

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 21, 2023**

SUMMARY

A request by Crockett Engineering Consultants (agent), on behalf of Discovery Entertainment Center, LLC, Discovery Business Center, LLC, and P1316, LLC (owners), seeking approval of a PD Plan amendment and revised preliminary plat of The Kitchen & Discovery Offices PD Plan that will increase dwelling units and building heights, eliminate a building, add a drive-up ATM, and revise proposed structures associated with the "Kitchen" portion of the development. 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. **(Case # 37-2024)**

DISCUSSION

The applicants are seeking a major PD Plan amendment and revised preliminary plat for The Kitchen & Discovery Offices PD Plan. The proposed plan was approved in January 2022 and included a mixture of commercial, office, and residential uses on 7 lots. The most significant element of the PD is the proposed construction of an entertainment complex called "The Kitchen". This project is currently under development as well as the proposed mixed-use building southwest of the intersection of Endeavor Avenue and Nocona Parkway. 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.

The existing PD Plan depicts the majority of the proposed site development as single-story. The proposed revisions seek to make several significant changes to the uses located upon the property which include removal of one building (Building #4), combination of Buildings #2 & #3 into a single, 3-story structure having the upper 2 floors dedicated to residential dwellings, a free-standing drive-up ATM, and reduction in the total number of proposed lots from 7 to 5. Given the reduction in the total number of lots shown on the PD Plan, this revision will also serve to revision to the approved preliminary plat.

As a result of revising the preliminary plat, a new final plat will be required to be recorded. The required final plat is being concurrently reviewed and will be presented to City Council for approval following final action being taken on this PD Plan revision. The submitted final plat is substantially compliant with the attached PD Plan.

As noted, the proposed PD Plan revision removes Building 4 which was located south of the Artemis Drive and Nocona Parkway roundabout. This area is now shown as future parking. The PD Plan is further revised by consolidating former Buildings 2 and 3 into a single, 3-story structure with 24,000 sq. ft. of ground floor retail/office uses and two floors of residential apartments. The consolidated building, shown as Building 2 on the attached plan, contains 46, 1-bedroom units and 24, 2-bedroom units. The PD Plan further reallocates uses within Building 4 (formerly Building 5) located at the southwest corner of the site to a 9,000 sq. ft. commercial/restaurant structure and further reallocates uses in Building 5 (formerly Building 6) fronting onto Discovery Parkway into a 12,000 commercial/restaurant structure. The uses associated with "The Kitchen" have been refined and show a combined building area of 34,600 sq. ft. in structures and 53,000 sq. ft. of outdoor recreation. Building 1 remains mixed-use with 16,000 sq. ft. of retail/office on the ground level and floors 2 & 3 containing a total of 44, 1-bedroom units.

The most significant take-aways from the proposed revisions are the increases in overall parking given the expansion of residential uses and the amount of total building square footage that has been absorbed as it relates to the overall limits imposed by the Discovery Park annexation and zoning entitlements associated with each development tract. As a part of its review, staff has confirmed that the proposed revisions are still within the overall project limitations; however, total buildable square footage allocations and impervious coverages are becoming more critical to monitor. The applicant is aware of these concerns and is working with staff to ensure continued compliance.

With compliance in mind, the applicant has shown “future” parking on the plan that is not intended to be constructed unless necessary as a way of reserving impervious surfaces for future construction. However, the amount of impervious area associated with this 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 within the overall PD Plan that the parking lot utilization will be enhanced when compared with the 2022 plan. 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 actually only proposes to construct approximately 50 more parking spaces than regulatorily required.

Finally, the plan has been further enhanced from its 2022 version by the introduction of a proposed bank of electric charging stations, a pedestrian island refuge extending north from The Kitchen to Building 2 which effectively divides the parking lot in traverses in half, and incorporates an internally facing ATM machine in the northwest corner of the development to meet the financial needs of the residents living within Discovery Park or users of future PD Plan’s site amenities.

Review of each of the building’s architectural features finds they adhere to the requirement that a functional doorway face a public street and meet the minimum architectural standards for articulation. 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 both the PD Plan revision as well as the preliminary plat. Staff is supportive of the proposed revisions.

RECOMMENDATION

Approve the requested PD Plan and preliminary plat revisions to the 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	2 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	Platted, Discovery Park Subdivision Plat No. 8 (Lots 1-7)

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 December 4, 2023. 11 letters were distributed. Public hearing ad published within the Columbia Tribune on December 5, 2023.

Notified neighborhood association(s)	None
Correspondence received	None

Prepared/Approved by Patrick Zenner