

ITEM #: 34  
 DATE: 11-18-25  
 DEPT: P&H

**COUNCIL ACTION FORM**

**SUBJECT: PRELIMINARY PLAT WITH PUD AMENDMENT FOR 3300 UNIVERSITY BOULEVARD (DISCOVERY PLACE) 1ST ADDITION**

**BACKGROUND:**

3300 University Boulevard (Attachment A), is a 2.06-acre property owned by Hunziker Construction Services, Inc. On December 17, 2024, Council approved a rezoning of this property and the nearby 3200 University Boulevard from Research Park Innovation (RI) to Floating Suburban – Residential Medium Density (FS-RM) with a Planned Unit Development Overlay (O-PUD) (Attachment B).

Along with the rezoning on November 26, 2024, Council also approved a Major Site Development Plan for this property. The site plan called for two apartment buildings, each with eight units, and three sets of triplex apartment buildings for a total unit count of 25 apartments.

Development on this property has begun and buildings are currently in the process of being constructed.

**The proposed Preliminary Plat (Attachment C) subdivides the approved Major Site Development Plan by creating a separate lot for each apartment building and a separate lot for each triplex unit, making them single family attached units.** The Preliminary Plat has 11 lots and one outlot that contains a garage building for the apartment buildings, driveway, and parking. The Preliminary Plat includes details for the proposed lot lines, private street, and utilities.

**Overall the site access and site layout are unchanged with the platting. Although the individual lots and the outlot with garages do not meet typical FS-RM zoning standards, the PUD Overlay allows for their approval as an amendment addressing individual lot configurations and building requirements.**

**ORIGINAL SITE PLAN DEVIATIONS:**

<b>Standard</b>	<b>FS-RM Standard</b>	<b>3300 University Boulevard</b>
Front Setback	20 feet, 25 feet to garage	10 feet
Side Setback	6 or 8 feet (depending on height)	10 feet
Rear Setback	20 feet	15 feet

**DEVIATIONS WITH PRELIMINARY PLAT:**

The PUD permits certain design flexibility. The site at 3300 University Boulevard will have the following deviations with this Preliminary Plat:

- There will be lots with private street access.
- The internal lots for the individual triplexes and apartment buildings do not have frontage

on a public street.

- The required parking for the apartment buildings is located off-site, on the outlet.
- The outlet between the apartment buildings will be used for accessory garage structures to the individual apartment buildings.
- The single-family attached building setbacks for interior lot lines:
  - Lot 1: 2 feet to the north
  - Lots 3 & 4: 5 feet from each building to the shared lot line
  - Lots 6 & 7: 5 feet from each building to the shared lot line
  - Lot 9: 2 feet to the south

The setbacks around the apartment lots are at least 10 feet. The rear setback for the triplexes is 20 feet. The front setback for the single family attached units is also 20 feet, which incorporates the driveway so that all single-family attached units have parking located on each individual lot.

The platting of the triplex units into single family attached housing does not change the layout of the buildings. However, the lots lines for these units were adjusted to create lots that include the driveways to the units. This allows each property to fully control their driveway and access to the garage and it does not overlap with the private street improvements.

Along with the final plat, the applicant will need to submit covenants related to: 1) how the garages will be allocated and 2) maintenance of communal property.

#### **PUBLIC NOTICE:**

Notice for the Planning and Zoning Commission meeting followed code requirements with mailed notice to owners within 400 feet and placement of a sign along University Boulevard. No notice is required for City Council review of a preliminary plat.

#### **PLANNING & ZONING COMMISSION:**

The Preliminary Plat was reviewed by the Planning and Zoning Commission on November 5, 2025. At that meeting the Commission voted (6-0-0) to recommend that City Council approve the Preliminary Plat. No members of the public were present.

#### **ALTERNATIVES:**

1. Approve the PUD Overlay Amendments and the Preliminary Plat for Discovery Place, 1st Addition.
2. Approve the Preliminary Plat with conditions for Discovery Place, 1st Addition.
3. Defer action on this request and refer it back to City staff and/or the applicant for additional information.

**CITY MANAGER'S RECOMMENDED ACTION:**

Staff has reviewed the Preliminary Plat for Discovery Place, 1st Addition. The design and proposed improvements have been found to meet the City's design standards in Chapter 23, Subdivisions. Staff finds the additional changes amending the PUD Approval to be keeping with the original findings of approval of the project and are only necessary to create the proposed ownership pattern and for common area with a garage structure. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, as described above.

**ATTACHMENT(S):**

[Addendum.pdf](#)

[Attachment A - Location Map.pdf](#)

[Attachment B - Existing Zoning.pdf](#)

[Attachment C - Preliminary Plat.pdf](#)

[Attachment D - Approved Site Plan.pdf](#)

[Attachment E - Applicable Subdivision Law.pdf](#)