



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 20, 2021

Re: The Kitchen & Discovery Offices – Planned Development Plan & Statement of Intent  
(Case #06-2022)

## Executive Summary

Approval of this request would result in a new 7-lot mixed-use development Planned Development (PD) Plan to be known as *The Kitchen & Discovery Offices PD Plan* on property located within the Discovery Park development, with a revision to the existing Statement of Intent governing the property to permit *Outdoor entertainment or recreation* as an additional permitted use

## Discussion

Crockett Engineering Consultants (agent), on behalf of P1316 LLC (owner), is seeking approval of a 7-lot PD development plan for a mixed-use development on property zoned PD (Planned Development) to be known as *The Kitchen & Discovery Offices*, which will include office, retail, residential, and indoor and outdoor recreation. The request also includes a revision to the Statement of Intent to include *Outdoor entertainment or recreation* as a permitted use. The 10.64-acre property is located at the northwest corner of Discovery Parkway and Endeavor Avenue.

The PD includes five lots for office uses, one lot for a three-story, mixed-use commercial and residential building, and one lot that includes a restaurant with indoor and outdoor recreation that will feature pickleball courts. No design exceptions have been requested for this site, and all buildings will have entrances facing a public street, and most will have walkways providing direct access from the public sidewalk network. Parking and landscaping have been provided per the UDC minimum requirements for the site.

A principal feature of the site is the “*Kitchen*” portion of the plan, which provides a 2-story 14,700 square-foot restaurant, pickleball courts, a music stage, bocce ball, various yard games, and in the winter, an ice rink. The original statement of intent does not permit *Outdoor entertainment or recreation* uses which many of those intended at this location are defined as, so an amended SOI is included with this request to include it as a permitted use.

The Planning and Zoning Commission considered this request at their November 18, 2021 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. The Commissioners requested clarity on the amount of parking provided for commercial and residential uses and potential overflow parking, and expressed concerns with the size of the outdoor stage and potential noise. Following additional discussion, a motion to approve the PD plan and statement of intent revision passed (8-0) with one recusal.



The Planning Commission staff report, locator maps, PD plan, renderings, statement of intent, statement of intent (4/19/2004), preliminary plat (2/3/2020), and meeting minute excerpts are attached.

## Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Economic Development, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
2/3/20	Approved <i>Discovery Park Subdivision Preliminary Plat Revision #3</i> (Res #21-20)

## Suggested Council Action

Approve the *Kitchen & Discovery Offices PD Plan* and amended Statement of Intent.