

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 10, 2020**

SUMMARY

A request by Anderson Engineering (agent), on behalf of P1316, LLC (owner), for approval of a PD (Planned Development) plan to be known as “*Discovery Park-Endeavor Center West PD Plan*” that proposes the creation of three separate development lots for commercial uses, the extension of Nocona Parkway from its current southern terminus, and a new street extension. This request also includes a design adjustment from Section 29-5.1(f)(3) to allow a new lot line through a structure. The approximately 6.08-acre site is located at the southwest corner of the intersection of Nocona Parkway and Endeavor Avenue. (Case # 08-2021)

DISCUSSION

The proposed PD plan includes the creation of a three-lot development, the dedication of right of way for the westward extension of Nocona Parkway, and a new public street extension only the plan’s southwest boundary. The approved zoning for the site occurred in 2004 and identifies the acreage as being located within the Tract 5 zoning area of the Philips Farm annexation. The approved zoning allows for most commercial uses, with some exceptions, and for residential uses as well.

The proposed development plan represents a revision to the *Discovery Park Subdivision Preliminary Plat Revision #3* approved 2/3/2020. The subject property includes a portion of the area identified as Lot 504 on the approved preliminary plat.

The site will be developed with a single building on each lot. Lot 601, located next to the Nocona and Endeavor roundabout, will include a 45,000 square foot three-story building, with a ground floor used for a mix of commercial uses and the upper two floors containing 44 studio apartments. The middle of the three lots, shown as Lot 602, is roughly 1.45 acres in size and will include a single-story mixed use building, as will the building on the most southern lot, Lot 603. Both buildings will have a footprint of about 10,800 square feet. All buildings will have at least one entrance that faces the adjacent public street.

Access to the site will be from the future extension of Endeavor that is currently under development, and from a new public street that will be constructed adjacent to Lot 603 (labeled as Street A temporarily) and will connect to the extension of Nocona Parkway, which is proposed with this plan. Lot 602 will not have direct access to a public street, so an access easement across Lots 601 and 603 will be granted to ensure accessibility.

Landscaping is provided per the UDC requirements, which includes parking lot landscaping and street trees. The overall development site includes approximately 31 percent of its lot area in open space. The overall required open space is regulated by the original zoning ordinance, and it is currently compliant with those requirements.

Design Adjustment from Section 29-5.1(f)(3) (Lot Lines)

Per the UDC Section 29-5.1(f)(3), no structure may be constructed across a lot line. The lot lines being proposed between each lot coincide with proposed parking lots, which by UDC definition, are considered structures; therefore, are not permitted.

Upon review of the design adjustment worksheet, staff concurs with the applicant’s findings and supports the request. The requested location of the new lot lines (down a drive aisle) are reasonably

located and do not arbitrarily bisect parking spaces or drive aisles in a way that would adversely affect the development as a whole or the general public. Allowing a parking lot over a lot line does not appear to be detrimental to the site, or in conflict with the standards for granting a design adjustment.

Conclusion

Staff have reviewed the proposed PD plan and finds that, with the exception of the requested design adjustment, it meets the technical requirements of the PD district and the UDC.

RECOMMENDATION

Approve the *Discovery Park-Endeavor Center West PD Plan* and associated design adjustment to Section 29-5.1(f)(3).

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- PD Plan
- Design Adjustment Worksheet
- Statement of Intent (4/19/2004)
- Preliminary Plat (2/3/2020)

SITE CHARACTERISTICS

Area (acres)	6.08
Topography	Generally sloping west toward lake
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

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	City of Columbia

ACCESS

Nocona Parkway	
Location	East side of site
Major Roadway Plan	Major Collector (Proposed), requiring 66-76' of ROW. ROW dedication required at time of plat.
CIP projects	NA
Sidewalk	Sidewalks required.

Endeavor Avenue	
Location	North side of site
Major Roadway Plan	Local Non-residential Street (Under construction), requiring 60' of ROW. No additional ROW required.
CIP projects	NA
Sidewalk	Sidewalks required.

Street A	
Location	South side of site
Major Roadway Plan	Local Non-residential Street (Proposed), requiring 60' of ROW. ROW dedication required at time of plat.
CIP projects	NA
Sidewalk	Sidewalks required.

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 and Endeavor

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 October 14, 2020. Two postcards were distributed.

Report prepared by Clint Smith

Approved by Patrick Zenner