

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
June 22, 2017**

**SUMMARY**

A request by Columbia Civil Engineering Group, LLC (agent) on behalf of Discovery Park Apartments, LLC (owner) for a major amendment to the *Lots 4 & 5 Discovery Park Subdivision Plat 2B PD* (Planned Development) Development Plan approved on 1/27/15, to be known as *Lots 4, 501, & 502 Discovery Park Subdivision PD Plan*. The 17.55-acre subject property is located at the southwest corner of Nocona Parkway and Ponderosa Street. (**Case #17-128**)

**DISCUSSION**

The applicant is requesting approval to revise the existing PD plan for the *Lots 4 & 5 Discovery Park Subdivision Plat 2B PD* to further subdivide the property into three lots from the existing two lots. Lot 4 would not be affected, but Lot 5 would be subdivided into two separate lots, one that includes the multifamily dwellings and one that includes the pool and fitness center. No other revisions are being requested to the site plan other than the splitting of Lot 5, which per the applicant is being requested for financing purposes. In addition, this request is being processed concurrently with a requested replat that would be consistent with the requested PD plan amendment, if approved.

The proposed layout does not provide actual street access onto a public right of way for Lot 501, and to address this issue, the applicant is providing an access easement to allow vehicular access from Lot 501 to travel across Lot 502 in order to access right of way at the southern roundabout along Nocona Parkway. The easement also provides access to the same roundabout for the residential development to the south, located on Lot 401 of Discovery Park Subdivision Plat 4. These easements will be recorded on the final plat to ensure that access to the lots meets the requirements set forth in the UDC.

The Statement of Intent (SOI) has also been revised to accurately reference the proposed lots. In addition to these revisions, additional language in the SOI was included to clarify that the clubhouse is an amenity for the residential development and not meant to be a commercial facility (i.e., open for the general public to use). This issue was raised due to the fact that Lot 501 would not have direct access to right of way, and staff had concerns with a commercial facility that relied on access through a residential development. However, the new language in the SOI adequately addresses staff's concerns. The design parameters were also amended to update the lot references, and are still consistent with the previous design parameters.

Staff has reviewed the PD plan and finds that they are consistent with the UDC.

**RECOMMENDATION**

Approval of the major amendment for the *Lots 4, 501, & 502 Discovery Park Subdivision PD plan*.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- *Lots 4, 501, & 502 Discovery Park Subdivision PD Plan*
- Statement of Intent
- Design Parameters
- PREVIOUSLY APPROVED - *Lots 4 & 5 Discovery Park Subdivision Plat 2B PD plan*

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	17.55
<b>Topography</b>	Gently sloping to west toward lake
<b>Vegetation/Landscaping</b>	Landscaped, developed site
<b>Watershed/Drainage</b>	Clear Creek
<b>Existing structures</b>	Apartments, clubhouse

**HISTORY**

<b>Annexation date</b>	2004
<b>Zoning District</b>	PD
<b>Land Use Plan designation</b>	Commercial District
<b>Previous Subdivision/Legal Lot Status</b>	Lots 4 & 5 of Discovery Park 2-B

**UTILITIES & SERVICES**

All utilities and services provided by the City of Columbia

**ACCESS**

<b>Nocona Parkway</b>	
<b>Location</b>	East side of site
<b>Major Roadway Plan</b>	Major Collector No additional ROW required.
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks existing.

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	A Perry Philips Park (immediately west)
<b>Trails Plan</b>	No trails planned adjacent to site.
<b>Bicycle/Pedestrian Plan</b>	No planned 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 May 16, 2017.

<b>Public information meeting recap</b>	Number of attendees: 0 Comments/concerns: None
<b>Notified neighborhood association(s)</b>	None
<b>Correspondence received</b>	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner