

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
October 7, 2021

Case Number 286-2021

A request by Westhues Architecture LLC (agent), on behalf of Stephen and Cheryl Wendling, seeking approval of a revised Statement of Intent (SOI) on property zoned PD (Planned Development). The intent is to add "Elementary/Secondary School" to a SOI which currently permits a child care center and condominiums. The subject site contains 8.73 acres, is located on the northern frontage of St. Charles Road, approximately 1,200 feet east of Keene Street, and is commonly addressed 9 Dorado Drive.

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

Staff report was given by Mr. Brad Kelley of the Planning and Development Department. Staff recommends approval of the revised Statement of Intent.

MS. LOE: Thank you. Before we move on to questions for staff, I would like to ask any Commissioner who has had any ex parte related to this case prior to this meeting to please share that so all Commissioners have benefit of the same information on the case in front of us. Seeing none. Are there any questions for Planner Kelley? Good job, Planner Kelley. All right. We will move on to public comment.

PUBLIC HEARING OPENED

MS. LOE: If you can give your name and address for the record?

MR. WESTHUES: Good evening. My name is Eric Westhues. I am the proud owner of Westhues Architecture, and I've worked with Mr. Wendling for several years, and first of all, I'm not very good at this, so you just have to be patient with me.

MS. LOE: We can be patient, but we do need your address.

MR. WESTHUES: Oh, I'm sorry.

MS. LOE: That's all right.

MR. WESTHUES: 9000 North Boatman Hill Road, Columbia, Missouri, Boone County.

MS. LOE: Thank you.

MR. WESTHUES: Thank you to Brad, because I am horrible at this part of process. Brad has helped me incredibly with the application process. I'm just going to start at the beginning. I was initially contacted by a developer that had a client that was interested in building a new school on a new piece of property with a brand-new development that was going to be about 9,000 square feet, and it was going to

be a really exciting project. It was going to be something that was like, oh, boy, I get to hang my hat on another really cool job here in Columbia. And during the thought process, Mr. Wendling was involved. He has operated Academy Day Care at this facility since 2006, and it's been quite successful. This opportunity came about that Mr. and Ms. Wendling are getting to the point that they need to stop being so active, and just sit back and relax and retire, and do the things that they want to do with their grandkids. Instead of going to a new piece of ground and creating a brand-new development that had all kinds of things, right here in the middle of Columbia is this eight-and-a-half plus acre site that is absolutely incredible, especially incredible for entertaining the education of the youth that are grades one through five. And the -- the purpose of this was how can we improve this existing facility at this time and take it to another level of providing facilities and services for the community. Once the client walked onto the site for the first time, the decision was made. I didn't -- we didn't walk through the building. We didn't go through any of the details. They knew at that point in time that this was the right direction and decision for them to try to implement their program at this location. So we started the process of how are we going to do this in this short period of time because day cares have teachers that have agreements, and they have all these things that are in place. Well, there was a decision made that we were going to continue to move forward. We were going to get the -- find out what needed to get done with our concept review, and then we have to get our statement of intent revised, and we felt quite comfortable to continue moving forward because educational and -- elementary and secondary education uses are allowed in every use group in the UDC. And it was just in this PD, because there was a PD and it wasn't specifically referenced at the time, that it wasn't included. So we felt with great confidence that we could forward, that the SOI would be amended and approved accordingly to allow this. The number of students is going to be approximately the same. There's going to be 18 to 20 students per class. There's going to be five classrooms. There's going to be somewhere between 90 to 100 students, which is what the day-care op- - facilities have been operating at for several years. The staggered start, there are some mornings that students arrive earlier than others. It's not that everybody shows up at exactly the same time, so it's -- it's stretched out over a couple-hour period, and the same thing happens in the afternoon where it's some kids get picked up much earlier than other kids. So in terms of traffic, we anticipate the use to be quite the same in terms of what has -- we've experienced over the years. There is a maintenance building that's on the site that doesn't provide a maintenance building for us or for this use, and so we are requesting that the maintenance building also be modified to a multi-purpose area. It's just an under-the-roof, controlled environment where students can go in there and throw basketballs against the wall or run around and play, et cetera, as an alternative to not being able to go out into the playground. So there is -- there is a plan in the works. We have multiple projects on the inside. When I say multiple, there are a couple of restrooms which are not handicapped accessible, which those revisions are planned to be made. We have a developed a plan in the future to implement accessibility to all levels. This home is on -- is on multiple levels. There's -- there's steps throughout, but every classroom is at grade level and there are sidewalks all the way around the building so that there is accessibility into the building from the

parking lot and everywhere that's on the site.

MS. LOE: Mr. Westhues, I'm sorry. But you're over your -- we usually do a limit on speaking.

MR. WESTHUES: I am happy to answer any questions.

MS. LOE: Okay. Any questions for Mr. Westhues? I think you gave us a good overview.

MR. WESTHUES: Thank you.

MS. LOE: No. No. No. You -- I'm an architect. I understand being passionate about your project. Thank you. Any additional speakers on this case? Seeing none. We're going to close public comment.

PUBLIC HEARING CLOSED

MS. LOE: Commission comment? Commissioner Stanton?

MR. STANTON: If my colleagues don't mind, if they don't have any additional questions or comments or concerns, I'd like to entertain a motion. As it relates to Case 286-2021, 9 Dorado Drive, a PD major amendment, SOI only, I move to approve the revisions -- the revised statement of intent for Chateau on St. Charles PD as requested.

MS. GEUEA JONES: Second.

MS. LOE: Moved by Commissioner Stanton, seconded by Commissioner Geuea Jones. Motion on the floor. Any discussion on this motion? Seeing none. Commissioner Carroll, may we have roll call, please

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Kimball, Ms. Carroll, Ms. Loe, Mr. Stanton, Ms. Burns, Ms. Rushing, Ms. Geuea Jones, Ms. Placier. Motion carries 8-0.

MS. CARROLL: We have eight votes to approve; the motion carries.

MS. LOE: Recommendation for approval will be forwarded to City Council.