

ITEM #:	20
DATE:	10-28-25
DEPT:	P&H

COUNCIL ACTION FORM

SUBJECT: PRELIMINARY PLAT FOR 3200 UNIVERSITY BOULEVARD DISCOVERY PLACE PLANNED UNIT DEVELOPMENT (PUD) SECOND ADDITION

BACKGROUND:

The property at 3200 University Boulevard is owned by Hunziker Construction Services, Inc. The owner is proposing to develop the 6-acre lot into a mix of 74 apartments and duplexes: 60 total apartment units in four buildings and 14 duplex units in seven duplex buildings (Attachment A). **The proposed preliminary plat implements the Major Site Development Plan that is also on this same agenda by creating the individual lots for the duplex units, common outlots, and individual lots for the apartment buildings. The preliminary plat addresses proposed lot lines, private street, and utilities.**

The subject site and neighboring site to the south (3300 University) were recently rezoned to Floating Suburban – Residential Medium Density (FS-RM) with a Planned Unit Development Overlay (O-PUD). A small portion of this property (3200) falls within the Environmentally Sensitive Overlay (O-E), indicative of a floodway for a small stream. Both properties have the same owner and developer.

3200 UNIVERSITY BOULEVARD SITE:

Most design aspects of the site are addressed with the Major Site Development Plan. The plat addresses arrangement of lots and utilities, including the design of the private street that access the site. The Preliminary Plat proposes to place each of the four apartment buildings and each of the individual, 14 duplex units (from seven total duplexes) on their own lots. This will create a subdivision with 18 lots and one large outlot that will contain common spaces, parking lots, and garages for the apartments.

With approval of the PUD Site Development Plan, private streets may be approved and deviations to zoning standards are authorized to allow for lots without public street frontage and for the outlot to have accessory buildings of garages that serve the individual building lots. The PUD permits the construction of the garages on an outlot, which is typically an unbuildable area.

The property will take access from a shared driveway at the traffic circle at University Boulevard and Cottonwood Road. The access is shared with the 3300 University Boulevard property just to the south of the subject site. **A shared access easement with Story County is extended along the south property line of the 3200 University site's flagpole to allow for the extension of the private street. The County has agreed to extending the easement to allow for development of the site. Evidence of the recorded easement is required prior to final plat approval.**

The private street has 26 feet of paved width and a sidewalk along the north side abutting the street. The design incorporates a rolled curb rather than typical flared curb cuts for each

driveway. No parking is permitted on the private street as it is an aerial fire apparatus access road. Guest parking is proposed to the east of the duplex units along with apartment parking. Utilities are also located within the private street area and across the frontage of the duplex units.

Utilities access will be taken from University Boulevard and from the Workiva property to the north. Importantly, the water main will loop through the site and connect to the north. Sanitary sewer service will also connect to the north. These utilities will cross under the small stream on the north property line. Proper flood plain permits will be obtained for these extensions.

Along with the final plat, the applicant will need to submit easement documents and covenants related to the private street and how the garage parking spaces will be allocated, and the maintenance of communal property.

PBLIC NOTICE:

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

PLANNING & ZONING COMMISSION:

The Preliminary Plat appear before the Planning and Zoning Commission on October 15, 2025. The Commission voted 5-0-0 to recommend approval of the Preliminary Plat to the Council. No one from the public attended the meeting. No written comments were received.

ALTERNATIVES:

1. Approve the Preliminary Plat for Discovery Place, 2nd Addition, subject to the condition that prior to approval of the final plat the applicant shall provide easements and covenants regarding the private street and outlots for City review as well as proof of the recording of the shared access easement across the Story County property.
2. Approve the Preliminary Plat for Discovery Place, 2nd Addition with conditions.
3. Deny the Preliminary Plat.
4. 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 have reviewed the Preliminary Plat for Discovery Place, 2nd Addition. The design and proposed improvements have been found to meet the City's design standards in Chapter 23, Subdivisions pending the approval of the Major Site Development Plan for the PUD Overlay. The owner will provide required maintenance agreements, covenants, and easements prior to final plat approval. Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1.

ATTACHMENT(S):

Attachments:

[Addendum.pdf](#)

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

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

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