

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**November 18, 2021**

**Case #06-2022**

**A request by Crockett Engineering Consultants (agent), on behalf of P1316 LLC (owner), for approval of a 7-lot PD development plan for a mixed-use commercial development on property zoned PD (Planned Development) to be known as *The Kitchen & Discovery Offices*, which will include office, retail, residential and outdoor recreation; the request also includes a revision to the Statement of Intent to include *Outdoor entertainment or recreation* as a permitted use. The 10.64-acre property is located at the southwest corner of Discovery Parkway and Endeavor Avenue.**

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

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends support of adding outdoor recreation along with approving the actual Kitchen and Discovery Office Park PD plan.

MS. LOE: Thank you, Mr. Zenner. Before we move on to questions for staff, I'd like to ask any commissioner who has had any ex parte related to this case to share that with us now. Also, if there's any commissioner who would like to be recused.

MR. STANTON: Yes, Madam Chair. I do a lot of business in this area, so I'm just going to play it safe.

MS. LOE: Thank you, Mr. Stanton. That's it for recusals. Any ex parte? Seeing none, any questions for staff. Commissioner Carroll.

MS. CARROLL: Sorry. I've got to ask for clarification; I may have understood something wrong. You referred to parking reduction. I thought that staff suggested sharing parking sites with neighboring buildings that would allow for parking reduction, and that they did not do that.

MR. ZENNER: So the staff report makes a reference to required parking. So the numbers here on this slide are the correct numbers. Deferred parking, the deferral of the 38 additional spaces which are shown on the plan is being offset by the fact that they can, the applicant has the ability to take advantage of the different peak hours of the users of the site, the office uses versus the entertainment uses. If that did not exist, you still would potentially have that opportunity, if the applicant had chosen not to look at it from that perspective. Even if they provided the 38 parking spaces, they still would be within their maximum permitted. So we're getting a benefit out of the fact that they've chosen to reduce the impervious surface acknowledging that there is an opportunity to use the parking reduction ratios that we

have. But they may not be being used to their fullest extent. And Mr. Crockett may be able to respond to are they using the maximum parking reduction ratios, and if they could, would they be willing to potentially defer even more parking. And I would guess the answer will be we really don't want to defer more parking because our tenants want to have enough parking and having less forces it elsewhere. Even -- and I think what they would probably tell you is they'd be concerned that don't start too small, start with what you know you don't need and then if you have to, you can add in. So they've parked it pursuant to the code at 441. They wanted 479 initially. And they realized after talking with our staff that reducing the parking to get it to 441 and using the concept of differential peaks, that that likely would be more than enough. So what they've chosen to element, the 38 spaces temporarily or permanently in the future, depending how site plays out, is what they are comfortable with and that's what the proposal is for.

MS. LOE: Commissioner Placier.

MS. PLACIER: Yes. What is your understanding of where the residents of those 44 dwellings, where they would park?

MR. ZENNER: I will leave that to Mr. Crockett to determine or specifically express. I'm assuming since these buildings, this building, which is Building 1 is a mix, it's two stories of residential ground-floor retail, I would -- I would assume, just given trends that we see often, your retail parking going to be on the lower level closest to the building. Residential parking could be somewhere out in the middle of the parking field as identified in probably marked spaces, Resident Parking Only. That would be a more detailed question that Mr. Crockett can answer though.

MS. LOE: Any additional questions for staff? If there aren't, we will open up the floor for public comment. Please give your name and address for the record.

MR. CROCKETT: Madam Chair, members of the Commission, Tim Crockett, Crockett Engineering, 1000 West Nifong. I believe Mr. Zenner did a thorough staff report on this project. It is a little bit different than what we've seen before. It's an outdoor recreational space you don't see too often. It does have an office component to it that we are putting around this complex. The residential -- excuse me. The office component is going to be similar to the office component that's north of this project by a fair amount. If you're familiar with Discovery, this commission has seen a lot of plans in Discovery, more than has been built. One of the first ones was an office complex that's on the north side of this site. And this is an office complex that would be, kind of flank it on the far south side and would be filled in with commercial between them along 63. As you've seen in the plan, the parking for this development is internal to the development. We wanted to shield and screen as much as we can with buildings. We believe that's what the UDC is kind of formed around. They want to have the buildings that have the front entryways onto adjacent streets, that park internal, kind of screen that from the public rights-of-way. So that's what the layout has basically done in this location. With regards to shared parking, we did reduce it by 38 spaces as Mr. Zenner indicated. This use, we want to make sure that we do have ample parking for this use as well as the residential uses. We understand we're going to be in off hours, but again, this entire development is limited on total impervious surface and so limited -- the impervious surface for this

