



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 3, 2022

Re: Discovery Park-Endeavor Center West PD Plan – Major Amendment (Case #26-2022)

Executive Summary

Approval will result in an amended PD plan that will revise the use and size of two, one-story commercial buildings to allow two, three-story multi-family residential buildings.

Discussion

Crockett Engineering Consultants (agent), on behalf of P1316, LLC (owner), is seeking approval of an amendment to the *Discovery Park-Endeavor Center West PD Plan* to revise the usage and design of two previously approved mixed-use buildings by changing their use to residential, increasing the height from one to three-story, and decreasing the footprints of each building by a small amount. The approximately 4.12-acre property is located at the southwest corner of the intersection of Nocona Parkway and Endeavor Avenue.

The applicant is requesting the change of use to allow construction of two apartment buildings that will include 30 units each. The building footprints will decrease slightly and there are also minimal site plan changes due to the plan change. The required parking will decrease slightly, and additional landscaping will be provided along Artemis Drive to screen the parking areas. This site is directly across (northwest) of Nocona Boulevard from the recently approved "*The Kitchen*" development.

It should be further noted, that the original proposal and prepared Planning Commission staff report included a request for a design exception to waive the requirement that the building include an entrance on the street side (Nocona Boulevard) frontage of the building. The plan showing a building without this feature was included on the Planning and Zoning Commission's published agenda; however, a revised set of plans (dated 12-6-21) was submitted prior to the hearing that added entrances along Nocona bring the site into UDC compliance. In response to the revised plan, staff changed its published recommendation to approval at the Commission meeting.

The Planning and Zoning Commission considered this request at their December 9, 2021 meeting. Staff presented its report and the applicant gave an overview of the request. No member of the public spoke during the public hearing. One Commissioner stated they had concerns with the increase in the density of the development with the addition of two floors of residential uses, and the lack of a variety of housing. Following limited additional discussion, a motion to approve the PD plan amendment passed (5-2) with one recusal.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The Planning Commission staff report, locator maps, PD plan (revised 12/6/21, PD Plan (published packet), statement of intent (4/19/04), PD Plan (1/19/21), and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

Legislative History

Date	Action
1/19/2021	Approved <i>Discovery Park-Endeavor Center West PD Plan</i> (Ord. #024509)
2/3/2020	Approved <i>Discovery Park Subdivision Preliminary Plat Revision #3</i> (Res #21-20)

Suggested Council Action

Approve the major amendment to the *Discovery Park-Endeavor Center West PD Plan*.