

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
June 21, 2021**

**SUMMARY**

A request by Anderson Engineering (agent), on behalf of Discovery Park Apartments, LLC (owner), for approval of a PD Plan (Planned Development) amendment to the Discovery Park Subdivision Plat 4 PD Plan, most recently revised on July 20, 2020, that proposes to add pickleball courts as an amenity to the project plan. The 12.92-acre property is located on the west side of Nocona Parkway, approximately 1,500 feet south of Ponderosa Street. **(Case #182-2020)**

**DISCUSSION**

The applicant is seeking to amend the existing PD plan (most recently revised July 20, 2020) to add four pickleball courts and a patio as an amenity for residents of the surrounding apartments. No other changes to the site plan are being proposed. 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, for which residential uses and amenities are permitted per the statement of intent (SOI).

Adding the four pickleball courts and patio space will decrease the amount of pervious surfaces on Lot 401 B from 136,607 sq.ft. (45% of the site) to 131,373 sq.ft. (42% of the site). Notwithstanding this decrease, staff is supportive of the request given it proposes an additional amenity for the development residents and the increase in total site impervious area does not exceed the maximum allowed by the current statement of intent for Tracts 4 or 5.

**RECOMMENDATION**

Approval of the requested major amendment to the *Discovery Park Subdivision Plat 4 PD Plan*.

**SUPPORTING DOCUMENTS (ATTACHED)**

- Locator maps
- PD Plan
- PD Plan (7/20/2020)

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	12.92
<b>Topography</b>	Gently sloping to west toward lake
<b>Vegetation/Landscaping</b>	Landscaping turf in the constructed areas.
<b>Watershed/Drainage</b>	Clear Creek
<b>Existing structures</b>	Several multi-family dwelling structures, off-street parking

**HISTORY**

<b>Annexation date</b>	2004
<b>Zoning District</b>	PD
<b>Land Use Plan designation</b>	Commercial and Employment District/Sensitive Area
<b>Previous Subdivision/Legal Lot Status</b>	Lots 401 and 402 Discovery Park Subdivision Plat 4

## **UTILITIES & SERVICES**

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

## **ACCESS**

<b>Nocona Parkway</b>	
<b>Location</b>	East side of site
<b>Major Roadway Plan</b>	Major Collector (improved & City-maintained), requiring 66-76' of ROW. No additional ROW required.
<b>CIP projects</b>	None
<b>Sidewalk</b>	Existing 8' pedway

<b>Briarmont Avenue</b>	
<b>Location</b>	South side of site
<b>Major Roadway Plan</b>	NA; private street
<b>CIP projects</b>	NA
<b>Sidewalk</b>	5' sidewalks shown partially on north side, internal walkways

## **PARKS & RECREATION**

<b>Neighborhood Parks</b>	Philips Park (immediately west)
<b>Trails Plan</b>	Trail connection to Philips Park
<b>Bicycle/Pedestrian Plan</b>	8' pedway on west side of 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 notified of this pending request on June 9, 2021. Two postcards were distributed.

Report prepared by Clint Smith

Approved by Patrick Zenner