



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 19, 2025

Re: Discovery Apartments - PD Plan, Statement of Intent, Statement of Intent Revision (Case # 92-2025)

Executive Summary

Approval of this request will result in the authorize a new 5-lot Planned Development Plan to be known as "*Discovery Apartments*" governed by "site-specific" Statement of Intent on a 22.14-acres portion of land located at the northern terminus of Endeavor Avenue. Additionally, approval of this request would authorize an increase in the "total building space" allocation associated with Tracts 4, 5, and 9 as shown within Exhibit 21 of Ordinance 018043 which governs the overall 528-acre development known as the Philips Farm Tract which was annexed into the City and permanently zoned in April 2004.

The amendment to Ordinance 018043 has been triggered given existing development on the portion of the overall Philips Farm Tract owned by the applicant and commonly known as Discovery Park has exceeded the development parameters established by Exhibit 21. The amendments to Exhibit 21 are specifically sought to address deficiencies with respect to permissible "total building space" on Tracts 4, 5, and 9 **only** and are inclusive of the proposed development on the 22.14-acres that would become Discovery Apartments. **No** amendments are sought or necessary to the impervious surface limitations associated with development within the overall Philips Farm Tract.

Discussion

Crockett Engineering (agent), on behalf of P1316 LLC (owner), is seeking approval of a 5-lot Planned Development Plan to be known as "Discovery Apartments" and an associated "site-specific" Statement of Intent (SOI). The PD Plan will also serve as a revised preliminary plat for the development's 22.14-acres. Concurrent with this request is an amendment to Ordinance 018043, Exhibit 21 with respect to the permissible "total building space" allocation for Tracts 4, 5, and 9 **only** of the overall 528-acre Philips Farm annexation and permanent zoning which was approved in April 2004. Ordinance 018043 governs several aspects of development within the 528-acre tract. The subject 22.14-acres associated with the proposed PD Plan is located within an area of the Philips Farm property commonly known as Discovery Park and is contained within Tracts 4 and 5 of the overall property.

In 2004 when the Philips Farm was annexed and permanently zoned it was divided into a total of nine development tracts of which eight were assigned "planned" zoning and one retained base district C-3 (now M-C Mixed-Use Corridor) zoning (see the attached zoning exhibit for tract locations). Additionally, each development tract was subject to development restrictions established either by a Statement of Intent (SOI) and/or development agreement provisions.



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The subject 22.14-acres has never previously been presented for development plan approval as required by its PD zoning; however, has been the subject of prior platting actions. The southern portions of the acreage is platted as Lots 7 and 8 of Discovery Park Subdivision Plat 7, the northern 16.28-acres is a survey tract, and the western portion of the acreage is part of Lot 6 of Discovery Park Subdivision, Plat 6A. The proposed PD Plan would serve as a new preliminary plat for the acreage. A final plat for the first phase of development (Lots 1 and 2) is presently under review and will be submitted for Council approval following approval of this request.

It should be further noted that there are two other concurrent requests appearing on the Council's May 19 agenda with respect to this request. Case # 113-2025 seeks approval to vacate two utility and two drainage easements flanking unimproved Artemis Drive as it traverses the 22.14-acre site and Case # 118-2025 seeks approval to vacate the unimproved portion of Artemis Drive as it traverses the acreage. The attached PD Plan illustrates a new public roadway network which extends Artemis northward and then eastward to connect with a north extension of existing Endeavor Avenue, creating a "loop-street".

The proposed development envisions the improvement of the subject 22.14-acre site with a combination of residential and mixed-use structures. At this time, the applicants are only prepared to develop Lots 1 and 2 of the acreage. Development of Lots 3-5 would require future site-specific PD Plan submissions; however, to ensure that impervious surface limitations approved by Ordinance 018043 are maintained the applicant has assigned impervious surface area limitations and dimensional standards to lots 3-5. The impervious surfaces shown on the submitted PD Plan **do not** exceed the maximum limitations imposed by Ordinance 018043. Furthermore, the submitted PD Plan only shows development that is imminent.

Both Lots 1 and 2 will be improved with one 4-story, 64-foot tall, mixed-use residential and commercial structure and one 3-story, 46-foot tall, residential only building. The upper three floors of the 4-story building on Lot 1 will contain 13 studios, 32 1-bed, and 35 2-bed apartments (80 total units). The upper three floors of the 4-story building on Lot 2 will contain 12 studios, 34 1-bed, and 35 2-bed apartments (81 total units). The remaining residential buildings on Lots 1 and 2 will each contain 33 1-bed and 6 2-bed apartments (78 total units). Additionally, each lot will have surface parking facilities to meet the requirements of the UDC augmented by private residential-style garages. Lot 1 would have three 8-bay garages and Lot 2 would have one 8-bay garage and one 4-bay garage. The PD Plan contains language that would allow for sharing of parking across all future development lots (i.e. 1-5) to promote opportunities to reduce impervious surfaces.

The PD Plan illustrates improvements to the site that includes several "design exceptions" as it relates to setbacks from internal property lines as well as building height variations. These "design exceptions" are permissible by the PD zoning process and have been reflected in the "site-specific" Statement of Intent that would govern the development shown on Lots 1 and 2 as well as future PD Plan submissions for Lots 3-5.



