

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

SUMMARY

A request by Anderson Engineering (agent), on behalf of Discovery Park Apartments, LLC (owner), for a PD Plan (Planned Development) amendment to the *Discovery Park Subdivision Plat 4 PD Plan*, with the most recent version administratively approved 6/11/2018, to reconfigure the layout of the dwelling units that have not yet been constructed. The 12.92-acre property is located on the west side of Nocona Parkway, approximately 1,500 feet south of Ponderosa Street. (**Case #38-2020**)

DISCUSSION

The applicant is seeking to amend the existing 2018 approved PD plan to revise the location and form of several multi-family buildings on the site. The project currently has four buildings that have been constructed along Nocona Parkway consistent with the existing PD plan. The proposed revision would affect the remaining unbuilt portion of the site, generally located behind the four existing buildings. The subject site is located within part of Tracts 4 and 5 of the Philips Farm annexation and zoning that was approved in April 2004, and residential use of the subject property is permitted per the statement of intent (SOI).

Generally speaking, the amendment would reduce the number of separate buildings from 6 to 4, reduce the number of dwelling units, and increase the open space on site. The proposed buildings would include attached parking below the units, whereas the current site includes mostly surface parking with some detached garage parking available.

While two of the new buildings would continue to face internally to the site, the arrangement of the other two buildings will be southward facing an existing private street, Briarmont Avenue. Residents of the southward facing units would access garages via a side access drive separating the dwellings from the private street. To accommodate the side access drive, Briarmont will need to be shifted south approximately 20 feet which will necessitate the widening of Lot 402, the lot upon which the private street is currently located.

The side access drive for the south facing units has been shown on the revised PD plan following conversation with the applicant regarding concerns about an earlier design that proposed the residential driveway connections to the garages tying directly into Briarmont. It is expected that the property to the south will develop with commercial uses (see concurrent Case #24-2020) and that such development may seek to utilize Briarmont for additional access. Given this possibility, the applicant agreed to design the proposed separation as a means of mitigating conflicts between potential commercial traffic on Briarmont and residents backing onto the private street.

The table below illustrates the other significant changes to affected buildings only (it does not include the four existing buildings), unless stated otherwise.

	Current plan	Proposed plan
Buildings	6	4
Dwelling Units	142	110
Bedrooms	162	200
Density (overall)	26.9	23.4
Pervious/open space (overall)	37%	42%

Conclusion

The proposed revision will result in a greater amount of open space being provided and will decrease overall development density even though the number of bedrooms will increase with the addition of more 2- and 3-bedroom units. The one concern regarding residents backing onto Briarmont has been adequately addressed. Staff has reviewed the proposed PD amendment and finds that it meets the technical requirements of the PD District and the UDC.

RECOMMENDATION

Approve the requested major amendment to the *Discovery Park Subdivision Plat 4 PD Plan*.

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator maps
- 2) Previously approved - *Discovery Park Subdivision Plat 4 PD Plan*
- 3) *Discovery Park Subdivision Plat 4 PD Plan major amendment*

SITE CHARACTERISTICS

Area (acres)	12.92
Topography	Gently sloping to west toward lake
Vegetation/Landscaping	Landscaping turf in the constructed areas.
Watershed/Drainage	Clear Creek
Existing structures	None

HISTORY

Annexation date	2004
Zoning District	PD
Land Use Plan designation	Commercial and Employment District/Sensitive Area
Previous Subdivision/Legal Lot Status	Lots 401 and 402 Discovery Park Subdivision Plat r4

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.
CIP projects	None
Sidewalk	Existing 8' pedway

Briarmont Avenue	
Location	South side of site
Major Roadway Plan	NA; private street
CIP projects	NA
Sidewalk	5' sidewalks shown partially on north side, internal walkways

PARKS & RECREATION

Neighborhood Parks	A Perry Philips Park (immediately west)
Trails Plan	No trails planned adjacent to site.
Bicycle/Pedestrian Plan	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.

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

Report prepared by Clint Smith

Approved by Patrick Zenner