

ITEM #:	19
DATE:	11-25-25
DEPT:	P&H

COUNCIL ACTION FORM

SUBJECT: FINAL PLAT OF DISCOVERY PLACE, FIRST ADDITION, LOCATED AT 3300 UNIVERSITY BOULEVARD

BACKGROUND:

The property at 3300 University Boulevard (Attachment A) is a 2.06-acre parcel owned by Hunziker Construction Services, Inc. The site was approved as a PUD for the development of 25 apartments in 2024. Subsequent to the original approval, A Preliminary Plat for this development was approved on November 18, 2025 (Attachment D).

The subdivision creates separate lots for each 8-unit apartment building and a separate lot for each 3-unit triplex building, thereby making the triplex 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, First 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, First 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, First Addition, also known as 3300 University Boulevard, and determined that the Plat meets the City Subdivision standards. No public improvements agreement is required as the water and sewer lines have been installed and the remaining improvements do not necessitate financial security. 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 #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](#)