

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

**Case Number 08-2021**

**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 Park-Endeavor Center West PD Plan” that proposes the creation of three separate development lots for commercial uses, the extension of Nocona Parkway from its current southern terminus, and a new street extension. This request also includes a design adjustment from Section 29-5.1(f)(3) to allow a new lot line through a structure. The approximately 6.08-acre site is located at the southwest corner of the intersection of Nocona Parkway and Endeavor Avenue.**

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 Park-Endeavor Center West PD Plan and associated design adjustment to Section 29-5.1(f)(3).

MS. LOE: Thank you, Mr. Smith. Before we move to Commissioner discussions, I would like to ask any Commissioner if they've had any ex parte related to this case to please disclose that now so all Commissioners have the benefit of the same information related to this case in front of us. Seeing none. Are there any questions for staff? I see none. In that case, we will move straight to public comment. If you can give your name and address for the record.

MR. WOOTEN: Good evening. Tom Wooten with Anderson Engineering, 4240 Philips Farm Road. I don't have anything to add and can answer any questions.

MS. LOE: Any questions? I see none. Thank you, Mr. Wooten.

MR. WOOTEN: Thank you.

MS. LOE: Any additional speakers on this case? Seeing none, we'll close public comment. Commission discussion? Ms. Geuea Jones?

MS. GEUEA JONES: I had the same problem with the development across the street that mirrors this. And I was having a bit of déjà vu, but I think that third floor is just too much given that you've got the retail below and I -- I have the same reservations about this as I did at the one across the street, and I understand that that won't stop it going forward, but what can I do but vote my conscience?

MS. LOE: Any additional comments?

MR. TOOHEY: I'll go ahead and -- are you ready to make a motion?

MS. LOE: Mr. Toohey?

MR. TOOHEY: In Case number 08-2021, approval of the Discovery Park - Endeavor Center West PD Plan and associated design adjustment to Section 29-(f).5 -- or sorry, 29-5.1(f)(3).

MS. RUSHING: Second.

MS. LOE: Second by Ms. Rushing.

MR. ZENNER: Two motions.

MR. SMITH: Can we break it into two motions? I apologize. I should have put that on the recommendation.

MS. LOE: All right. So we're going to approve the plan and then do a separate for the associated design adjustment?

MR. TOOHEY: All right. I can go ahead and do it again.

MR. SMITH: Design adjustment first and then --

MS. LOE: Okay.

MR. TOOHEY: All right.

MS. LOE: You really did write that down confusing us.

MR. TOOHEY: You want the design adjustment first?

MS. LOE: Yes.

MR. SMITH: Yes, please.

MR. TOOHEY: Okay. I make a motion to approve the design adjustment to Section 29-5.1(f)(3).

MS. RUSHING: Second.

MS. LOE: Second by Ms. Rushing. We have a motion on the floor. Everyone understand what we're voting on? Any discussion on that motion? 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 votes to approve and one abstention. The motion carries.

MR. TOOHEY: Okay. In the Case number 08-2021, I make a motion to approve the Discovery Park - Endeavor Center West PD Plan.

MR. MACMANN: Second.

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

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Toohey, Ms. Burns, Ms. Carroll, Ms. Loe, Mr. Stanton, Mr. MacMann, Ms. Rushing. Voting No: Ms. Geuea Jones. Abstention: Mr. Stanton. Motion carries 7-1-1.**

MS. CARROLL: The vote is six to approve, one to deny and one abstention. The motion carries.

MS. LOE: Thank you. Recommendation for approval of the plan and associated design adjustment will be forwarded to City Council.