

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 4, 2024**

SUMMARY

A request by Crockett Engineering (agent), on behalf of P1316, LLC and Discovery Business Park 1, LLC (owners), for approval of a PD Plan amendment to Lots 2 & 3 of the Discovery Business Park PD Plan. Proposed changes include revision of the uses on Lot 2, change of use on Lot 3 from office/artisan industry suites to a 4-story, 48-unit residential building. Lot 3 is also to be divided to accommodate a regional stormwater facility. Revisions impact the northwest 4.86 acres of the overall PD plan (Lots 2 & 3 only) with Lot 1 remaining unchanged. The site is located northwest of Nocona Parkway and Artemis Drive and includes the address 4900 Artemis Drive. **(Case # 47-2024)**

DISCUSSION

The applicants are seeking a major PD Plan amendment and revised preliminary plat involving Lots 2 & 3 of Discovery Business Park PD Plan. The existing PD Plan was approved in January 2021 and included a mixture of office/artisan industry suites and a self-storage facility across a total of 3 development lots. The proposed revisions impact Lots 2 & 3 of the development only – Lot 1, the self-storage facility, will not be modified. The requested revisions impact the northern 4.86-acres of the existing PD Plan which is located northwest of the intersection of Artemis Drive and Nocona Parkway and addressed as 4900 Artemis Drive.

The bulk of the revisions sought with this request will occur on existing Lot 3. These revisions propose the removal of the 40,000 sq. ft. of office/artisan industry suites which will be replaced with a new 4-story 48-unit residential structure and a regional stormwater facility. Additionally, Lot 3 is proposed to be divided into two lots with the northern 1.78-acres accommodating the regional stormwater facility and the southern 1.39-acres being the location of the new residential building. The revisions to Lot 2 only impact the previously approved uses allowed within the constructed 20,000 sq. ft. structure. The office/artisan industry uses are to be replaced with a broader mix of uses that would include medical office, retail, and personal services.

The existing PD Plan showed all development consisting of single-story buildings. The proposed revision, by introducing the multi-story structure, maximizes use of the parking improvements and permits the construction of a regional stormwater facility that will assist in meeting overall Discovery Park stormwater management/water quality needs. Given the proposed revision shows the division of Lot 3 into two lots, this revision will also serve as a revision to the approved preliminary plat.

As a result of revising the preliminary plat, a new final plat will be required to be recorded. This 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; however, only shows the division of Lot 3. Since the boundaries of Lot 2 are not being altered by the PD Plan revision it is not shown on the new final plat.

As noted, the proposed PD Plan revision removes the 40,000 sq. ft. of office/artisan industry suites on Lot 3 and replaces them with a new 4-story, 48-unit residential building that contains a total of 46,000 sq. ft. of GFA. A total of 37 one-bedroom and 11 two-bedroom units will be included in the new residential structure. The revision also included site plan changes to accommodate necessary parking resulting from the increased demands that the residential use has generated. Given the PD Plan

includes mixed-uses, the parking provided has utilized “shared” parking reduction factors to keep overall on-site parking requirements as limited as possible. Utilizing this technique ensures that the site will not unnecessarily impact overall impervious surface limitations associated with the development within Discovery Park. Staff has work with the applicant to verify that the Discovery Park annexation and zoning entitlements associated with each development tract have not been exceeded. 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.

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 and does not propose excess parking. A shared parking agreement will be recorded to ensure cross parcel usage. With respect to the site’s overall landscaping, staff finds that internal parking lot as well as roadway frontage standards are code compliant.

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 Discovery Business Park PD Plan.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Development Plan

SITE CHARACTERISTICS

Area (acres)	4.86 acres
Topography	Sloping to the northwest and southwest
Vegetation/Landscaping	Lot 2 turf and site required landscaping; Lot 3 none
Watershed/Drainage	Clear Creek
Existing structures	Lot 2 (20,000 sf commercial structure); Lot 3 (construction trailer)

HISTORY

Annexation date	2004
Zoning District	PD (Planned Development)
Land Use Plan designation	Commercial
Previous Subdivision/Legal Lot Status	Discovery Park Subdivision Plat 6, Lot 5 and 6

UTILITIES & SERVICES

Site served by all City services.

ACCESS

Artemis Drive	
Location	Along east side of property
Major Roadway Plan	Local, non-residential
CIP projects	None
Sidewalk	Sidewalk installed

PARKS & RECREATION

Neighborhood Parks	Adjacent to Phillips Lake; less than ¼ mile to Gans Recreation Area
Trails Plan	None
Bicycle/Pedestrian Plan	Phillips Lake Connector

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 18, 2023. 7 letters were distributed. Public hearing ad published within the Columbia Tribune on December 19, 2023. No correspondence has been received.

Report Prepared/Approved by Patrick Zenner