

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
January 9, 2020**

**SUMMARY**

A request by Anderson Engineering (agent), on behalf of P1316, LLC (owner), for 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 Avenue and Nocona Parkway. (**Case #25-2020**)

**DISCUSSION**

The applicant is seeking to revise the existing preliminary plat governing the subject site. The proposed revision will create 3 new lots and dedicate right of way for collector level roadways within the subdivision. Due to the proposed creation and development of Lot 501 and the proposed extension of Endeavor Avenue westward, a revised preliminary plat was required.

The first revision of the preliminary plat of this area, *Discovery Park Subdivision Preliminary Plat 2*, was approved in 2015. The 105-acre preliminary plat included the subject property, adjacent property to the north that has been final platted and developed with apartments as well as unplatted property on the east side of Nocona Parkway. The plat also showed the design of Nocona Parkway extending south from its then terminus to a three-legged roundabout. The eastern leg of the roundabout continued east to its intersection with Discovery Parkway while the third leg of the roundabout was designed to extend to the south where it was proposed to tie into Discovery Parkway via a road referred to as Canterwood Drive. There was no intent at the time of the preliminary plat to construct a fourth leg of the roundabout that generally would have travel to the west toward Philips Lake.

Since approval of the preliminary plat, the design of Nocona Parkway was altered by moving it slightly east of the location shown on Preliminary Plat 2 and the applicant now desires to add the missing fourth leg of the roundabout. The attached proposed preliminary plat revision reflects the as-built location of Nocona Parkway between the southernmost roundabout and the next roundabout north, the roundabout itself, and Endeavor's connection to Discovery Parkway. Per the proposed revised preliminary plat, the street network that extends south of the southernmost roundabout has been substantially revised and will be renamed to Nocona Parkway reflecting the new four-leg design of the roundabout. The revised preliminary plat also shows Endeavor Avenue becoming an east/west street that connects to Discovery Parkway (on the east) and extends westward as the new fourth leg of the roundabout into a cul-de-sac with medians partially along its length.

The applicant has also submitted for concurrent review a PD development plan (Case #24-2020) for Lot 501, as shown on the plat, which would generally include office and commercial uses. The remainder of the property not currently platted and on the west side of the Nocona Parkway extension is shown as Lot 502 and contains nearly 36 acres. Lot 503, east of Nocona Parkway contains 10.56-acres. All of the proposed lots include property that is currently zoned PD; however, aside from Lot 501 no PD plans have been submitted. PD plan approval for Lots 502 and 503 will be required prior to any new development or further subdivision.

Water and sewer line extensions are reflected on the revised preliminary plat that generally extend along the proposed extensions of Nocona Parkway and Endeavor Avenue. Electric service will also require an extension to support proposed new development. Staff have reviewed the revised preliminary plat and find that it meets the technical requirements of the UDC.

**RECOMMENDATION**

Approval of *Discovery Park Subdivision Preliminary Plat Revision #3*.

**SUPPORTING DOCUMENTS (ATTACHED)**

- 1) Locator maps
- 2) Previously approved - *Discovery Park Subdivision Preliminary Plat 2*
- 3) *Discovery Park Subdivision Preliminary Plat Revision #3*

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	52.75
<b>Topography</b>	Generally sloping west toward lake
<b>Vegetation/Landscaping</b>	Landscaping turf in the constructed areas.
<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 and Employment District/Sensitive Area
<b>Previous Subdivision/Legal Lot Status</b>	Presently unsubdivided

**UTILITIES & SERVICES**

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

**ACCESS**

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

<b>Endeavor Avenue</b>	
<b>Location</b>	Within site
<b>Major Roadway Plan</b>	Major Collector (improved & City-maintained), requiring 66-76' of ROW. No additional ROW required for portion constructed; additional ROW required at time of plat..
<b>CIP projects</b>	NA
<b>Sidewalk</b>	Sidewalks required.

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	A Perry Philips Park (immediately west)
<b>Trails Plan</b>	No trails planned adjacent to site.
<b>Bicycle/Pedestrian Plan</b>	None identified adjacent to site

**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 a public information meeting, which was held on December 17, 2019.

<b>Public information meeting recap</b>	Number of attendees: 2 (including 2 applicants) Comments/concerns: None.
<b>Notified neighborhood association(s)</b>	None.
<b>Correspondence received</b>	None.

Report prepared by Clint Smith

Approved by Patrick Zenner