

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 8, 2020**

SUMMARY

A request by Anderson Engineering (agent), on behalf of Endeavor Center, LLC (owner), for approval of a major amendment to the Discovery Park Plat 5, Lot 501 PD plan to resubdivide the lot, to add two floors onto Building B for residential uses, to obtain a design adjustment to Sections 29-5.1(f)(3) a to allow a new lot line through a structure, and to obtain a design exception to Section 29-4.6 relating to entry door orientation. The site is currently located at the northwest corner of the intersection of Nocona Parkway and Endeavor Avenue. (**Case #184-2020**)

DISCUSSION

The existing PD plan, approved February 17, 2020, included the creation of a single lot and included the construction of two, one-story office/commercial structures, with Building A being approximately 7,000 sq.ft. and Building B including 22,000 square feet for a vet office and additional commercial space. The plan was also revised per a minor amendment on August 3, 2020 to relocate the vet clinic from Building B to Building A, along with some minor parking lot revisions.

The proposed revision adds two stories on to Building B, tripling its gross floor area to 47,790 square feet. The additional floors will be for residential uses, and will include a total of 44 studio apartment dwelling units. Another proposed change is the addition of a patio area on the west side of Building B, along with a vehicular pull-out area that could be used for food trucks.

In addition, the existing site is all one lot, and this amendment would allow the subdivision of the site into 2 separate lots, with one building on each. Minimum off-street parking would be required for each lot after the subdivision. At this time, Building A has sufficient parking per the plan. Building B does not currently have the minimum parking for all uses; however, the applicant has stated that they intend to reduce their minimum parking requirement by utilizing the Shared Parking Reduction Factor (UDC Table 4.3-2), along with reductions for bike parking. If the uses on the first floor of the building fall into the Retail Sales and Personal Services, or into Office and Other Commercial uses, then the site would be compliant with minimum parking.

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 21 percent of the lot area in open space, which is greater than the standard minimum of 15 percent. The overall required open space is regulated by the original zoning ordinance, and it is currently compliant with those requirements.

Staff supports the requested amendment to increase the height of Building B to include additional residential units. It will provide additional dwelling unit density, and will provide a customer base in close proximity to the surrounding existing commercial development, as well as to the potential future commercial development.

The applicant is also requesting one design exception to the underlying zoning requirements, which would otherwise require BOA approval if not for the PD plan request. The request is noted below, and appears on page 2 of the PD plan. It should be noted that the same design exception was previously approved with the original PD plan, but since the plan is being amended, approval of the exception again is required. In addition, a design adjustment is requested to allow a structure over a lot line for the creation of 2 lots; that is also discussed below.

Design Exception to 29-4.6 Design Standards and Guidelines.

This request would waive the requirement that “each principal building shall have one or more operating entry doors facing and visible from an adjacent public street”. This requirement is meant to enhance the quality of the pedestrian experience along commercial corridors and provide an overall active street presence that faces the right of way and sidewalk.

Neither building on the PD plan includes an entrance along Nocona or Endeavor, which are the abutting street frontages that the UDC would normally require to have business entrances facing. The applicant has stated a desire to place the required off-street parking for this development behind the building to screen the view of parking from the right of way. Access to the future tenant spaces would be from the rear of the building where the parking is located. Per the applicant, this arrangement is desired to be extended to the opposite undeveloped corner of Nacona and Endeavor and is part of an overall design feature for this portion of the development.

In order to mitigate the impacts of removing street facing entryways, the applicant provided the additional walkway on the original PD plan between the two buildings to allow for better pedestrian access to the interior of the site from the public sidewalk. The expectation is that the majority of pedestrians accessing the site will come from the residential development immediately to the north, or now from residential units within the same building, so the additional sidewalk, coupled with the sidewalk along Briarmont, provide additional access points. The walkway is still reflected on the amended plan.

While additionally pedestrian connectivity does not completely replace the benefits of entryways facing the right of way, they combined with the benefits of placing the parking lots to the rear of the building will provide an opportunity to create a unique design that warrants the proposed tradeoff. Also worth noting, is that all building frontages facing a public street will be required to comply with the applicable design guidelines for new development contained within the UDC. One such design requirement is that new construction contain a minimum amount (20%) of building facade transparency. This requirement will provide opportunities to enhance visual interest on the sides of the buildings fronting to either Nocona or Endeavor.

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 line being proposed between Lot 401A and 401B coincides with a proposed parking lot, which by UDC definition is considered a structure; therefore, it is 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 line (approximately down the center of a drive aisle) is reasonably located and does 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.

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

RECOMMENDATION

Approve the requested PD plan major amendment to be known as *Discovery Park Plat 5, Lot 501 PD Plan Major Amendment #1*, the associated design adjustment for a structure over a lot line, and the

associated design exception to Section 29-4.6.

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator maps
- 2) Previously approved *Discovery Park Plat 5, Lot 501 PD Plan (2-17-20)*
- 3) Previously approved *Discovery Park Plat 5, Lot 501 PD Plan Minor Amendment #1 (8-3-20)*
- 4) *Discovery Park Plat 5, Lot 501 PD Plan Major Amendment #1*
- 5) Zoning and Statement of Intent for Tract 5 (Ord. 18043)
- 6) Design Adjustment Worksheet

SITE CHARACTERISTICS

Area (acres)	2.25
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	Discovery Park Subdivision Plat 5

UTILITIES & SERVICES

Site is served by all City of Columbia utilities and services.

ACCESS

Nocona Parkway	
Location	East side of site
Major Roadway Plan	Major Collector (improved & City-maintained), requiring 66-76' of ROW. No additional ROW required for portion constructed; additional ROW required at time of plat..
CIP projects	NA
Sidewalk	Sidewalks provided.

Endeavor Avenue	
Location	South side of site
Major Roadway Plan	Major Collector (improved & City-maintained), requiring 66-76' of ROW. No additional ROW required for the portion constructed; additional ROW required at time of plat.
CIP projects	NA
Sidewalk	Sidewalks required on extension.

Briarmont Avenue	
Location	North side of site
Major Roadway Plan	NA; private street
CIP projects	NA
Sidewalk	5' sidewalks shown on south side.

PARKS & RECREATION

Neighborhood Parks	A Perry Philips Park (immediately west)
Trails Plan	No trails planned adjacent to site.
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 September 9, 2020. Two postcards were distributed.

Report prepared by Clint Smith

Approved by Patrick Zenner