

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
May 23, 2024**

SUMMARY

A request by Crockett Engineering Consultants (agent), on behalf of Discovery Entertainment Center, LLC, P1316 LLC, and Discovery Business Center LLC (owners), for approval of a PD Plan amendment to "The Kitchen & Discovery Offices" to revise the building area of proposed site improvements, add dwelling units to Building 2, and adjust parking requirements. The revised PD Plan will be known as The Kitchen & Discovery Offices. The approximately 10.64-acre subject site is located northwest of intersection of Endeavor Avenue and Discovery Parkway and includes the address 3701 Discovery Parkway. **(Case # 149-2024)**

DISCUSSION

The applicants are seeking a major PD Plan amendment to The Kitchen & Discovery Offices PD Plan. The existing PD plan was revised in February 2024 to remove a building, combined two buildings and increase their height to accommodate additional residential dwelling units, add a free-standing drive-up ATM, and reduce the total number lots within the development. The February revision, given the reduction in lots, also served as a new preliminary plat for the 10.64-acres. This application focuses on revisions to the building on Lot 2A (Building 2), modifications to parking, and refinement of the building area within the structures shown on the plan to reflect actual/planned construction. Clarification of uses within each of the structures has occurred; however, no uses not allowed within the PD have been added. Furthermore, the number of lots that were final platted as a result of the February PD Plan revision remain unchanged. The subject property contains a total of 10.64-acres and is located north of Discovery Parkway between Endeavor Avenue, Nocona Parkway, and Artemis Drive.

As noted, this PD Plan revision will adjust the land use mixture and allocation within the mixed-use building shown on Lot 2A (Building 2). The approved plan showed the ground floor of Building 2 containing 24,000 sq. ft. of retail/office uses and 48,000 sq. ft. of residential use (70 dwellings) on floors two and three. The revised plan shows the ground floor of Building 2 containing a mixture of 13,000 sq. ft. of general office/medical office/retail/common area and 11,300 square feet of residential area. Building 2 square footage has increased by 300 sq. ft per floor, now 72,900 vs 72,000, and total dwelling units have increased by 4, now 74 vs 70. Additionally, the building areas of Building 1 and the restaurant building and "indoor recreation" building within the "Kitchen" section of the development have been adjusted based on final design plans. When looking holistically at these adjustments, there is a 175 sq. ft. "net" increase in overall building area within the development.

With parking compliance in mind, the applicant has reduced the current plan's "future" parking from 44 spaces to 36 spaces. The "future" parking is not intended to be constructed unless necessary and has been shown as a way of reserving impervious surfaces, which is tracked for the overall Discovery Park development. The amount of impervious area associated with the "future" parking has been accounted for with the tracking spreadsheets for the overall development. Additionally, the landscaping and greenspace calculations shown on the development plans account for this future parking ensuring if it is installed the development will be compliant with UDC standards.

It is important to note, given the increase in the residential use the utilization of the parking shown on the plan will remain high in comparison to a non-mixed-use development. Furthermore, the proposed parking shown on the plan has taken full advantage of the UDC's parking reductions to keep

unnecessary parking at a minimum. The site proposes to construct approximately 36 more parking spaces than regulatorily required if the “future” parking is installed.

The enlarged footprint of Building 2 has been preliminarily evaluated for compliance with the UDC’s architectural feature standards. This review finds the building meets the requirement that a functional doorway face a public street and that minimum building articulation standards will be met. The parking provided, as noted, is compliant with the minimum standards of the UDC. With respect to the site’s overall landscaping, staff finds that internal parking lot as well as roadway frontage standards are code compliant. And finally, a prior condition relating to the issuance of building permits for the site being contingent on the activation of the traffic signal at Endeavor Avenue and Discovery Parkway has been fulfilled.

The proposed revisions have been reviewed by internal and external staff and found to comply with the requirements for the PD Plan revision. Staff is supportive of the proposed revisions.

RECOMMENDATION

Approve the requested PD Plan revisions to “The Kitchen & Discovery Offices PD”.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Development Plan

SITE CHARACTERISTICS

Area (acres)	10.64 acres
Topography	Sloping southwest
Vegetation/Landscaping	None; site is under active development
Watershed/Drainage	Gans Creek
Existing structures	Multiple commercial building (i.e. The Kitchen & Building 1) under construction

HISTORY

Annexation date	2004
Zoning District	PD (Planned Development)
Land Use Plan designation	Commercial
Previous Subdivision/ Legal Lot Status	Replat, Discovery Park Subdivision Plat No. 8A (Lots 1A-5A)

UTILITIES & SERVICES

Site served by all City services.

ACCESS

Nacona Parkway	
Location	Along north side of property
Major Roadway Plan	Major Collector
CIP projects	None
Sidewalk	Sidewalks required

Endeavor Avenue	
Location	Along east side of property
Major Roadway Plan	Local, non-residential
CIP projects	None
Sidewalk	Sidewalks required

Artemis Drive	
Location	Along west side of property
Major Roadway Plan	Local, non-residential
CIP projects	None
Sidewalk	Sidewalks required

Discovery Parkway	
Location	Along south side of property
Major Roadway Plan	Minor Arterial
CIP projects	None
Sidewalk	Sidewalks required

PARKS & RECREATION

Neighborhood Parks	Within one-half mile of Phillips Lake and Gans Creek Recreation Center
Trails Plan	Gan Creek Trail (tertiary)
Bicycle/Pedestrian Plan	Phillips Lake Connector & Gans Road/Discovery Pkwy

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 6, 2024. 11 letters were distributed. Public hearing ad published within the Columbia Tribune on May 7, 2024.

Notified neighborhood association(s)	None
Correspondence received	None

Prepared/Approved by Patrick Zenner