



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 17, 2024

Re: 3701 Discovery Parkway – Major PD Plan Revision (Case #149-2024)

Executive Summary

Approval of this request would revise the February 2024 approved PD Plan entitled “The Kitchen and Discovery Offices” by modifying 1) the square feet and dwelling unit allocations within Building 2 on the plan, 2) adjusting the amount of parking to be initially constructed and that is shown as “future”, and 3) adjusting the building areas within the structures shown on the plan to reflect actual/planned construction. Additionally, clarification of uses within each of the structures shown on the plan has occurred; however, no uses not otherwise allowed by the Planned Development Plan Statement of Intent (SOI) have been added. The proposed revision does not impact the total number of lots previously approved in February 2024. As such, approval of this request would only constitute a “major” revision to the PD Plan and does not impact its preliminary plat status.

Discussion

Crockett Engineering Consultants (agent), on behalf of Discovery Entertainment Center, LLC, Discovery Business Center, LLC, and P1316, LLC (owners), are seeking approval of a PD Plan amendment to the February 2024 approved “The Kitchen & Discovery Offices PD Plan”. The proposed revisions will modify 1) the square footage and dwelling unit allocations within Building 2 on the plan, 2) adjust the amount of parking to be initially constructed and that shown as “future”, and 3) adjust the building areas within the structures shown on the plan to reflect actual/planned construction. Additionally, clarification of uses within each of the structures shown on the plan has occurred; however, no uses not otherwise allowed by the PD Plan Statement of Intent (SOI) have been added. The approximately 10.64-acre subject site is located northwest of the intersection of Discovery Parkway and Endeavor Avenue and includes the address 3701 Discovery Parkway.

The original PD Plan for this acreage was approved in 2022 and was revised in February 2024. The February 2024 changes reflect a modified layout, removal of a previously approved building (i.e. Building 3), modification of a proposed building (Building 2) into a single larger, multi-story, mixed-use structure containing office/retail/residential uses, addition of an ATM, revision of building square footages and use allocations, and a modified parking arrangement.

At this time, the applicant proposes additional revisions to Building 2 (the structure enlarged in February) such that overall gross floor area of the building is increased by 900 square feet, 4 additional residential units are added, and the ground floor square allocation is modified. Additionally, the attached plan makes of minor technical changes to the improvements



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shown on the plan – principally adjustments to building sizes to reflect actual construction plans and on-site parking to be initially constructed and that to remain as “future” spaces.

The most significant take-aways from the proposed revisions are the increase in square footage within Building 2 and the allocation of ground floor area within that building for residential purposes. These changes when combined with the recalculated building square footages of all other structure shown on the site results in a 175 sq. ft. “net” increase in overall building area within the development.

It is also worth noting that the number of parking spaces to be initially constructed has been modified to coincide with the clarification of what uses may become tenants of the non-residential building spaces. No new parking has been proposed; however, the amount of parking that was shown on the February 2024 Plan as being “future” has been reduced by from 44 spaces to 36 spaces.

The proposes revisions to the PD Plan do not result in this specific project site or the overall Discovery Park development exceeding the overall Discovery Park square footage and impervious surface project limitations. The proposed revisions are compliant with the UDC regulatory standards.

A public hearing on this revision was held by the Planning and Zoning Commission at their May 23, 2024 meeting. Staff provided its report and the applicant gave an overview of the request. No additional public comments were made. Following limited Commission discussion, a motion was made to approve the requested revisions which passed with a vote of (7-0), with 1 abstention.

A copy of the Planning and Zoning Commission staff report, locator maps, PD Plan, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with the extension or relocation of public utility infrastructure will be borne by the applicant.

Long-Term Impact: Minimal. Potential costs may include increased public safety and trash collection services as well as increased public infrastructure maintenance (i.e. electric, roads, sewer, and water) to the site. These increased costs may or may not be off-set by user fees or increased tax collection.



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Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Resilient Economy, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Economic Development

Legislative History

Date	Action
2/5/24	Approved PD Development Plan & Preliminary Plat for “The Kitchen & Discovery Offices” (Ord. 025564)
1/3/22	Approved PD Plan for “The Kitchen & Discovery Offices” (Ord. 024879)
4/19/04	Approved annexation/permanent zoning Discovery Park (Ord. 018043)

Suggested Council Action

Approve the proposed revisions to “The Kitchen & Discovery Office PD Development Plan” as recommended by the Planning and Zoning Commission.