

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
March 18, 2021**

**SUMMARY**

A request by Anderson Engineering (agent), on behalf of P1316 LLC (owners), for a preliminary plat revision to PD (Planned Development) zoned property included within the *Discovery Park Subdivision Preliminary Plat Revision #3* to include new lot arrangements and new right of way dedication for the extension of Artemis Drive to connect to Endeavor Avenue, and to be known as *Discovery Park Subdivision Preliminary Plat Revision #4*. The property is generally located north and south of Endeavor Avenue, approximately 300 feet west of the intersection of Nocona Parkway. (**Case #82-2021**)

**DISCUSSION**

The applicant is seeking approval of a revised preliminary plat for approximately 34.4 acres of property generally located within the Discovery Park development. The proposed revision includes a portion of Lot 504 from *Discovery Park Subdivision Preliminary Plat Revision #3*. Portions of Lot 504 have previously been incorporated into other revisions by their inclusion within the recently approved *Discovery Business Park PD Plan* and the *Endeavor Center West PD Plan*.

The principal purpose of this preliminary plat revision is to facilitate the construction of a portion of Artemis Drive that has not been shown on a preliminary plat or PD plan to date. This preliminary plat would complete the extension of Artemis Drive from where it was included in the *Discovery Park Business Park PD plan* to a connection with Endeavor where it currently terminates in a roundabout. This extension will provide circulation and connectivity throughout this portion of the development, as Endeavor will no longer be a terminal street. The preliminary plat also includes the further extension of Artemis north of the Endeavor roundabout as a private street.

With the extension of Artemis, three lots will be created around the Endeavor and Artemis roundabout. The three lots created by the extension of Artemis will ultimately require approval of a PD plan in the future prior their development and would also extend to the construction of the private portion of Artemis, north of the Endeavor roundabout. While the common lot for the private street is shown on the preliminary plat, it must first be approved on a PD development plan prior to its construction, which will allow for review of the proposed development adjacent to the private street to ensure that it provides adequate access and circulation for the type of development proposed.

The approval of the preliminary plat revision showing the right of way for Artemis will allow for the final platting of the right of way to occur. The final plat that includes the Artemis right of way that is currently under review. This will permit the applicant to construct all newly dedicated streets on this site, as well as the surrounding PD plans, at the same time. The streets include the southern extension of Nocona Parkway to the roundabout with Artemis (shown on the *Discovery Business Park PD*), and the construction of the public portion of Artemis from its proposed intersection with Discovery Parkway to the Endeavor roundabout (portions included on the *Endeavor Center West PD Plan*).

The preliminary plat has been reviewed by both internal and external stakeholders and has been found to comply with the provisions of the UDC.

**RECOMMENDATION**

Approval of the requested *Discovery Park Subdivision Preliminary Plat Revision #4*.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- Preliminary Plat
- Preliminary Plat (2/3/2020)

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	34.4
<b>Topography</b>	Generally flat, slight slope towards lake
<b>Vegetation/Landscaping</b>	Partially turf covered
<b>Watershed/Drainage</b>	Clear Creek, Gans Creek
<b>Existing structures</b>	None

**HISTORY**

<b>Annexation date</b>	2004
<b>Zoning District</b>	PD (Planned Development)
<b>Land Use Plan designation</b>	Commercial, Employment, Sensitive Area, Neighborhood
<b>Previous Subdivision/Legal Lot Status</b>	Previously unsubdivided

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	City of Columbia
<b>Fire Protection</b>	City of Columbia
<b>Electric</b>	City of Columbia

**ACCESS**

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

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

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

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Within half-mile of Nifong Park, Gans Creek Recreation Area, Philips Park
<b>Trails Plan</b>	Philips Lake Trail
<b>Bicycle/Pedestrian Plan</b>	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 January 27, 2021. Five postcards were distributed.

Report prepared by Clint Smith

Approved by Patrick Zenner