

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 4, 2020**

SUMMARY

A request by Anderson Engineering (agent) on behalf of Discovery Park Apartments, LLC (owner) for approval of the second major amendment to the *Discovery Park Subdivision Plat 4 PD Plan*. The proposed amendment seeks to subdivide the site into two separate lots and obtain approval of a design adjustment from Sections 29-5.1(f)(3) of the Unified Development Code to allow a new lot line through a structure (parking lot). The 12.92-acre property is located on the west side of Nocona Parkway, approximately 1,500 feet south of Ponderosa Street. (**Case #114-2020**)

DISCUSSION

The applicant is seeking to amend the existing PD plan (most recently revised February 17, 2020) to subdivide Lot 401 into two lots. The proposed resubdivision would also require a design adjustment to allow a parking lot to be constructed across the newly proposed lot line between Lots 401A and 401B. 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 will only create a new lot line between Lots 401A and 401B for financing purposes; no other site features are changing. The outcome, however, is that Lot 401A will no longer include the required number of minimum parking spaces for the multi-family development located there, while Lot 401B will have an excess amount of parking. The overall site has the appropriate number of parking spaces, so the applicant is proposing a shared parking arrangement that will permit the owner of Lot 401A to use at least 73 parking spaces on Lot 401B, which would be enough spaces to account for the minimum required. A note stating the shared parking arrangement has been added on the PD plan.

To ensure that proper access is in place to allow the owner (and residents) of Lot 401A to access the parking spaces on Lot 401B, an access easement will be placed over the drive aisle that will permit ingress and egress over Lot 401B and to Briarmont Avenue, a private street located to the south of the development.

Design Adjustment from Section 29-5.1(f)(3) of the UDC (Lot Lines)

Per the UDC Section 29-5.1(f)(3), no structure may be constructed across a lot line. The lot line being proposed between Lot 401A and 401B would coincide with a proposed parking lot, which by UDC definition is considered a structure; therefore, it is not permitted.

Upon review of the design adjustment worksheet, staff concurs with the applicant's findings and supports the request. The requested location of the new lot line (approximately down the center of a drive aisle) is reasonably located and does not arbitrarily bisect parking spaces or drive aisles in a way that would adversely affect the development as a whole or the general public. Allowing a parking lot over a lot line does not appear to be detrimental to the site, or in conflict with the standards for granting a design adjustment.

Conclusion

Upon review of the requested design adjustment, staff has concluded that the request for a structure over a lot line can be granted.

In regards to the PD plan amendment, the proposed revision will not likely have significant adverse impacts and does not impact the layout or development of the site as previously approved. Staff has reviewed the proposed PD amendment and finds that it meets the technical requirements of the PD District and the UDC.

RECOMMENDATION

Approval of the requested major amendment #2 to the *Discovery Park Subdivision Plat 4 PD Plan* and approval of the design adjustment for 29-5.1(f)(3) (*Lot lines over structures*)

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Design Adjustment Worksheet
- Previously approved - *PD Plan* major amendment #1
- *Discovery Park Subdivision Plat 4 PD Plan* major amendment #2

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 4

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 this pending request on May 11, 2020. Two postcards were distributed.

Public information meeting recap	Number of attendees: N/A (No mtg held due to COVID-19) Comments/concerns: N/A
Notified neighborhood association(s)	N/A
Correspondence received	None received

Report prepared by Clint Smith

Approved by Patrick Zenner