



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 6, 2020

Re: Discovery Park Plat 4 PD Plan - Major Amendment #2 (Case #114-2020)

Executive Summary

Approval of the request will result in a revised PD plan that will allow the subdivision of an existing lot into two lots. This request is being considered concurrently with a request to approve a design adjustment from the requirements of the UDC relating to structures over lot line.

Discussion

Anderson Engineering (agent), on behalf of Discovery Park Apartments, LLC (owner), is seeking approval of a major amendment to the Discovery Park Subdivision Plat 4 PD Plan to allow for the division of the property into two lots. A concurrent design adjustment from Section 29-5.1(f)(3) of the UDC to allow a new lot line through a structure (i.e. a parking lot) associated with this request and is being presented for Council consideration as a separate agenda item. The attached PD plan amendment has been prepared assuming approval of the design adjustment. The 12.92-acre property is located on the west side of Nocona Parkway, approximately 1,500 feet south of Ponderosa Street.

The applicant is seeking to amend the existing PD plan (most recently revised February 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 amendment will only create a new lot line between Lots 401A and 401B for financing purposes; no other site features are changing. The new lot line will cause Lot 401A to have less than the required number of parking spaces upon the lot; however, a shared parking arrangement and access easement will address the shortfall.

The Planning and Zoning Commission considered this request at their June 4, 2020 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. Following limited discussion, a motion to approve the PD plan passed (8-0).

The Planning Commission staff report, locator maps, previously approved Discovery Park Subdivision Plat 4 PD Plan, PD plan, 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 and sewers 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 Major Amendment #1 for <i>Discovery Park Subdivision Plat 4. (Ord. #24164)</i> |

Suggested Council Action

Approve the Discovery Park Subdivision Plat 4 PD Plan Major Amendment #2.