

MINUTES
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO

February 22, 2018

Case No. 18-43

A request by Crockett Engineer Consultants, LLC (agent) on behalf of Build Taco, LLC (contract purchaser) for approval of a major amendment to the C-P Plan for Crosscreek Center, Lot 105. The subject property is 1.25 acres and is located east of South Highway 63, north of the terminus of Stadium Boulevard, and west of Cinnamon Hill Lane/Maguire Boulevard.

MR. STRODTMAN: At this time, I would ask any Commissioner who has had any ex parte communications prior to this meeting related to this case, please disclose that now so all Commissioners have the same information to consider on behalf of this case in front of us.

MR. STRODTMAN: May we have a staff report, please?

Staff report was given by Rachel Bacon of the Planning and Development Department. Staff recommends approval of the major amendment to C-P plan for Crosscreek Center, Lot 105.

MR. STRODTMAN: Thank you, Ms. Bacon, for that thorough presentation. Commissioners, any questions for staff? I see none.

PUBLIC HEARING OPENED

MR. STRODTMAN: Anyone would like to come forward.

MR. STATES: Commissioners, good evening. Thank you for allowing us to come. My name is John States; I'm one of the members of Build Taco, and I'll get to that in just a minute. But I'm also one of the original developers of this property and -- and Rachel is correct, I did have a lot of mediation with the neighbors. And it's been a successful process, I feel, through the whole process of the development that's happened. I've had numerous meetings with all the neighbors on every building that we've built out there. We actually own the FFO facility. We built the Taco Bell. We built the Break Time. And in all those -- all of those buildings that we built, as Little Dixie, we had numerous meetings with the neighbors and -- and it worked out very well. On this particular project, we contacted the neighbors early, just like we told we would do seven years ago or whenever that was. Shepard has recently come back and met with me. She did come over to the office, look at it. She sent me an e-mail, which I've given copies of. She said I wouldn't hear anything else. So you had mentioned that it was her opinion, but she told me I would not be hearing anything else from them because we were building what they wanted, an office

structure with mixed use with a retail below. The Timberhill area, they did come. We met, we showed them the plans, and they immediately approved it and like our look. I do have a handout I'll give so you can see what -- so I included the architect's rendering of -- of the structure that we're going to be building. Just so you know, it's going to house my office, as well as Cameron Dunafon's office, so Build Taco Cameron is the Taco Bell entrepreneur, we're the builder. The lawyers came up with Build Taco, we didn't, so that's how that all came about. We first started getting calls asking if we're going to build another Mexican restaurant next to Taco Bell, and so, we -- we nixed that real quick. So rest assured we're not going to have that. But, anyways, we will have two offices upstairs and then the main level will be retail or, you know, we've already started getting a lot of calls regarding more office space on the lower level. We've worked with Rost Landscaping to design the new landscaping requirements that meet the UDC code, as well as the original code -- well, it's a very extensive landscape plan that we had to do originally with the neighborhood agreement, and it's -- it meets above and beyond all that. We're here if you have any questions tonight, and we appreciate it.

MR. STRODTMAN: Thank you, Mr. States. Commissioners, any questions for this speaker? I see none. Thank you, sir. Any additional speakers like to come forward this evening? I see none.

PUBLIC HEARING CLOSED

MR. STRODTMAN: Commissioners, questions? Discussion needed? Comments?

Ms. Russell?

MS. RUSSELL: I'm going to go ahead and make a motion.

MR. STRODTMAN: We'd love to have that motion.

MS. RUSSELL: In regards to Case 18-43, I move to approve the major amendment for the C-P Plan for Crosscreek Center, Lot 105.

MR. TOOHEY: Second.

MR. STRODTMAN: Thank you, Ms. Russell, for the motion for approval, and I have a second from Mr. Toohey. Is there any discussion needed on the motion? I see none. Ms. Secretary, when you're ready.

MS. BURNS: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton, Mr. Strodman, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder, Mr. MacMann. Motion carries 8-0.

MS. BURNS: Eight to zero, motion carries.

MR. STRODTMAN: Thank you, ma'am. Our recommendation for approval of this major amendment to the C-P Plan for Crosscreek Center will be forwarded to City Council for their consideration.