

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
October 22, 2020**

SUMMARY

A request by Anderson Engineering (agent), on behalf of P1316, LLC (owner), for approval of a new PD (Planned Development) plan on Lot 6 of Discovery Park Plat 2-B, which is currently improved with a stormwater management facility, to include landscaping, walking paths, and seating areas on the lot, and to be known as *Discovery Park Subdivision Plat 2-B, Lot 6 PD Plan*. The site is located approximately 400 feet southwest of the roundabout at Nocona Parkway and Kentsfield Lane (private). (Case #190-2020)

DISCUSSION

The applicant is requesting a PD plan for a site that is currently in use as a stormwater facility for the Discovery Park development. The requested plan would allow the addition of trails around the retention area that would connect to the surrounding residential developments, which are under the same ownership group. The site would also include other amenities such as benches, landscaping, and lighting. The site will continue to perform the role of stormwater management after the additional improvements.

The improvements would convert the stormwater facility into an active open space with amenities that can be utilized by surrounding residents. The PD plan has been reviewed by all relevant staff and is found to conform with the PD requirements within the UDC.

RECOMMENDATION

Approve the requested PD plan to be known as *Discovery Park Subdivision Plat 2-B, Lot 6 PD Plan*.

SUPPORTING DOCUMENTS (ATTACHED)

- 1) Locator maps
- 2) *Discovery Park Subdivision Plat 2-B, Lot 6 PD Plan*

SITE CHARACTERISTICS

Area (acres)	2.48
Topography	Generally flat with retention are in the center
Vegetation/Landscaping	Sod
Watershed/Drainage	Clear Creek
Existing structures	None

HISTORY

Annexation date	2004
Zoning District	PD
Land Use Plan designation	Employment
Previous Subdivision/Legal Lot Status	Discovery Park Subdivision Plat 2-B, Lot 6

UTILITIES & SERVICES

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

ACCESS

Not applicable; no direct access from a street.

PARKS & RECREATION

Neighborhood Parks	A Perry Philips Park (immediately west)
Trails Plan	Trails planned on site
Bicycle/Pedestrian Plan	Pedway along Nocona

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 provided “Early Project Notification” postcards (September 16, 2020) and “Public Hearing” notification letters (October 2, 2020) pertaining to this request. Two postcards and letters were distributed.

Report prepared by Clint Smith

Approved by Patrick Zenner