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While the PD Plan and its associated Statement of Intent meet the regulatory requirements of the UDC, during the review of this proposal it was determined the development of Discovery Park, specifically that within Tracts 4, 5, and 9, have exceed the "total building space" allocations established in Ordinance 018043 as shown within Exhibit 21 Table A. Without an amendment to the "total building space" limitations shown within Table A the development of Discovery Park cannot proceed forward.

Exhibit 21 is shown within the attached Planning and Zoning Commission staff report. The Exhibit is divided into three tables with Table A shows footprint/total building space allocations and Tables B and C show impervious area allocations without or with Philips Lake Park, respectively. Evaluation of the proposed PD Plan and that all development within the Discovery Park portion of the Philips Farm Tract has found that:

1. Of the 675,000 sq. ft. of "footprint area" allocated to Tract 4, 5, and 9 per Exhibit 21 of Ord. 018043, a total of 667,458 sq. ft. has been used. This leaves **7,542 sq. ft.** for future building footprint construction.
2. Of the 1,375,000 sq. ft. of "total building space" allocated to Tracts 4, 5, and 9 per Exhibit 21 of Ord. 018043, there has been **231,877 sq. ft.** more building space built than allowed.
3. Of the 104.47-acres of "impervious area" allocated to Tracts 4, 5, 8, and 9 per Exhibit 21 of Ord. 018043, a total of 90.94-acres has been used. This leaves **13.53 acres** of future impervious surface to be built.

As a result of these findings and in recognition that the limitations within Ordinance 018043 which were established approximately 21 years ago at a time when the City of Columbia's regulatory processes (i.e. stormwater, subdivision, and zoning) were less advanced, staff concluded that very specific amendments were necessary to ensure that contributions made within Discovery Park were recognized and that future contributions would not be unnecessarily halted.

To accomplish this objective, staff recommended that Exhibit 21, Table A be amended such that the "total building space" allocation available to **only** Tracts 4, 5, and 9 be increased. The proposed increases would accommodate **all existing** development, inclusive of the proposed PD Plan which will contribute 127,518 sq. ft of additional "total building area". Furthermore, staff recommended that the Commission condition a recommendation of approval with respect this request that stipulated no further development plans on Tracts 4, 5, or 9 be submitted for consideration without a comprehensive amendment to Ordinance 018043.

This matter heard by the Planning and Zoning Commission at its April 24, 2025 public hearing. Staff provided its report and the applicant's agent and representative provided a presentation and were available for Commissioner questions. No members of the public were present and no written comments were received.



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The applicant's agent indicated acceptance of the staff proposed recommended conditions for no further development approvals on Tracts 4, 5, and 9 without a comprehensive revision to Ordinance 018043; however, asked that the Commission consider a single exception. The exception sought was to allow for the submitted PD Plan revision on the existing structure at 5000 Artemis Drive to be processed. The applicant's agent noted that the building was existing and that changes proposed would not impact "total building space" or "impervious area" limitations.

Commissioners asked several technical questions of the applicant's agent and representative as well as staff with respect to details of Ordinance 018043. Following these questions and general Commissioner discussion, a motion was made to approve the PD Plan and associated "site-specific" Statement of Intent, inclusive of the identified "design exceptions" as well as an amendment to Exhibit 21, Table A of Ordinance 018043 such that the "total building space limitations" shown for Tract 4 be increased to 205,283 sq. ft, Tract 5 be increased to 1,064,129 sq. ft., and Tract 9 be increased to 429,930 sq. ft. The motion was seconded and was unanimously passed by a vote of (7-0).

A copy of the Planning and Zoning Commission staff report, location maps, Discovery Park Tract Exhibit, PD Plan, "site-specific" Statement of Intent, Philips Farm Annexation and Zoning (Ord. 018043), Discovery Park Building Area Spreadsheet and Exhibit, Discovery Park Impervious Area Spreadsheet, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: None. All costs associated with infrastructure expansion to accommodate future development will be borne by the applicant.

Long-Term Impact: Long-term impacts will include increased costs for public infrastructure maintenance, public safety services, and trash collection. These costs may or may not be off-set by increased property and sales taxes revenues as well as user fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Resilient Economy, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Economic Development



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Legislative History

Date	Action
03/05/24	Approved Discovery Park Plat 6A (Ord. 025593)
06/21/21	Approved Discovery Park Plat 7 (Ord. 024666)
04/19/2004	Approved Annexation and Permanent Zoning of 528-acres known as Philips Farm (Ord. 018043)

Suggested Council Action

Approve the PD Plan to be known as "Discovery Apartments" and its associated "site-specific" Statement of Intent as well as the amend Exhibit 21, Table A of Ordinance 018043 by increasing the "total building space" for Tract 4 to 205,283 sq. ft., Tract 5 to 1,064,129 sq. ft., and Tract 9 to 429,930 sq. ft. as shown within said Table and restrict future development plan submissions on Tract 4, 5, and 9 until a comprehensive revision to Ordinance 018043 is approved as recommended by the Planning and Zoning Commission.