

**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 permit the construction of four, 4-story multi-family apartment buildings, to be known as *Aria Boulevard Phase 2*. The site is split-zoned and includes a small portion of M-C (Mixed Use-Corridor) zoning that coincides with some accessory parking and a garage. The 7.99-acre site is located along the east side of Nocona Parkway, north of Fremont Avenue (private) and south of Kentsfield Lane (private). **(Case # 30-2021)**

**DISCUSSION**

The applicant is proposing a new PD development plan for the creation of a single-lot development that will include multi-family residential dwellings. The approved zoning for the site occurred in 2004 and identifies the majority of the site as being located within the Tract 5 zoning area of the Philips Farm annexation; however, a small portion of the property shown on the PD plan is not located in Tract 5 and is thus not zoned PD. It is instead zoned M-C (Mixed Use-Corridor), and the boundary can be seen on the PD plan. 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 2* approved 4/15/2015. The subject property includes a portion of the area identified as Lot 11 on the approved preliminary plat.

Residential use of the subject property is permitted per the statement of intent (SOI) associated with the Philips Farm annexation, and the plan proposes 192 units and a proposed density of approximately 24 units/acres. This density will be distributed within four separate four-story buildings and will include a bedroom mix of studios, 1-bedroom, and 2-bedroom apartments. The site will be further improved with the required off-site parking spaces to meet the minimum code requirements. A portion of the required parking spaces will be provided within detached garages.

A driveway directly to Nocona Parkway provides access to the site along the south side of the development. To the north, the parking lot will connect to a private access drive that is located on an adjacent PD plan (Discovery Professional Offices, Case #31-2021), which in turn provides access to the Nocona Parkway roundabout, as well as Ponderosa Street. Internal sidewalks provide access between buildings and connect to the public sidewalk network in two locations.

Landscaping is provided per the UDC requirements, which includes parking lot landscaping and street trees, some of which are currently planted. The site currently includes approximately 41 percent of the 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.

***Conclusion***

Staff have reviewed the proposed PD plan and finds that it meets the technical requirements of the PD district and the UDC.

**RECOMMENDATION**

Approve the *Aria Boulevard Phase 2 PD Plan*.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- PD Plan
- Statement of Intent (4/19/2004)
- Preliminary Plat (4/15/2015)

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	7.99
<b>Topography</b>	Slight slope to the west
<b>Vegetation/Landscaping</b>	None
<b>Watershed/Drainage</b>	Clear Creek
<b>Existing structures</b>	None

**HISTORY**

<b>Annexation date</b>	2004
<b>Zoning District</b>	PD
<b>Land Use Plan designation</b>	Commercial
<b>Previous Subdivision/Legal Lot Status</b>	Previously unsubdivided

**UTILITIES & SERVICES**

All public utilities and services provided by the City of Columbia.

**ACCESS**

<b>Nocona Parkway</b>	
<b>Location</b>	West side of site
<b>Major Roadway Plan</b>	Major Collector (improved and City maintained), requiring 66-76' of ROW. No additional ROW required at time of plat.
<b>CIP projects</b>	None
<b>Sidewalk</b>	Sidewalks existing.

**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

**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 November 9, 2020. Two postcards were distributed.

Report prepared by Clint Smith

Approved by Patrick Zenner