

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 9, 2021**

SUMMARY

A request by Crockett Engineering Consultants (agent), on behalf of P1316, LLC (owner), for approval of an amendment to the *Discovery Park-Endeavor Center West PD Plan* to revise two mixed-use buildings shown on the plan by changing the use to residential, increasing the height, and decreasing the footprints of each building. This request also includes a design exception to waive the requirement to provide entry doors that face the public street. The approximately 4.12-acre property is located at the southwest corner of the intersection of Nocona Parkway and Endeavor Avenue. (**Case # 26-2022**)

DISCUSSION

The proposed PD plan amendment will revise the use of buildings located on Lots 2 and 3 from one-story mixed-use buildings to three-story residential buildings. The approved zoning for the site occurred in 2004 and identifies the acreage as being located within the Tract 5 zoning area of the Philips Farm annexation. The approved zoning allows for most commercial uses, with some exceptions, and residential uses.

The site will be developed with a single building on Lots 2 and 3, which make up 2.73 acres of the site. Lot 1, which is not affected with this amendment, is located next to the Nocona and Endeavor roundabout and includes a 45,000 square foot three-story building (under construction), with a ground floor used for a mix of commercial uses and the upper two floors containing 44 studio apartments. The middle of the three lots, shown as Lot 2, is roughly 1.4 acres in size and will include a three-story residential building, as will the building on the most southern lot, Lot 3. Both buildings have decreased in size minimally, going from a footprint of about 10,800 square feet to 9,873 sf.

Access to the site will not change, and will be from the future extension of Endeavor Avenue and from a new public street named Artemis Drive that is presently under construction adjacent to Lot 3 which will connect to the extension of Nocona Parkway. Lot 2 will not have direct access to a public street, so an access easement across Lots 1 and 3 will be granted to ensure accessibility.

There were no concerns raised from Public Works regarding the change of use to residential for this site. Worth noting is that the installation of a traffic signal at the intersection of Discovery Parkway and Endeavor Avenue is under way, and as a condition of this PD, no certificate of occupancy will be issued for this project until that signal is installed to ensure that the infrastructure is in place to handle the increase if traffic from this and other new developments in Discovery Park.

Parking on the site will decrease slightly from 222 to 219. The parking requirement for the site is 208 spaces after accounting for the required bike parking reduction. The site will share parking across the three lots, but overall the parking meets the requirements of the UDC.

Landscaping is provided per the UDC requirements, which includes parking lot landscaping and street trees, some of which are currently planted. The overall development site includes approximately 30 percent of its lot area in open space, which is unchanged from the current plan. The overall required open space is regulated by the original zoning ordinance, and it is currently compliant with those requirements. Additional evergreen trees are provided along the Artemis Drive frontage due to the

requirement to screen at least 50% of surface parking lots from view for multi-family developments.

Since the previous use of the buildings on Lots 2 and 3 was commercial, this was not required. Together with the buildings, more than 50% of the parking spaces should not be visible from a public street.

Design Exception: Sect 29-4.6(c)(1): Design standards and guidelines.

Design exceptions are requests from an applicant for relief from standards with Section 29-4 of the UDC, which is known as the “Form and Development Controls” section of the code. If not for the PD zoning, these requests would require approval from the Board of Adjustment. Exceptions to the UDC may be considered for PDs in order to provide for creativity within a site and best practice is that exceptions should “generally require that planned developments provide to the city amenities or benefits that help achieve the goals of the Columbia Imagined comprehensive plan (as amended) and that are not otherwise required by the base zoning districts in return for the added flexibility in uses and design offered by the PD district”.

The applicant is requesting a waiver of the requirement that each principal building on a lot should have an operating entry door facing and visible from the street. It should be noted that the plans do show walkways from the sidewalk to the building, but these are leading directly to individual apartments. Doors leading directly into an individual apartment are not considered entry doors in this context. An entry door would allow ingress and egress to the street-side of the building and allow all residents direct access to the sidewalk network, which is an important feature of the required design guidelines. It also creates a more engaging structure when observed from the public way when compared to a building that is designed with no entries facing the street, which is a vital component of creating walkable environments that engage the public.

It should be noted that the PD plan located directly north of this site was previously granted a design exception for entries facing streets as well. This plan included 2 buildings - a three-story mixed-use building and a one-story vet clinic. The same design exception that is being requested was granted for that site; however, at the time of building permit, the three-story mixed-use building was designed with street entrances.

When reviewing the requested design exception, staff does not find that there is sufficient evidence to waive the requirement. Entry doors facing the street will provide better access to the public sidewalk network for residents, and with the inclusion of the recently approved “*The Kitchen*” development immediately across the street from this site, which will include restaurants and outdoor entertainment, providing infrastructure that encourages pedestrian movement and access is only more essential. There does not appear to be any compelling enhancement in the design of this site that would warrant flexibility for this requirement, and staff does not support the exception.

Conclusion

Staff have reviewed the proposed PD plan and finds that, with the exception of the requested design exception, it meets the technical requirements of the PD district and the UDC.

RECOMMENDATION

Denial of the major amendment to the *Discovery Park-Endeavor Center West PD Plan* and the associated design exception to Section 29-4.6(c)(1) to waive the entry door requirement.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- PD Plan
- Statement of Intent (4/19/2004)
- PD Plan (01/19/2021)

SITE CHARACTERISTICS

Area (acres)	6.08
Topography	Generally sloping west toward lake
Vegetation/Landscaping	None
Watershed/Drainage	Clear Creek
Existing structures	None

HISTORY

Annexation date	2004
Zoning District	PD
Land Use Plan designation	Commercial
Previous Subdivision/Legal Lot Status	Previously unsubdivided

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	City of Columbia
Electric	City of Columbia

ACCESS

Nocona Parkway	
Location	East side of site
Major Roadway Plan	Major Collector (Under construction)r; Improved and City maintained; requiring 66-76' of ROW. No ROW dedication required at time of plat.
CIP projects	NA
Sidewalk	Sidewalks required.

Endeavor Avenue	
Location	North side of site
Major Roadway Plan	Local Non-residential Street (Under construction); Improved and City maintained; requiring 60' of ROW. No additional ROW required.
CIP projects	NA
Sidewalk	Sidewalks required.

Artemis Drive	
Location	South side of site
Major Roadway Plan	Local Non-residential Street (Under construction); Improved and City maintained; requiring 60' of ROW. No additional ROW required.
CIP projects	NA
Sidewalk	Sidewalks required.

PARKS & RECREATION

Neighborhood Parks	Within half-mile of Nifong Park, Gans Creek Recreation Area, Philips Park
Trails Plan	Philips Lake Trail
Bicycle/Pedestrian Plan	Pedway along Nocona and Endeavor

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 November 3, 2021. Two postcards were distributed.

Report prepared by Clint Smith

Approved by Patrick Zenner