

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
December 21, 2023

Case Number 37-2024

A request by Crockett Engineering Consultants (agent), on behalf of Discovery Entertainment Center, LLC, Discovery Business Center, LLC, and P1316, LLC (owners) seeking approval of a PD Plan amendment and revised preliminary plat of The Kitchen & Discovery Offices PD Plan that will increase dwelling units and building heights, eliminate a building, add a drive-up ATM, and revise proposed structures associated with the "Kitchen" portion of the development. The approximately 10.64-acre subject site is located northwest of the intersection of Discovery Parkway and Endeavor Avenue and includes the address 3701 Discovery Parkway.

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 approval of the requested PD Plan and preliminary plat revisions to The Kitchen and Discovery Offices PD.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, would any of the Commissioners like to recuse themselves from this case?

MR. STANTON: Madam Chair, I will.

MS. GEUEA JONES: Thank you, Commissioner Stanton. All right. Any -- oh. Before we go to questions for staff, one more question. Anyone have contact with parties to this case outside of this public meeting? Seeing none. Now questions for staff. Seeing none. Excellent.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Public comment?

MR. STEPHENS: Jesse Stephens, Crockett Engineering, 1000 West Nifong. Also with me tonight, I've got Jack Cardetti, and he'll be here to answer any questions on behalf of the developer, if you should have any. Pat did a good a job of explaining what we're trying to do, but just a quick overview. It is a little under an 11-acre site. And though the parking configuration has changed somewhat, the core parking arrangement is pretty much the same as it was originally approved, aside from the area where we removed the building and added the parking lot for the ATM. Obviously, we are changing from one-story commercial buildings on -- along Nokona to a larger three-story mixed use building, that's -- that's the biggest change here, and also with the addition of the drive-through ATM, which was intended to support one of the bank tenants that have moved into another part of the Discovery development. We added a

location for trash compactor. Another request that continues to be made by some of the residents is some stand-alone EV parking for electric vehicles. And then in working with Pat, the developer did agree that it made sense to add more internal connectivity in the parking lot, so that was an easy -- an easy thing to add. This is kind of what the original plan looked like. Obviously, more buildings, but more one-story, so basically what was two and three were combined, and where building four is is kind of the new ATM location with the future parking. And that's kind of the overview of how it changed, and you've already seen. Obviously, the landscaping, Pat did talk about that, but the idea being that these major landscaping corridors are, you know, taking big chunks of parking and breaking them into smaller, more manageable chunks with more shade. The main islands are far bigger than normal islands would be. And also our stormwater collection is happening down in that main central island, so obviously the main change is mixed use. The electric vehicle parking is kind of happening up there by the dumpster near the round-about, which is also where the drive-through ATM is. All of that is kind in close proximity to an electrical transformer location that's nearby, and then we did add the pedestrian route down to The Kitchen. So on utilities, this is -- this is pad ready and ready to go as pretty much any site you're going to find in town. We did actually just get a transformer the other day, so we're very excited for The Kitchen. Stormwater management, we've already got in a large -- I won't claim that it's the largest one in town, but it's certainly one of the biggest underground detention systems. It's already installed and function. All the water mains are there, sanitary sewer is no issue, and we've tried to consolidate the trash collection in a way that makes sense for the development. Our conclusion is is this mixed -- we're trying to have this mixed-use capability of this. We think this is a better utilization of the parking lot overall. And, in fact, they've done their own internal studies and it's pretty clear in the areas that are solely residential, the parking lots are clearly underutilized. And then since they have added mixed-use components to some of the other areas in and around The Kitchen, those parking lots are definitely better utilized. So with that, I'll field any questions you guys might have for me.

MS. GEUEA JONES: Thank you. Any questions for this speaker? Commissioner Loe?

MS. LOE: I very much appreciate the landscaping added to the parking lot and the pedestrian. I think that's going to be a huge asset. I appreciate the moving of buildings and the massing. I think it's allowing some nice daylight to reach the different areas of the site. I was curious about, given the built-in residential and the outdoor focus of use, I'm not -- I don't feel like I'm seeing any outdoor eating areas attached to the restaurants, and I feel like that's something that we're definitely seeing more and more often these days. Is that still an option? I see there's a little bit of future parking on Artemis, so maybe that could actually become outdoor eating.

MR. STEPHENS: So I think -- (inaudible) -- but -- so internal to The Kitchen itself, there -- there is a large amount of outdoor patio area.

MS. LOE: You're right. I see it on that one corner, but the other two potential restaurant spots.

MR. STEPHENS: Right. The one -- the one that's closest over to Artemis does have a triangular area that was intended to be outdoor patio.

MS. LOE: Okay.

MR. STEPHENS: It's kind of where the parking veers down, and then there's a dumpster, so there's a pretty large patio over on that one. I mean, that was clearly the intent of that.

MS. LOE: Yeah. Yeah. I just bring it up because it looks like you're moving in this direction. I think it'll be -- I can see it really being popular and really being used and just --

MR. STEPHENS: I know that's what they hope.

MS. LOE: Yeah. I would encourage you to consider to allow that flexibility. Thank you.

MS. GEUEA JONES: Any other questions? Seeing none. Thank you so much. Anyone else to come forward? Seeing none.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any Commissioner comments? Seeing none. Anyone want to make a motion? Commissioner Carroll?

MS. CARROLL: Motion to approve the requested PD Plan and preliminary plat revisions To The Kitchen and Discovery Offices PD.

MS. GEUEA JONES: In case number?

MS. CARROLL: Ah. As it relates to Case Number 37-2024.

MS. LOE: Second.

MS. GEUEA JONES: Moved by Commissioner Carroll, seconded by Commissioner Loe. Is there any discussion on the motion. Seeing none. Commissioner Carroll, when you're ready, we'll have a roll call.

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

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

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