



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 3, 2020

Re: Discovery Park Subdivision Preliminary Plat Revision #3 (Case #25-2020)

Executive Summary

Approval of this request will result in the acceptance of a 3-lot preliminary plat revision for this site that includes new public streets and utility extensions.

Discussion

Anderson Engineering (agent), on behalf of P1316, LLC (owner), seeks approval of a three-lot preliminary plat of PD (Planned Development) zoned property to be known as Discovery Park Subdivision Preliminary Plat Revision #3 that includes the proposed extension of Endeavor Avenue and Nocona Parkway. The 52.75-acre subject site is generally located west of the roundabout intersection of Endeavor and Nocona.

The applicant is seeking to revise the existing 2015 preliminary plat governing the subject site, which showed the roundabout reflected on the revised preliminary plat as a three-legged roundabout. Since approval of the 2015 preliminary plat, the design of Nocona Parkway was altered by moving it slightly east of the location shown on the plat and designing a proposed fourth leg to be added to the existing roundabout. The proposed revision will revise the street locations for the future extensions of Endeavor and Nocona, and create 3 lots. The applicant has also submitted for concurrent review a PD development plan (Case #24-2020) for Lot 501, as shown on the preliminary plat.

The Planning and Zoning Commission considered this request at their January 9, 2020 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. Following discussion, a motion to approve the revised preliminary plat passed (8-0).

Please note that there were limited technical corrections made to the preliminary plat since reviewed by the PZC, and the current version is attached.

The Planning Commission staff report, locator maps, previously approved Discovery Park Subdivision Preliminary Plat 2, PZC reviewed preliminary plat (dated 12/30/19), revised preliminary plat (dated 1/8/20), 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: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
4/20/2015	Approved Discovery Park Subdivision Preliminary Plat 2 (Resolution #71-15)
4/19/2004	Approved annexation and zoning (Ordinance #18043)

Suggested Council Action

Approve the Discovery Park Subdivision Preliminary Plat Revision #3 as recommended by the Planning and Zoning Commission.