development is very precious, so we don't want to build a bunch of extra parking if we don't need it. So we understand that. My clients have looked at this development, looked at other developments very similar to this throughout the country and looked at parking demands and parking requirements and how many parking spaces are provided and have gone to those facilities and looked to see how many parking spaces are actually being used. Some instances they might be well-parked. Some instances may be overparked, and quite often, they are underparked and they're parking along the streets and they're parking in the right-of-ways of other locations. So they've looked at that and thought very carefully because again, impervious surface on this entire Discovery area is limited over the entire development. So they feel that what they're providing -- or what they're proposing is what they -- would be needed for not only the Kitchen but also the residential uses as well as the office uses. Again, we are reducing a few of those spaces; we've taken them out. We don't need them, so we're not going to put them in. So that's how we'll look at that. The three-story residential and commercial mixed-use building, Mr. Zenner is correct; we believe that the spaces adjacent to the commercial uses will be dedicated for the commercial uses themselves, and probably some of them across the parking lot as well. The residential portion may be slid a little bit further internal to the development for the residents. We want to make sure the commercial component is well-parked as well. That three-story building is going to mimic the other three-story buildings on the three other corner-- excuse me, two other corners of the roundabout, so it's going to match, it's going to be a nice entryway. It's going to feel like all three of them are very similar in nature, so it's going to give a very nice, aesthetically appealing look as go through that roundabout. The main focal point of this is obviously the Kitchen. The pickleball development if you will, it's a multi-use development. Of course it has several pickleball courts inside and several outside. Some of them outside are actually covered, some are uncovered. It's got a lot of seating areas. It's got a lot of socialization areas. It's got indoor areas for restaurant, outdoor areas for seating for the restaurant. And of course it's got the stage as well. I believe Staff included my correspondence with regards to the stage. And, of course, I state in there it says, The stage is rather small and not intended primarily for small bands. Well, that was a mistake. That "not" should not have been in there. Yeah. And I believe actually Dee called our office today and asked about that. And, whoa, whoa, that's incorrect. I'd already seen it, but I didn't think it would really matter, but certainly that word "not" makes a big difference. So it is intended for small bands. We're not looking to have large bands. Certainly not KISS, not, you know, Def Leppard. But, Mr. Zenner, I took you more of a Metallica kind of guy. You know, you learn something new every day I guess. So anyway, so it is unique development. We are looking for, you know, a nice outdoor area. As things change, pickleball is big, you know, a big draw right now. We see that as something that we can not only have leagues and have, you know, recreational areas for, but also make it a social component as well, more than just that. Again, one unique thing about this is that we do have a turf area for lawn games, yard games during the spring, fall, and summer months that we can convert -- how can we do this and make this a year-round thing, let's make a small ice rink out of it as well. So we're working with suppliers and other folks trying to design that and make that work. It's been done in other locations so it certainly

can be. It's going to be a unique component to this piece of property and I think it's going to be well-received. And so with that, I'm happy to answer any questions the Commission may have.

MS. LOE: Thank you. Any questions for Mr. Crockett? Commissioner MacMann.

MR. MACMANN: Before I ask my question, did you want to ask your question? Did we do that already? My apologies. Never mind. Mr. Crockett, thank you very much. I answered my own question.

MR. CROCKETT: Thank you.

MS. LOE: Mr. Crockett, you referred to the stage as rather small. I'm just wondering what your standard is.

MR. CROCKETT: Relatively small. We're not looking at a large -- when I say -- I shouldn't say large. A small stage. I'm talking about a small event. We're not looking to have sole-- solely, you know, a large, you know, the whole event be focused around a concert. We're not looking for a large concert. You know, it's not a large concert venue. It's something more of a -- what we envision, like a Rose Music Hall or something that's going to be smaller scale.

MS. LOE: So how big is it compared to the outdoor Rose Park stage?

MR. CROCKETT: I believe Rose Park or Rose Music Hall, just off rough calculations is -- just off rough calculations off measuring off an aerial was about 800 to a thousand square feet, somewhere in that range. And this one, I believe, we had a note in there, is about 1,400 square feet.

MS. LOE: So when I checked Rose Park stage was 32 by 24, so it's roughly 750 square feet.

MR. CROCKETT: Okay.

MS. LOE: So this is almost double that.

MR. CROCKETT: Then that would be, yes.

MS. LOE: Yeah. So I was little -- I mean, Missouri Theatre without wings --

MR. CROCKETT: Right.

