



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 16, 2024

Re: Discovery Park Subdivision, Plat No. 8A – Final Plat (Case # 36-2024)

Executive Summary

Approval of this request would authorize the recording of a 5-lot final plat to be known as “Discovery Park Subdivision, Plat 8A” and constitutes a replat of the Discovery Park Subdivision, Plat No. 8 which contained a total of 7-lots. The proposed replat has been precipitated by revisions to “The Kitchen & Discovery Park Offices PD Plan” which is being concurrently considered under separate cover on Council’s January 16, 2024 agenda. The proposed plat is consistent with the lot configuration shown on the revised PD Plan.

Discussion

Crockett Engineering Consultants (agent), on behalf of Discovery Entertainment Center, LLC, Discovery Business Center, LLC, and P1316, LLC (owners), are seeking approval of a 5-lot final plat to be known as “Discovery Park Subdivision, Plat No. 8A” which constitutes a replat of Discovery Park Subdivision Plat, No. 8 which was approved on May 16, 2022. The 10.64 acres is zoned PD (Planned Development) and is located northwest of the intersection of Discovery Parkway and Endeavor Avenue and contains the address 3701 Discovery Parkway. A concurrent PD Plan revision (Case # 37-2024), inclusive of the acreage shown on the plat, is also being considered under separate cover on the Council’s January 16, 2024 agenda.

The proposed final plat is consistent with the lot arrangement shown on the revised PD Plan that has been filed under Case # 37-2024 (attached). The revised PD Plan also serves as a new preliminary plat for the acreage. Given the consistency between the PD Plan and the proposed final plat, Council is authorized to approval of the final plat. Such action will ensure that the structures shown on the PD Plan are located on their own individual lots. The proposed lot lines do not create conflicts with required UDC setbacks or other dimensional requirements.

It should be noted that parking shown on the PD Plan crosses proposed property lines; however, such situation is authorized by the UDC. A shared parking agreement is in place to allow all site users to share parking and a cross-access easement for internal ingress/egress has also been established. Each lot fronts to a public roadway and meets the standards for “lot frontage” established within the UDC.

The proposed plat reduces the number of lots previously created from 7 to 5. This revision was precipitated by the applicant’s desire to reconfigure the location of buildings and development intensity on the site which is governed by the PD Plan. No additional right of way or public utility easements have been required by the proposed revision as compliant dedications were obtained when the former plat (Plat 8) was recorded.



Per sec. 29-5.2(d)(4) of the UDC, a resubdivision/replat of land shall only be approved if Council determines compliance with the following provisions (staff analysis follows each provision):

(i) The resubdivision would not eliminate restrictions on the existing plat upon which neighboring property owners or the city have relied, or, if restrictions are eliminated, the removal of such restrictions is in the best interest of the public.

There are no known restrictions impacting the property or being relied upon by adjoining property owners. The conditions for activation of the signalized intersection at Discovery Parkway and Endeavor Avenue associated with the proposed development site have been met.

(ii) Adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided to meet the needs of the resubdivision, or, there will be no adverse effect on such infrastructure facilities caused by the resubdivision.

The subject site is provided with adequate public utilities and roadway infrastructure to support the development of the site as shown on the accompanying PD development plan. One entire building has been removed from the development and two others have been combined into a single multi-story structure. No concerns have been expressed that the proposed revisions will impact the functionality of the existing infrastructure systems.

(iii) The replat would not be detrimental to other property in the neighborhood, or, if alleged to be detrimental, the public benefit outweighs the alleged detriment to the property in the neighborhood.

The subject development proposes a total of five commercial lots with 3 points of ingress/egress to the site. Vehicular access to Nocona Parkway is restricted; however, all structures fronting this corridor have pedestrian access. The adjoining development within Discovery Park is similar to that proposed and approval of the replat is not believed to generate any additional negative impacts. The governing PD Plan considered the integration of this tract's uses to those within the overall Discovery Park development and were found to be consistent with the underlying land use entitlements. This replat reconfigures the proposed development's lots to be consistent with the revised PD Plan.

The subject site has been reviewed by both internal and external staff and found to comply with the requirements of the UDC. Staff supports the approval of the revised final plat.

Locator maps, final plat, and proposed PD Plan revision are attached for review.



Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with the extension or relocation of public utility infrastructure will be borne by the applicant.

Long-Term Impact: Minimal. Potential costs may include increased public safety and trash collection services as well as increased public infrastructure maintenance (i.e. electric, roads, sewer, and water) to the site. These increased costs may or may not be off-set by user fees or increased tax collection.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Resilient Economy, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Infrastructure, Tertiary Impact: Economic Development

Legislative History

Date	Action
5/16/22	Approved final plat "Discovery Park Subdivision, Plat No. 8. (Ord. 025021)
1/3/22	Approved PD Plan/Prelim. Plat "The Kitchen & Discovery Offices". (Ord. 024879)

Suggested Council Action

Approve the proposed final plat to be known as "Discovery Park Subdivision, Plat No. 8A.