

ITEM #:	<u>36</u>
DATE:	<u>05-26-26</u>
DEPT:	<u>P&H</u>

COUNCIL ACTION FORM

SUBJECT: FINAL PLAT FOR DISCOVERY PLACE, SECOND ADDITION

BACKGROUND:

The property at 3200 University Boulevard (Attachment A) is a 6.0-acre parcel owned by Hunziker Construction Services, Inc. The site was rezoned in December 2024 to Floating Suburban - Residential Low Density (FS-RM) with a Planned United Development (PUD) Overlay. The Major Site plan was approved in October 2025 for the development of 74 units:14 units on individual lots (seven duplexes) and 60 apartments spread across four buildings (two 12-unit buildings and two 18-unit buildings). The Preliminary Plat for this development was also approved in October 2025 (Attachment D).

The subdivision creates separate lots for each apartment building and a separate lot for each duplex unit building, thereby making the duplex units into single-family attached units. A common lot is created for a private street and a garage building that provides required parking for the apartment buildings.

No public utilities or streets are included with the subdivision. The developer has provided for management and maintenance of the common area, including allocation of garage parking spaces.

ALTERNATIVES:

1. Approve the Final Plat of the Discovery Place, Second Addition, based upon the findings that the Final Plat conforms to the relevant and applicable design standards, ordinances, policies, and plans.
2. Deny the Final Plat of the Discovery Place, Second Addition, based on a finding that the proposed subdivision does not comply with applicable ordinances, standards, or plans.
3. Refer this request back to staff or the applicant for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

City staff has reviewed the proposed Final Plat for Discovery Place, Second Addition, also known as 3200 University Boulevard, and determined that the Plat complies with all relevant and applicable design and improvement standards of the Subdivision Regulations and to other adopted City plans, ordinances, and standards. The developer provided covenants for staff review that address the requirements for private street and common area maintenance and management. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):

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

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

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

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

[Attachment E - Final Plat.pdf](#)