MS. LOE: -- is 870 feet --

MR. CROCKETT: And it's --

MS. LOE: -- with wings, it's 1,900--

MR. CROCKETT: It's not just totally just a stage area. We've also got that designated as outdoor seating as well when it's not being used as a stage or an event situation. It's additional outdoor seating, gaming area. It's, you know, there is --

MS. LOE: That was a coming up question, but if we can just focus. When people aren't seated there, it's twice as big as the Rose park stage. So, I mean, I guess I'm objecting to the characterization of rather small --

MR. CROCKETT: Okay. Okay.

MS. LOE: -- when it's twice as big as other venues we have in town.

MR. CROCKETT: Right. I know --

MS. LOE: That seem to be -- and that venue is the same size as Blue Note stage. So if that's sort of our standard for small --

MR. CROCKETT: Understood.

MS. LOE: -- music venues.

MR. CROCKETT: And what --

MS. LOE: I think you should correct this.

MR. CROCKETT: Okay. And I -- to me, I think it would be small. I would think maybe, you know, there's no clarification of what small would be. I would fall back that -- and we had discussion with Planning on this as well. And the fall back is in the situation is we're not allowed to have amplified sound across the property line without a special use permit through the City. And so that would always be something to fall back on as well if this -- if it becomes an issue --

MS. LOE: I --

MR. CROCKETT: -- then that's a fall back for the City. It's not something that's on the zoning. It's not something that's on the planning zone. It's an ordinance of the City of Columbia. So regardless of the size of the stage, it's always something that can obviously be enforced.

MS. LOE: I don't think it's a fall back. I think it's the governing --

MR. CROCKETT: Right. Right. I'm saying --

MS. LOE: -- ordinance.

MR. CROCKETT: That's another -- that's another --

MS. LOE: I think we need to strike the "rather small" off any future descriptions because it appears inconsistent --

MR. CROCKETT: I understand.

MS. LOE: -- just with other venues or -- I mean, unless it's smaller than other venues.

MR. CROCKETT: I understand.

MS. LOE: Because that does need -- I mean, I agree with the issues that staff brought up, and that characterization seems to mitigate them, but --

MR. CROCKETT: And we don't want to -- we don't want to have a mischaracterization.

MS. LOE: Yeah.

MR. CROCKETT: You know, we don't. And also, when I say relatively small too, it's relatively small in -- as a component of this development which is, it is something else we're looking at as well. Certainly don't want to mischaracterize the situation either. So --

MS. LOE: Right.

MR. CROCKETT: -- we're happy to -- happy to --

MS. LOE: It's not dependent on the stage size. This is an ordinance saying amplified noise can't cross the property lines, which I'm really interested to hear -- see how that gets carried out. My other question was what is the intended program for the interior gaming use?

MR. CROCKETT: They have different --

MS. LOE: Is that arcade?

MR. CROCKETT: No. No. It's more yard game type stuff I believe, looking for more of the social aspect. They've got -- I believe I've seen architectural renderings, I think there's some interior sofas and seating areas. Just I think there's, you know, the larger Jenga-type scenario that you've seen and some of the larger yard games. It's more the -- in looking at doing that exterior, but then we don't want the entire mix-- everything to be an exterior component. We have to have some interior for bad weather days and that kind of situation.

MS. LOE: We don't get those in Missouri.

MR. CROCKETT: No, not at all.

MS. LOE: All right. I'm just going to go down the line. So Commissioner Burns.

MS. BURNS: Thank you. Is there a plan for overflow parking? I'm thinking about even if it -- whatever we classify the size of the stage and a concert that might attract or an event that might attract a large number of people, I'm wondering if 440 parking spaces can accommodate that, or if there's a plan for event parking.

MR. CROCKETT: Well, we don't want to get -- first of all, we don't want to get too large with it. Okay. It's -- again, it's not the focal point. The stage is not going to be the focal point of this development. And if we have 440 parking spaces in this development and every car has two or three individuals, the space itself can't support that. And we have looked at additional spaces because we're doing a development, and you'll see this coming before the Planning and Zoning Commission, just to the north of this that has additional spaces. And so there is a common-shared agreement with regard to the lots, with regard to the parking all the way across all the properties that are out here. But we don't envision that if the number of spaces on this piece of property are fully built out, the event venue itself would support much more than that. And so while you might think, well, okay, we can have a lot more people, a lot more cars. But we can't get the people into the venue.

