

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
May 23, 2024

Case Number 149-2024

A request by Crockett Engineering Consultants (agent), on behalf of Discovery Entertainment Center, LLC, P1316 LLC, and Discovery Business Center LLC (owners), for approval of a PD Plan amendment to "The Kitchen & Discovery Offices" to revise the building area of proposed site improvements, add dwelling units to building 2, and adjust parking requirements. This revised PD Plan will be known as The Kitchen & Discovery Offices. The approximately 10.64-acre subject site is located northwest of the intersection of Endeavor Avenue and Discovery Parkway and includes the address 3701 Discovery Parkway.

MS. GEUEA JONES: May we please have a staff report?

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the requested PD Plan revisions to "The Kitchen & Discovery Offices PD."

MS. GEUEA JONES: Before we go to questions for staff, if any members of the Commission would like to recuse themselves in this case, please do so now.

MR. STANTON: Madam Chair, I choose to recuse myself on this case.

MS. GEUEA JONES: You are excused. Thank you. If any of my fellow Commissioners have had any contact with parties to this case outside of a public hearing, please disclose so now. Seeing none, are there questions for staff? Commissioner MacMann?

MR. MACMANN: FYI, I know Jack Cardetti, and we BS with each other, but we have not discussed this case.

MS. GEUEA JONES: Very good. Any questions for staff? Seeing none. We'll go to Public Hearing.

PUBLIC HEARING OPENED

MS. GEUEA JONES: If any members of the public are here to discuss this case, please come forward. You know the drill.

MR. STEPHENS: Sure do. Hello. Jesse Stephens, Crockett Engineering, 1000 West Nifong. Pat explained everything I think you need to hear about this. I don't have a formal presentation for you. We do continue to talk with Pat and we're actively looking for ways to make the build-out of Discovery Park easier, so that -- there will be stuff forthcoming on that. One thing I will point out on -- we're -- the oval area that was removed as future parking, this is still a phased development, so don't expect that particular area of parking to be built until the building at Lot 3A gets built. So we're still trying to

concentrate on, you know, phased build-out concentrating with the buildings that are being built. So with that, I'll answer any questions you might have.

MS. GEUEA JONES: Thank you. Are there any questions for this speaker? Commissioner MacMann?

MR. MACMANN: Just real quick for public information. Jesse, how long do you expect the build-out to take? Do you have clients?

MR. STEPHENS: Yeah. So for obviously The Kitchen and Lot 1A, the corner building are -- will be done this year. The building 2, hopefully later this summer that gets started. It will probably take a year, year and a half to build. But we don't have any formal plans yet on the buildings at 3A and 4A, but hopefully there will be some movement on that in the near future, but --

MR. MACMANN: So they're probably 18 to 24 anyway?

MR. STEPHENS: Yeah. Right. You can expect those three buildings to get finished out in due course, not -- we don't know yet exactly what's going to go on 3A and 4A, so --

MR. MACMANN: All right. Thank you very much.

MS. GEUEA JONES: Any other questions for this speaker? Seeing none. Thank you very much. Anyone else from the public here to speak on this case? Seeing none. We'll close public hearing and go to Commissioner comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any Commissioner comments? Commissioner MacMann?

MR. MACMANN: If my fellow Commissioners do not have any more questions or comments, I have a motion. In the matter of Case 149-2024, PD Plan revision for 3701 Discovery Parkway, I move to approve.

MR. DUNN: Second.

MS. GEUEA JONES: Approval was moved by Commissioner MacMann and seconded by Commissioner Dunn. Is there any discussion on the motion? Seeing none. Commissioner Carroll, when you're ready, may we have a roll call.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Placier, Ms. Wilson, Ms. Loe, Mr. Dunn, Mr. MacMann, Ms. Carroll, Ms. Geuea Jones. Motion carries 7-0 with one abstention.

MS. CARROLL: We have seven yes votes, the motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council.