



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 16, 2024

Re: 3701 Discovery Parkway – Major PD Plan Revision (Case #37-2024)

Executive Summary

Approval of this request would revise the approved PD Plan entitled “The Kitchen and Discovery Offices” by increasing the total number of dwelling units within the development, removing and redistributing buildings, increasing building height and area, adding a drive-up ATM, and reducing the total number of lots within the development from 7 to 5. Additional refinements to the structures within “The Kitchen” portion of the development would also be authorized. Given the reduction in total number of development lots, the PD Plan revision also serves as a revised preliminary plat for the 10.64-acre development tract. A concurrent final plat (Case # 36-2024) would replat the acreage into the 5 lots shown on the PD Plan.

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 and revised preliminary plat of The Kitchen & Discovery Offices PD Plan. The revisions will increase dwelling units and building heights, eliminate a building, add a drive-up ATM, revise structures associated with the "Kitchen" portion of the development, and reduce the total number of lots shown on the PD Plan from 7 to 5. 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 depicted a 7-lot development of generally single-story construction. The primary focal point of the development is “The Kitchen” entertainment venue which occupies its own lot and contains a mixture of indoor and outdoor entertainment uses. The remaining development was predominately mixed-use office and retail structures with the exception of the building located at the intersection of Nocona Parkway and Endeavor Avenue which was shown as a 3-story mixed-use office/retail/residential structure.

The proposed revision would make substantial changes to the character of the development. These changes include the removal of one mixed-use retail/office building and the combination of two others into a single 3-story mixed-use structure that would contain 24,000 sq. ft. of office/retail on the ground level and 70 total dwelling units in the upper levels, addition of a drive-up ATM, and modification building square footage as well as uses within the remaining mixed-use structures. The use distribution within the structure on the corner of Nocona and Endeavor remains unchanged and “The Kitchen” structures are modified slightly to better define their future uses as well as square footage.



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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 by this revision with respect to the overall limits imposed by the Discovery Park annexation and zoning entitlements approved in 2004. While these aspects are significant, staff has confirmed that the proposed revisions are still within the overall project limitations and are compliant with the UDC regulatory standards.

The applicant has utilized all available options to reduce parking and its associated impervious impacts. The revised plan proposes to construct approximately 50 more parking spaces than regulatorily required with 44 of those spaces being shown as “future” parking to only be installed if warranted by development demands. 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.

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 it 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 the future PD Plan’s site amenities.

A public hearing on this revision was held by the Planning and Zoning Commission at their December 21, 2023 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
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.