

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
October 24, 2024

Case Number 242-2024

A request by Crockett Engineering (agent) on behalf of P1316, LLC, (owner) for approval of a PD Plan to be known as "Discovery Hotel - Lot 2," and an associated Statement of Intent permitting the subject site to be improved with a 4-story hotel. The approximately 2.07-acre subject site is located south of the Townplace Inn and Suites and east of Nocona Parkway, and includes the address 4408 Nocona Parkway.

MS. GEUEA JONES: May we please have a staff report?

Staff report was given by Mr. Ross Halligan of the Planning and Development Department. Staff recommends approval of the proposed PD Plan entitled "Discovery Hotel - Lot 2" and associated Statement of Intent subject to the architectural renderings and the specified construction materials and their percentage of application on the future hotel exterior.

MS. GEUEA JONES: Thank you. And before we go to questions for staff, if any of my fellow Commissioners have had contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Are there questions for staff? Seeing none. We'll open the floor to public hearing.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Please come forward. I'll do my spiel this time. Name and address for the record. You get three minutes if you are an individual, six minutes if you are with a group or the applicant. Please start whenever you're ready.

MR. STEPHENS: Hello. I'm Jesse Stephens with Crockett Engineer, 1000 West Nifong. I won't take up too much of your time. I think it's a fairly straightforward request, but -- so just a couple of other things I might point out. Currently, the Tru Hotel which was previously approved is under construction. It's -- it's the lot that's located between our site and Highway 63, so if this gets approved, those two planning-wise may be under construction at the same. It's -- both the lots were pretty similar in size, just a little over two acres. This is going to offer a Marriott product, it's a Fairfield Inn, is what this particular hotel will be. You've seen this. It's similar in size to the Tru Hotel that's being built adjacent to it, about 15 less rooms in the Tru. It does have a -- a portico -- a more elaborate portico share drive-in feature, but other than that, it's similar in makeup. You've already seen those images. There -- on the building finish materials, there's -- the ephesus is listed as a minimal, we will do no more than 45 percent ephesus. It's likely to be far less than that, probably comprising more stone and brick. That's all I really have to say on the matter, and I'm happy to answer any questions.

MS. GEUEA JONES: Are there any questions for this speaker? Just to clarify, this wasn't part of the overall Discovery PD Plan before, so this didn't have a designated purpose prior?

MR. STEPHENS: Correct. It was just -- the plat was approved as a vacant lot with a statement of intent, but no -- no fake plan, so to speak. This is the real plan, so --

MS. GEUEA JONES: Okay. Thank you. Any other questions? No. Thank you very much. Anyone else to speak on this case tonight? Seeing none. We will close public comment and go to Commissioner comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: I have a quick question for staff that I should have asked before. I'm sorry. This isn't going to affect the calculation issues that we were having with the overall Discovery PD Plan. Correct? Do you know what I'm talking about?

MR. HALLIGAN: Yes. No, they will not. Crockett provided us with tables and each of them, figures that are outlined regarding to each tract fit within the allowable area --

MS. GEUEA JONES: Okay.

MR. HALLIGAN: -- and do not exceed those, yes.

MS. GEUEA JONES: Thank you. I know we're running on that becoming a problem, and just want to make sure we're not there yet. Thank you. Any other Commissioner comments? Seeing none. Commissioner Wilson, would you do the honors?

MS. WILSON: In the matter --

MS. GEUEA JONES: Could we go back to the slide?

MR. ZENNER: It's there. It's in the --

MS. GEUEA JONES: Unless you don't need it.

MS. WILSON: I don't need it. In the matter of Case Number 242-2024, Discovery Hotel - Lot 2, I move to approve the proposed PD plan and associated Statement of Intent subject to technical corrections.

MS. ORTIZ: Second.

MS. GEUEA JONES: Moved by Commissioner Wilson, seconded by Commissioner Ortiz. Is there any discussion on the motion? Seeing none. Commissioner Williams, when you're ready, may we have a roll call?

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Brodsky, Ms. Ortiz, Ms. Placier, Ms. Geuea Jones, Mr. Williams, Ms. Wilson, Mr. Walters. Abstention: Mr. Stanton. Motion carries 7-0.

MR. WILLIAMS: By seven votes, two abstentions or absences, the motion passes.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. And for the record, that was Commissioner Stanton recusing and Commissioner Loe absent. Very good. All right. Moving to our next case, as Commissioner Stanton rejoins us.