MS. BURNS: Okay. So I guess A, somebody would just have to turn around and go home if there was not a spot for them to park. And I'm thinking with Rose Music Hall, which is part of the North Village Arts District, on our First Fridays on a really nice Friday night, we can have hundreds, maybe a couple thousand people down there.

MR. CROCKETT: Uh-huh.

MS. BURNS: So, but there's overflow parking. You can go other places.

MR. CROCKETT: Right. And again, there is some overflow, other adjacent developments that are out here. And again, we are looking at commercial development that would be to the -- this thing's all kind of twisted, but kind of to the north and to the east that we're looking at commercial establishments that would have overflow parking.

MS. BURNS: So somebody might have to hoof it, but there's --

MR. CROCKETT: Yeah. Yeah. You're going to have to -- we -- at the same time, we don't want to -- for the rare occasion that we have a large event like that, if we were going to have one, we don't want to park this site for that. It's like parking Walmart for Black Friday.

MS. BURNS: I get it. All right.

MR. CROCKETT: And we don't -- we don't want that situation.

MS. BURNS: Thank you.

MS. LOE: Commissioner MacMann.

MR. MACMANN: A comment. I lived by the Rose for a long time and having done Roots & Blues for years and then parked across the way, organization, engineering makes way more -- the engineering of what the back of that stage is made and how the sound comes off that stage has way more to do with that than whether it's amplified or not. And that's not necessarily integrated into city code which is kind of frustrating, but doing Roots & Blues, we had to do that to appease the neighbors. We just had a sound engineer shooting sounds out there. The Rose is poorly designed, as a matter of fact. It's too loud. Just FYI for whoever, it's the design of that stage that's going to make all the difference in that sound.

MR. CROCKETT: Understood. And we actually -- Commissioner MacMann, I'm glad you brought that up. The architect actually has consulted acoustic engineers for, you know, both for sound for the entire development, including the stage, but both for sound amplification to get sound out, but also to make sure that we don't -- you know, we put the right direction at the right spot.

MR. MACMANN: That's what it's all about.

MR. CROCKETT: Similar to lighting. You've got to have the right light, the right spot and it does great. Because spillage doesn't do the job.

MR. MACMANN: It certainly can be done is what I'm saying.

MS. LOE: Commissioner Geuea Jones.

MS. JONES: The 19,000 square feet space, the large indoor recreation space, I think in the staff report it's described as being an indoor pickleball?

MR. CROCKETT: Yes, ma'am.

MS. JONES: Is that a space that is going to be divided up and just for indoor pickleball or is it like -- could it also be used as a convention plan as long as you don't mind a pickleball --

MR. CROCKETT: No. It's actually -- it's actually being set up for an indoor pickleball court. So there's a bar section to it, very -- you know, to help with the outdoor service areas, so there is that component to the building. But it's being set up for an indoor pickleball space.

MS. JONES: So it's single use?

MR. CROCKETT: That's what we're setting it up for. I guess it could be -- I guess you could have it as assembly, I guess, but that's certainly not the intention that we're going to use it for. I mean, there's -- you know, we're not putting a stage in there to have an indoor music situation or anything like that. We're setting it up for the primary use as indoor pickleball. Could it be used as assembly? I guess it could, but I don't know what the intent of that would be. We're not really -- we're not putting in tables and chairs and seating for more restaurant space to put more people in it. It's -- the use is pickleball.

MS. JONES: Thank you.

MS. LOE: Any additional questions for Mr. Crockett? I see none. Thank you.

MR. CROCKETT: Thank you.

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

Commission comment. Commissioner MacMann.

MR. MACMANN: Commissioner Kimbell, did you have something? Okay. If there are no other comments, concerns by fellow commissioners, I would like to make a motion. In the matter of Case 006-2022, a PD plan and modification to an SOI to add outdoor recreation area, the Kitchen and Discovery Office PD plan, I move to approve.

MS. JONES: Second.

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

MS. CARROLL: Commissioner Stanton. Oh, he's abstaining. Commissioner Burns.

MS. BURNS: Yes.

MS. CARROLL: Commissioner Rushing.

MS. RUSHING: Yes.

MS. CARROLL: Commissioner MacMann.

MR. MACMANN: Aye.

MS. CARROLL: Commissioner Geuea Jones.

MS. JONES: Yes.

MS. CARROLL: Commissioner Placier.

MS. PLACIER: Yes.

MS. CARROLL: Commissioner Kimbell.

MS. KIMBELL: Yes.

MS. CARROLL: My vote is yes. Commissioner Loe.

MS. LOE: Yes.

MS. CARROLL: We have eight votes to approve and one abstention. The motion carries.

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