

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
November 9, 2023

Case Number 01-2024

A request by Ingram Civil Engineering Group (agent) on behalf of Centerpointe Columbia Real Estate, LLC (owner), for approval of a revised PD Plan for Centerpointe Hospital adding a new thirty bed wing, revised perimeter circulation road, and dumpster location. The 12.1-acre subject site is located at the northeast corner of North Highway 763 and International Drive, and includes the address 1201 International Drive.

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

Staff report was given by Mr. Kiann Ahamed of the Planning and Development Department. Staff recommends approval of the proposed major amendment to Lot 1001 of the Centerpointe Hospital of Columbia PD Plan, subject to technical corrections.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, are there any members of the Commission who would like to disclose outside contact that they've had regarding this case? Seeing none. I just want to take a moment and say thank you. This is the first case you've had in front of us. You did very well. Thank you. Okay. Any questions for staff? Seeing none. Are there any members of the public who are here to speak on this case? Going once, going twice.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Come on forward. Please state your name and address for the record and speak as close into the microphone as you feel comfortable.

MR. INGRAM: My name is Bubba Ingram. My company is Ingram Civil Engineering. Our address is 212 Overlook Circle, Suite 105, in Brentwood, Tennessee. Thank you. I wasn't sure if the reference to the public was us or those that might be from neighboring properties. We're -- we're appreciative of you all allowing us to present this project. We were a part of the project in 2017, and I think, by all accounts, this has been a success, and the addition is a sign of that -- the extra 30 beds. We're here tonight, myself and Robert Marsh, the CEO of the facility, to answer any questions. We're in agreement with staff's position as stated by Kiaan, and I want to thank them for being so helpful and available to us through the process. Being at a distance sometimes can be a little bit of a hurdle, but they've done a great job of helping us through the process, and so grateful for that. We're here to answer any questions and thank you for your time.

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

MacMann?

MR. MACMANN: I just have a comment, and that's to follow up on what our speaker just said. Given the complexity of this, when it first came before us in 2017 and several of us were here, I thought we'd be up and down and in and out over this over and over and over, and we have not been. I don't know why that happened. I want to take that as win and hope everything at the facilities is like tip-top, 100 percent. Thank you.

MS. GEUEA JONES: Thank you. Any other comments or questions? Commissioner Placier?

MS. PLACIER: About the only -- what do you call it -- lengthy discussion in the report was about the parking, that you've gone from hospital-level parking now to requiring less parking because of the reclassifications. Having at this point more parking than is designated, I mean, do you have any thoughts about that, about the future of that space? Is there any -- it does seem to be a shame to have so much impervious surface if it's not needed for that classification. But, oh, maybe we'll be looking at a -- an expansion sometime before too long, so that might not be an issue.

MR. INGRAM: Yes, ma'am. Thank you for the comment, and that was probably the item that we spent the most time wrestling with on this. The rest of it was pretty black and white. And, in fact, we do work for this client and others with similar services across the country. And many times these facilities are licensed as hospitals by hospitals by the states, and so it would seem to the local folks, without looking into the services further, that they would fit under the hospital classification. Some folks have gotten so far along now, some cities and municipalities and counties to have a classification for residential treatment and group homes and various distinguishing uses that are in the spectrum of use, and what we find representing these clients across the country is that it's very difficult to pen an ordinance that is going to fit all of these facilities, and the parking specifically that's needed. Some of them support education as nurses come in for training days and so forth. They'll have a spike that may put some more demand in place certain days of a week or in a certain month. There's other things that happen maybe on visitation times where the demand would go up a little bit, but the nature of the facility is that the folks that are staying there are not drivers usually when they come into the facility. So it's just a different kind of facility, and so the parking codes have a difficult time being written precisely to fit the moment. I think, Robert, if you would like to speak on how the parking does --

MS. GEUEA JONES: Oh, just give us one second and then I'll -- we'll finish with you and then we'll go to him, I promise.

MR. INGRAM: Okay. I'm sorry.

MS. GEUEA JONES: Oh, it's okay.

MR. INGRAM: I was just going to let him speak to the -- the parking situation, as he experiences it day in and day out. But that's my finding as a civil engineer representing these facilities different places.

MS. GEUEA JONES: Appreciate that. Anything else for this speaker? Seeing none. Thank you very much.

MR. INGRAM: Thank you.

MS. GEUEA JONES: The next person who would like to come forward, presumably to talk about parking. Name and address for the record, please?

MR. MARSH: Robert Marsh, and the address is in where do I live in Columbia?

MS. GEUEA JONES: Whichever address you would like to give us.

MR. MARSH: So 1201 International is the hospital, but I live in southwest Columbia, so --

MS. GEUEA JONES: New to the community June of last year, love it here. But -- so just to speak to the parking specifically. So when the issue came up and we started working with this group behind it, you know, we did a case study for about three weeks just tracking during our peak kind of operational times, and we were only utilizing about 60, 65 percent of the parking lot during peak times, you know. And then during the overnight, I mean, 20, 25 percent of the parking lot. So certainly we were happy that we didn't have to add more wasted space, I guess, if you will. And, you know, the population we do serve there in psych industry are generally patients that are coming in direct admit from ERs from our community and from local surrounding hospitals. And so, as it was alluded to, they're not coming in with their own vehicles the majority of the time, so you're right on track with that, but, gosh, it would be a shame to have all that space and not really be using it. And so this will get us to a point where we're using more of it, and with the hope that this continues to be a success for the hospital. We'll see what the future brings and being able to create more space to serve more folks that need our help, absolutely.

MS. PLACIER: There could be mini golf.

MR. MARSH: Don't threaten me with a good time.

MS. GEUEA JONES: Any other questions for this speaker? Seeing none. Thank you very much for your time. Very good. Is there anyone else who would like to speak on this case? Seeing none.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Are there any Commissioner comments? Commissioner MacMann?

MR. MACMANN: Mr. Ahamed or Mr. Zenner? Thank you. Seeing no other questions or concerns, I have a motion. In the matter of Case 01-2024, Centerpointe Hospital of Columbia PD Plan major PD amendment, I move to approve.

MR. STANTON: Second.

MS. GEUEA JONES: Approval has been moved by Commissioner MacMann and seconded by Commissioner Stanton. Is there any discussion on the motion? Seeing none. When you're ready Commissioner Loe, may we have a roll call.

MS. LOE: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Loe, Mr. Dunn, Mr. MacMann, Ms. Geuea Jones, Ms. Placier, Mr. Ford. One abstention by Mr. Stanton. Motion carries 6-0 with 1 abstention.

MS. LOE: We have six votes for, and one abstention. The motion passes.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. Is there any other motion made on that case? Seeing none.