



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 17, 2017

Re: Discovery Park Plat 2C, Lots 4, 5, 5A PD Plan – Major Amendment (Case #17-128)

Executive Summary

Approval of this request will result in an amendment to the existing PD plan to allow the creation of an additional lot for the existing clubhouse, and will result in a revised Statement of Intent and Design Parameters.

Discussion

The applicant, Columbia Civil Engineering Group, LLC (agent) on behalf of Discovery Park Apartments, LLC (owner), is seeking approval of a major amendment to the Lots 4 & 5 Discovery Park Subdivision Plat 2B PD (Planned District) development plan approved on 1/27/15. The revised PD plan, to be known as Lots 4, 5, & 5A Discovery Park Subdivision Plat 2C PD Plan, contains 17.55-acres and is located at the southwest corner of Nocona Parkway and Ponderosa Street.

The revision includes the splitting of Lot 5 into two separate lots, one that would include the residential dwellings and one that would include the clubhouse for the development. The newly created lot, Lot 501, requires an access easement per the UDC and due to the creation of the new lot the Statement of Intent was required to be revised to clarify that the clubhouse will not be used as a recreation center open to the general public. Additionally the Statement of Intent was revised to ensure consistency with the previously approved development plan for the site. Such additional revisions were technical in nature.

At its June 22, 2017 meeting, the Planning and Zoning Commission considered this request. Staff presented its report and a representative for the applicant gave an overview of the request. Following limited discussion, the Planning and Zoning Commission voted (8-0) to recommend approval of the PD plan and revised Statement of Intent (SOI).

A copy of the Planning Commission staff report, locator maps, PD plan, SOI, Design Parameters, previously approved Lots 4 & 5 Discovery Park Subdivision Plat 2B PD plan, and meeting excerpts are attached.



Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Long-term impact would include infrastructure maintenance and public safety services. Such increased costs may be offset by increased property taxes and user fees.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Infrastructure, 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
09/02/2014	Approved Lots 4 & 5 Discovery Park Subdivision Plat 2B PD (Ord. #22188) Approved Discovery Park Subdivision Plat 2-B (Ord. #22189)

Suggested Council Action

Approve the Lots 4, 5, & 5A Discovery Park Subdivision Plat 2C PD plan.