here a month or so ago. The final plat has already been submitted and is ready for Council approval as well. Part of the things with this is, of course, this is compliant with the development agreement. The master plan was passed under Ordinance 14.0 -- oh, excuse me -- 18.03, and moving forward, of course, the design plans will follow that as well. A couple of things to note: As we move forward, some of the things that need to be done are for utilities. We've already got those planned. We've actually already bid out the road and we got plans approved, so the road is already being constructed in short order -- this summer to connect on south and extend Nocona down to Discovery Parkway. So we think we have everything covered and we are hoping to be starting construction on the hotel this fall. Happy to answer any questions. I think everything else has been pretty well covered this evening.

MR. REICHLIN: Mr. Stanton?

MR. STANTON: Did you receive any letters of opposition or recommendations concerning the landscaping and the traffic studies and all that?

MR. HALL: No, we did not. And the traffic study is required by the development agreement, and that has already been completed quite some time ago when the overpass was put in, and we've worked closely with City staff, meaning traffic, to verify and make sure that our -- everything we've done thus far is in compliance with that traffic study. Everything we have done thus far is less intense in development than the original plan. And as far as landscaping goes, we have -- we have also, through the approval process, we've got screening that's required pretty much around the perimeter of the site that faces both Ponderosa and Nocona, and we have followed that, and you'll probably see a little bit more intense landscaping once we're done. I don't think anybody has been out there, but we've -- the developers voluntarily started planting trees in right-of-way, and they're five-inch caliper trees that -- and Mr. McIntyre saw them the other day, and they're -- they're looking pretty good. And like I said, those trees are -- were



done voluntary by the developer.

MR. REICHLIN: Any other questions of this speaker?

MR. TILLOTSON: What restaurants?

MR. HALL: That is TBD -- to be determined. We don't have anybody at this time, but we are talking with several. So as soon as we know, we'll be sure to announce it.

MR. TILLOTSON: Restaurants.

MR. REICHLIN: Anybody else? Thank you very much.

MR. HALL: Thank you very much for your time.

MR. REICHLIN: Is there anybody else caring to comment on this matter, either for or against?

Seeing none.

#### **PUBLIC HEARING CLOSED**

MR. REICHLIN: Comments of commissioners, please? Ms. Loe?

MS. LOE: I was just going to say since we have seen this recently and it seems consistent with what we've seen, I'd like to move that we approve. So in Case 15-102, C-P plan for Discovery Park, Lots 301, 302, and 303, rezoning and development plan -- Mr. McIntyre, do we need one or two motions for this?

MR. MCINTYRE: You can do it either way. We have done it both ways in the past.

MS. LOE: Well, let's do it in one then. Let's move to approve the proposed C-P statement of intent, as well as C-P development plan and design parameters.

MR. STANTON: Second.

MS. RUSSELL: I'll second that.

MR. STRODTMAN: Mr. Stanton.

MR. REICHLIN: May we have a roll call, please.

MR. STRODTMAN: Yes, sir.

#### **Roll Call Vote (Voting "yes" is to recommend approval.)**

**Voting Yes: Mr. Stanton, Mr. Strodtman, Mr. Tillotson, Ms. Russell, Ms. Burns, Ms. Loe,**

**Mr. Reichlin. Motion carries 7-0.**

MR. STRODTMAN: Our recommendation for approval will be forwarded to City Council.