

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

**Case Number 31-21**

A request by Anderson Engineering (agent), on behalf of P1316, LLC (owner), for approval of a one-lot PD (Planned Development) plan to permit the construction of parking areas that will be accessory to a 3-story office building, to be known as Discovery Professional Offices. This request also includes a design adjustment to Sections 29-5.1(f)(3) a to allow a new lot line through a structure. The site is split-zoned between M-C (Mixed Use-Corridor) and PD zoning. The office building will be located on the M-C zoning and the parking will be located within the PD zoning. The 4.4-acre site is located along the east side of Nocona Parkway, west side of Ponderosa Street, and approximately 500 feet south of the intersection of Ponderosa and Nocona.

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 Professional Offices PD Plan and associated design adjustment to Section 29- 5.1(f)(3).

MS. LOE: Thank you, Mr. Smith. Is this one or two motions?

MR. SMITH: We'll do two motions on this, as previous, first being for the design adjustment.

MS. LOE: Thank you. Before we move on to staff questions, I'd like to ask any Commissioners who have had any ex parte on this case to please share that with the Commission so we have the benefit of the same information on the case in front of us. Seeing none. Are there any questions for staff? Seeing none. I'll open the floor to public comment.

**PUBLIC HEARING OPENED**

MR. WOOTEN: One more time. Tom Wooten with Anderson Engineering. I can answer any questions, if you have any.

MS. LOE: This is the last option, isn't it -- or last opportunity. Any questions. He said any questions.

MS. GEUEA JONES: Do you hate me yet?

MS. LOE: All right. I see none. Thank you. Any additional speakers. If not, we'll close public comment.

**PUBLIC HEARING CLOSED**

MS. LOE: Commissioner discussion? Mr. MacMann?

MR. MACMANN: If you all have no questions, in the matter -- in the Case of --

MS. CARROLL: Oh, I did have a comment. Sorry. I thought you were commenting.

MR. MACMANN: No. No. No. I was going to move. Please, I don't mean to interrupt.

MS. LOE: Ms. Carroll?

MS. CARROLL: I could have commented on the motion, but I'll comment now. I actually approve of this one. I think the professional offices are in keeping with the area. I would only comment because of the previous round. Go ahead and make your motion.

MR. MACMANN: Thank you. In the matter of 31-2021 -- design adjustment first. Right, Mr. Smith?

MR. SMITH: Yes. Please.

MR. MACMANN: Okay. -- approval or the allowance of a lot line through a structure and parking lot, design adjustment of Sections 29-5.1(f)(3), I -- (inaudible).

MS. RUSHING: Second.

MS. LOE: Second by Ms. Rushing. Any --

MS. CARROLL: Can't hear.

MS. GEUEA JONES: I think you need to make the motion again.

MR. SMITH: Yeah. Would you repeat the motion one more time maybe? I think --

MR. MACMANN: Oh. In the matter of 31 -- I'm sorry. I'm not -- to me I'm really loud with the mask on. If I'm not -- I've drifted away from the microphone a couple of times. In the matter of 31-20 [sic], a request by Anderson Engineering on behalf of P1316, LLC --

MS. RUSHING: 2021.

MS. LOE: 13 -- 31-2021. Approval --

MR. MACMANN: What I said --

MS. LOE: You left off the 21. Approval of the associated design adjustment to Section 29-5.1(f)(3).

MR. MACMANN: (f)(3).

MS. LOE: I think we should all get that tattooed on our --

MR. MACMANN: What Madam Chair said. I move to approve.

MS. LOE: And it was seconded by Ms. Rushing.

MR. MACMANN: That's all right. Maybe the first time I got it, but the second time I didn't.

MS. LOE: All right. Any discussion? We have a motion on the floor. Any discussion on that motion besides getting 29-5.1(f)(3) tattooed. 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. The motion carries. One abstention.

MS. LOE: Thank you. Recommendation for approval will be forwarded to City Council. On to the C-2 cases.

MS. GEUEA JONES: Second vote?

MR. SMITH: You need a motion on the --

MS. LOE: Oh, sorry.

MR. SMITH: -- plan.

MS. LOE: I was getting excited here. Michael?

MS. GEUEA JONES: One more motion.

MR. MACMANN: I'm sorry.

MS. LOE: You have to make the second part of the motion.

MR. MACMANN: Oh, I was -- I'm sorry. I have inappropriately motioned you in. I was confused by all of the motion in front of me. I wasn't sure what was going on there.

MS. LOE: Chaos.

MS. RUSHING: My fault again.

MR. MACMANN: Okay. Where was I? I was on the previous page. In the matter of 31-2021, a request by Anderson Engineering on behalf of P1316, LLC, approval of a one-lot PD plan. We have no change of SOI here, do we? No. I move to approve.

MR. TOOHEY: Second.

MS. LOE: Second by Mr. Toohey. We have a motion on the floor. Any discussion? 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. MacMann, Ms. Geuea Jones, Ms. Rushing. Abstention: Mr. Stanton. Motion carries 7-0-1.**

MS. CARROLL: The vote is seven to approve and one abstention. Motion carries.

MS. LOE: Recommendation for approval will be forwarded to City Council. Now we're moving on to the C-2 cases.

MR. TOOHEY: Can those be a consent agenda?

MR. MACMANN: Actually -- no, they have to be individual motions.

MR. ZENNER: They have to be individually voted on. I apologize -- not really.

MS. GEUEA JONES: Abbreviated staff reports?

MR. MACMANN: I like that idea though, Commissioner Toohey. I really do.

MS. GEUEA JONES: Yeah.

MR. TOOHEY: Trying to make the most use of our time.

MS. LOE: I agree.

MR. MACMANN: And also the way that clerk -- that Sheila would read them because she just reads the numbers twice and they yay or nay them.

MS. GEUEA JONES: Uh-huh.

MS. RUSHING: Patrick, what do I need to do? Are you going to do it one at a time all the way through?

MR. ZENNER: Yeah. We'll do one at a time.

MS. RUSHING: Okay.

MR. ZENNER: So when you come to yours that you need to recuse, you'll get your opportunity.

MS. LOE: Which -- which number are you recusing, Joy?

MS. RUSHING: 20-2021.

MS. LOE: Okay.

MR. MACMANN: The first one.

MS. RUSHING: No. The second. 501 Fay Street.

MR. MACMANN: All righty, then.

MR. ZENNER: I have figured out what your maximum limit is. It's a baker's dozen, and only three and a half hours. So let's go ahead and we'll see if we can't get through these last five and send you all home for a long, long break.

MS. LOE: You get a vote out of us.

MR. ZENNER: I'll send you to the Sports --

MR. TOOHEY: It's different than listening to public comments until 3:00 in the morning.

MR. ZENNER: All right.

MS. LOE: It is.

MR. TOOHEY: We can handle that just fine.

MR. MACMANN: Yes, it is.

MR. ZENNER: So we are starting the C-2 requests. I guess I'm --

MS. LOE: All right. All right. All right.