



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 19, 2021

Re: Discovery Center PD Plan (Case #162-2021)

## Executive Summary

Approval of this request would rescind approval of a previous residential PD plan, rezone additional property to PD to be included in a new PD plan, and create a new 3-lot commercial PD Plan to be known as *Discovery Center*.

## Discussion

Crockett Engineering Consultants (agent), on behalf of P1316 LLC (owners), is seeking approval of a rezoning of 1.64 acres of M-C (Mixed Use-Corridor) to PD (Planned Development), a 3-lot, 10.62-acre PD development plan and accompanying statement of intent for an office and retail development to be known as *Discovery Center*, and a design exception to exceed 200% of the allowed on-site parking for Lot 3. The property is located on the northeast corner of Nocona Parkway and Endeavor Avenue.

Additionally, due to the fact that a previously approved PD plan, *Aria Boulevard Phase 2*, would overlap and conflict with the proposed PD plan, the applicant has requested that the *Aria Boulevard Phase 2 PD Plan* (Ord. #024506) be abrogated. Such action is necessary and would rescind the approval of the existing PD Plan and make way for the approval the new PD Plan for *Discovery Center*.

The overall 10.62-acre *Discovery Center* PD Plan includes a 1.64-acre area that is not currently zoned PD. This acreage is proposed to be rezoned and included into the PD plan, and a new statement of intent is proposed for the entire acreage. Additionally, the PD plan includes a request for a design exception to allow more than 200% of the required minimum number of parking spaces. The office use on Lot 3 requires a minimum of 315 spaces for the proposed 94,752 sq.ft. office building (1 space/300 sq.ft. GFA). Pursuant to the UDC, a maximum of 630 parking spaces (200%) would be permitted; however, the applicant desires to provide 679 spaces which is equivalent to 216% of the minimum. The proposed increase in the permitted parking is reflected within Note #11 on the PD plan.

The Planning and Zoning Commission initially considered this request at their June 10, 2021 meeting. The case was tabled to allow the Commission and staff additional time to review revisions to the plan that had been submitted after agenda production. The previous PD plan included a hotel on an additional lot within the development. The revised plan removed the hotel and its corresponding lot. The hotel was replaced with greenspace in efforts to offset the impacts of the additional parking. The final version of the PD plan, dated June 18, 2021, and reviewed at the June 24 meeting, relocated the greenspace closer to the office building and included improvements to make the space more usable as an on-site amenity.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

The Planning and Zoning Commission considered this request at their June 24, 2021 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. Commissioners supported the revised PD Plan and complimented the applicant on the placement of the greenspace as a site amenity. A Commissioner expressed concern with the design exception as well as the amount of impervious surface in general. Following additional discussion, a motion to approve abrogation of the *Aria Boulevard Phase 2 PD Plan* passed (7-0-1) with one recusal, a motion to approve rezoning of 1.64 acres from M-C to PD passed (6-1-1) with one recusal, and a motion to approve the PD Plan with the design exception passed (6-1-1) with one recusal. A subsequent motion directing staff to place all items under Old Business on the Council agenda passed (4-3-1) with one recusal.

The Planning Commission staff report, locator maps, PD plan (rev. 6/18/21), statement of intent, statement of intent (4/19/04), preliminary plat (4/20/15), *Aria Boulevard Phase 2 PD Plan* (1/19/21), 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   |
|---------|--|
| 1/19/21 | Approved <i>Aria Boulevard Phase 2</i> (Ord. 024506)                                 |
| 4/21/15 | Approved <i>Discovery Park Subdivision Preliminary Plat Revision #2</i> (Res #71-15) |

## Suggested Council Action

Approve the abrogation of the *Aria Boulevard Phase 2 PD Plan*, the rezoning of 1.64 acres of property from M-C to PD, the *Discovery Center PD Plan* with the design exception pertaining to exceeding 200% minimum parking, and the associated Statement of Intent.