

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
DECEMBER 10, 2020

Case Number 10-2021

A request by Anderson Engineering (agent), on behalf of P1316, LLC (owner), for approval of a PD (Planned Development) plan to be known as Discovery Business Park PD Plan that will include 3 separate development lots, the extension of Nocona Parkway to Discovery Parkway, and an additional new public street. Additionally, a revision to the existing Statement of Intent (SOI) is sought to add Self-service Storage Facility as a permitted use as well as a design adjustment to Sections 29-5.1(f)(3) to allow a new lot line through a structure. The approximately 8.39-acre site is currently located at the northwest corner of the intersection of Discovery Parkway and the future extension of Nocona Parkway.

MS. LOE: May we have a staff report, please.

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the Discovery Business Park PD Plan, the revised Statement of Intent, and the associated design adjustment to Section 29-5.1(f)(3).

MS. LOE: Thank you, Mr. Smith. Before we move to Commissioner questions, I'd like to ask any Commissioner who has had any ex parte related to this case to please share that with the Commission now so we all the benefit of the same information. Seeing none. Are there any questions for staff? Mr. MacMann?

MR. MACMANN: Just real quick, Commissioner -- Planner Smith, often with these things we get blowback from property owners. You didn't get anything from -- I mean, it's generally an undeveloped area, but I just -- you know, we often get blowback, and the fact that we didn't get blowback, I'm just redirecting, that's all.

MR. SMITH: No. That's a great question, and I should have mentioned that earlier. I did have two conversations with neighboring property owners. One was a representative for the property to the east on the other side of Discovery Parkway. I think it's an insurance group that owns a piece of property there. They had some concerns with the self-service storage facility, and after me explaining some of the conditions that were going to be applied to that, they seemed to -- that seemed to kind of relieve some of their concerns. I won't necessarily speak for them, but they did share that. And I did speak with a representative for the high school, and generally -- generally the same concerns about the self-storage, but again after conversations, they didn't seem to have too many objections to it.

MR. MACMANN: But neither of those --

MR. SMITH: Were formal objections.

MR. MACMANN: -- filed a letter or anything like that? All right. I just wanted to make sure

because we often get that stuff.

MS. LOE: Any --

MR. MACMANN: Thank you.

MS. LOE: -- additional questions for staff? Seeing none. We will open the floor to public comment.

PUBLIC HEARING OPENED

MR. WOOTEN: Tom Wooten with Anderson Engineering. I would like to expand and reiterate a little bit of what was in the staff report with regard specifically to the self-storage. It will be entirely interior accessed units, no exterior access, and no strip mall of garage doors or anything like that. There will be no exterior storage at all as it is a self-imposed that we added in the statement of intent. I don't believe that was specifically mentioned in the staff report, so that's another thing. It also mentions if we exceed 14 feet in height, there are some additional building form and material requirements. It is the intent of the developer, even if we don't exceed that, that they will most likely follow those. And I do have some images of a similar facility that they toured, and they will be sort of modeling this after, if you would like to see those, I can load them up and show them to you.

MS. LOE: Would Commissioners like to see the -- yes.

MS. GEUEA JONES: Yes.

MR. MACMANN: Yes, ma'am. I'm just thinking we might see this in the future, you know.

MS. LOE: We've looked at self-storage, so -- we like looking at self-storage.

MR. MACMANN: How nerdy are we? Thank you, Madam Chair.

MS. LOE: Our secrets are coming out. Yes.

MR. MACMANN: We're all going to go home and look at pictures of self-storage.

MR. WOOTEN: And actually, this is a -- Beyond Storage is the company. They are in Chesterfield. I'll disclaim that this is not intended to be a franchise of this organization, just a sampling. I've got two --

MS. LOE: So the mixed materials, is that part of the plan for the exterior?

MR. WOOTEN: It will be. They will do a brick or stone exterior similar to this is what their intent is. They -- as you probably know, this developer owns everything down here that they are developing. They will continue to maintain -- own and maintain it for some time, so they wouldn't put anything here they wouldn't want in their own backyard.

