



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 2, 2020

Re: Discovery Park Plat 5, Lot 501 PD Plan – Major Amendment #1 (Case #184-2020)

Executive Summary

Approval of this request will result in the acceptance of a revised PD plan that adds two stories of residential use onto a building, subdivides the existing PD lot into two lots, and grants a design exception to waive entrance locations facing a public street. This request is being reviewed concurrently with a design adjustment seeking to allow a property line through a structure (i.e. parking lot).

Discussion

Anderson Engineering (agent) on behalf of Endeavor Center, LLC (owner) is seeking approval of a major amendment to the *Discovery Park Plat 5, Lot 501 PD* plan to resubdivide the lot, add two floors to Building B for residential uses, and obtain a design exception to Section 29-4.6 relating to entry door orientation. This major amendment also includes a concurrent design adjustment to Sections 29-5.1 (f)(3) a to allow a new lot line through a structure (i.e. parking lot) that appears on the Council's agenda as a separate business item. The site is currently located at the northwest corner of the intersection of Nocona Parkway and Endeavor Avenue.

The original PD plan, approved February 17, 2020, included the creation of a single lot and the construction of two, one-story office/commercial structures. The proposed revision adds two stories to Building B, tripling its gross floor area to 47,790 square feet. The additional floors will be for residential uses and will include a total of 44 studio apartment dwelling units. Other revisions include the division of existing Lot 501 into two separate lots (the revised PD plan also serves as a revised preliminary plat), and the continuation of a design exception to waive the requirement that the buildings have an entrance facing a public street.

The Planning and Zoning Commission considered this request at their October 8, 2020 meeting. Staff presented its report and the applicant gave an overview of the request. No other member of the public spoke during the public hearing. The Commission questioned whether the design exception to waive the requirement that the buildings have entrances facing the public streets was still appropriate with the added residential component. Other concerns raised were whether the shared parking that will likely be utilized on the site is still an appropriate accommodation to reduce the minimum parking requirements. With the current trend of working from home, the concern was that the assumptions that parking spaces for the residential units would be available during the day to the commercial uses may not accurately reflect the current situation if high numbers of people are staying home for work.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Following additional discussion, a motion to approve the PD plan amendment, design adjustment, and design exception passed (5-2-1) with one recusal.

The Planning Commission staff report; locator maps; previously approved *Discovery Park Plat 5, Lot 501 PD Plan* (2/17/20); previously approved *Discovery Park Plat 5, Lot 501 PD Plan Minor Amendment #1* (8/3/20); PD plan; zoning and statement of intent for Tract 5 (Ord. 18043); Design Adjustment Worksheet; 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
2/17/2020	Approved PD Plan for <i>Discovery Park Plat 5, Lot 501 PD Plan</i> (Ord. #024163)

Suggested Council Action

Approve the requested PD plan major amendment to be known as *Discovery Park Plat 5, Lot 501 PD Plan* and the associated design exception to Section 29-4.6 to waive building entrance location.