

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
MAY 19, 2022

Case Number 158-2022

A request by A Civil Group (agent), on behalf of Cherry Hill Dental Associates, LLC (Owners), seeking approval of a major amendment to the "Gadbois Professional Offices PD Plan," and its associated Statement of Intent. The proposed PD Plan amendment would add an enclosure on the north side of the building to house HVAC components. The applicant also seeks the addition of "assembly or lodge halls," as a permitted use within the Statement of Intent.

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

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the PD plan and SOI revisions to the "Gadbois Professional Office PD Plan."

MS. LOE: Thank you, Mr. Palmer. Before we move on to questions for staff, I would like to ask any Commissioners who have had any ex parte related to this case to please share that with the Commission at this time so all Commissioners have the benefit of the same information on the case in front of us. I see none. Any questions for staff? Commissioner Burns?

MS. BURNS: You didn't mention parking. Is there sufficient parking? There needs to be no changes in that as far as what's operating for the dental office, and then will operate for the assembly space?

MR. PALMER: Yeah. When they did the PD plan, it was planned as their private event space to be used by the dental office. And then the restaurant use, when it came in, it was reevaluated, and it was sufficient for that. And I believe restaurants and assembly lodge halls are pretty congruent as far as parking requirements.

MS. BURNS: Thank you.

MS. LOE: Commissioner Placier?

MS. PLACIER: Do you know what the capacity of the assembly lodge hall will be?

MR. PALMER: I don't, off the top of my head, no.

MS. PLACIER: I notice that what is planned across Diego is R-MF. We don't know how soon that might be going -- going in, so our evaluation of impact on neighbors is going to depend on that, but I guess it's just an unknown.

MS. LOE: Any additional questions for staff? Seeing none. We will open up the public hearing.

PUBLIC HEARING OPENED

MR. MURPHY: Hello, again. Kevin Murphy with A Civil Group, offices at 3401 Broadway Business Park Court. I'd be happy to answer any questions you might have.

MS. LOE: Any questions for Mr. Murphy? Commissioner Burns?

MS. BURNS: Thank you. As far as an assembly hall, I'm just curious. It seems like we've heard that the applicant wanted to use it for their own private use, and then there was a possible restaurant. Are we back to private use or truly renting it to outside entities?

MR. MURPHY: It would -- private use, again. I mean, they own the space and do that, and then it's, like, you know, you're going to have a wedding reception, a bar mitzvah --

MS. BURNS: Okay. So it would be outside rental?

MR. MURPHY: -- you know, whatnot. Yes.

MS. BURNS: And do you know the capacity, Mr. --

MR. MURPHY: I -- I do not. This is not my project, but, again, it does -- the -- the parking meets out with the capacity that that can -- that that building can handle. That was looked at and that is approved by staff.

MS. BURNS: May I follow up one more?

MS. LOE: Uh-huh.

MS. BURNS: In the Code, isn't there a limitation on assembly halls and lodges as far as occupancy?

MR. ZENNER: That would be established by the fire official, and we're -- we're reviewing the site plan that's up here on your monitors at this point. The ground floor square footage of this building, if I'm not incorrect, about 9,600 square feet. You've got elevator shafts that are within the building that lead to the second floor, so that ground floor square footage is absorbed partially by those non-occupiable spaces, and then the actual event space itself, should there be a warming kitchen or any other type of upfitting of the ground floor area is going to be further reduced for occupancy. But once plans are submitted, the occupancy load maximum will be established. At that time, parking would generally be reevaluated to ensure that there is adequate parking upon the usable square footage. There are opportunities within this particular area, based on the non-competitive operational hours of the event center space with the adjoining parking lots of the parking spaces immediately to the west that could be utilized for overflow parking, as well as the public streets in the adjoining area, at least Diego is large enough for on-street parking to support any demands. I think the one thing, and most of you, if you have not been in this particular area, with the Nifong road improvements that were made, signalization is up at Aurora now. That is the back entrance to the high school. Directly across from Santiago, there is an entrance that is planned to go to the commercial development immediately to the south. That may be controlled as a three-point turn, but we do have multiple ways in and out, so dispersing traffic from this particular site is not a concern. One goes back to a signalized intersection, the other goes back to a -- to a right-in/right-out only at this point, if I am correct. Santiago is not a full intersection. So you're forcing everything, most likely, back to the traffic signal as people exit the facility. And the facility square footage is going to be controlled, but we just don't know to what extent at this point based upon the upfitting of the building.

MR. MURPHY: If I may, yes. As Pat pointed out, you would have warming rooms, set-up areas, bathrooms, multiple bathrooms that do take up that additional area. The way this was looked at was the 9,600 square feet as it meets code for the parking as it is.

MS. LOE: Additional questions for this speaker? I see none. Thank you, Mr. Murphy.

PUBLIC HEARING CLOSED

MS. LOE: I'm going to close public hearing since Mr. Murphy is the only public present. Commissioner comments? I'd just like to say that while this would have been a nice restaurant to walk to, I still think having an assembly hall lodge for functions could also be a good neighborhood asset. Commissioner MacMann?

MR. MACMANN: I wanted a shooting range, but I have a motion. If my fellow Commissioners have no comments. In the matter of Case 158-2020 [sic] a PD plan major amendment on 220 Diego Drive, I move to approve.

MS. RUSHING: 2022?

MR. MACMANN: Did I misspeak?

MS. RUSHING: Yes, again.

MR. MACMANN: Thank you. 2022.

MS. RUSHING: You're just two years off.

MS. LOE: Seconded by Commissioner --

MS. RUSHING: Oh, I'll second it.

MS. LOE: -- Rushing.

MR. MACMANN: Commissioner Rushing wants a shooting range, too.

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

ROLL CALL VOTE (Voting "Yea" is to recommend approval.) Voting Yes: Ms. Loe, Ms. Burns, Ms. Rushing, Mr. MacMann, Ms. Geuea Jones, Ms. Placier, Ms. Kimbell, Ms. Carroll. Motion carries 8-0.

MS. CARROLL: We have eight to approve; the motion carries.

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