MS. LOE: Any questions?

MR. MACMANN: And speaking of backyards, they continue to live here. Right?

MR. WOOTEN: I'm sorry?

MR. MACMANN: Never mind. It's not germane.

MS. LOE: Ms. Geuea Jones?

MS. GEUEA JONES: Hi. Sorry. I'm the one who is over here in the corner. Would I be correct in assuming that part of the reason for this is because you're putting 88 units like literally next door, and

you're thinking that that's probably your primary market?

MR. WOOTEN: They -- they do believe their -- one of their primary markets will be the residents, not only there, but the rest of --

MS. GEUEA JONES: In the area. Yeah.

MR. WOOTEN: Yes. Correct.

MS. GEUEA JONES: Thank you. That -- that's what I thought and that makes sense.

MS. LOE: Any additional questions? I see none. Thank you for the graphic.

MR. WOOTEN: Thank you.

MS. LOE: Any additional comments on this case? Seeing none. We'll close public comments.

PUBLIC HEARING CLOSED

MS. LOE: Commission discussion? Mr. MacMann? Ms. Geuea Jones?

MR. MACMANN: I -- Ms. Geuea Jones, do you have a question?

MS. GEUEA JONES: I just had a quick comment. I am very concerned about the three-story 88 units with no real -- it seems like no real consideration of how many people we are putting out here. This is starting to seriously feel exactly like all the luxury student housing that we are now having problems with. Yes, they need the self-storage because they are putting so much density in without a good plan, this is their backup plan. I will probably be supporting it because I think you need the release valve, but I think we need to understand it's a consequence of the rest of the PD being so densely built up without any real forethought other than how many studio apartments can we put on top of a retail center. That is all.

MS. LOE: Any additional comments? Mr. MacMann?

MR. MACMANN: I'll just -- before I make my motion, I just want to say I think it is a very valid concern, and we need to pay attention to that. I take a little bit of solace in that at least there is retail on the first floor, which we didn't get that downtown, but we need to -- it's so big and there is so much money, you know -- it's all going up, but it's -- I drove by there every day for three weeks because I was working past there. It's huge and it's going to be huger.

MS. GEUEA JONES: Yeah.

MR. MACMANN: Pardon my grammar. And we need to be cognizant of, you know, storm [sic] and diversity and sewer and stuff like that. And I'm glad you brought that up because it's going to become an issue ten -- five, ten years down the line we're going to have these issues. That said, I'm going to make a motion. Two motions, Mr. Smith? One for the design adjustment and then the PD and the SOI? In the matter of 10-2021 -- sorry, my glasses are fogging up here -- I move to approve the design adjustment, a lot line through a structure, 29-5.1(f)(3).

MR. TOOHEY: Second.

MS. LOE: Second by Mr. Toohey. We have a motion on the floor. Any discussion on that motion? I see none. Ms. Carroll, may we please have roll call.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Toohey,

**Ms. Burns, Ms. Carroll, Ms. Loe, Mr. MacMann, Ms. Geuea Jones, Ms. Rushing. Abstention:
Mr. Stanton. Motion carries 7- 0-1.**

MS. CARROLL: The vote is seven to approve, one abstain, motion carries.

MS. LOE: Mr. MacMann?

MR. MACMANN: In the matter of 10-2021, approval of the PD plan and modification of the statement of intent for P1316, LLC, I move to approve.

MS. RUSHING: Second.

MS. LOE: Second by Ms. Rushing. We have a motion on the floor. Any discussion on that motion? Seeing none. Ms. Carroll, may we please have roll call?

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Toohey,
Ms. Burns, Ms. Carroll, Ms. Loe, Mr. MacMann, Ms. Geuea Jones, Ms. Rushing. Abstention:
Mr. Stanton. Motion carries 7-0-1.**

MS. CARROLL: We have seven to approve. Motion carries.

MS. LOE: And one abstention.

MS. CARROLL: I'm sorry.

MS. LOE: Recommendation for approval of the plan, revised statement of intent and associated design adjustment will be forwarded to City Council.