

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 86-07

AN ORDINANCE

approving a revision to the M-R Development Plan for Missouri Book Services; and fixing the time when this ordinance shall become effective.

SECTION 1. The City Council hereby approves the revision to the M-R Development Plan for Missouri Book Services, dated February 5, 2007, for property located between West Ash Street and West Worley Street, east of Fairview Road, to allow for a building addition and additional parking along the east side of the site. The revised design parameters submitted by applicant, marked "Exhibit A," is attached to and made a part of this ordinance and replaces the design parameters attached to Ordinance No. 016239 passed on November 1, 1999. The Director of Planning and Development shall use the design parameters as guidance when considering any future revisions to the M-R Development Plan.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2007.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

SIMON ASSOCIATES, INC.

ARCHITECTURE

**MBS Textbook Exchange
MR Development Plan
Design Parameters
January 2007**

RECEIVED

JAN 19 2007

PLANNING DEPT.

A.	Existing facility gross main level area	= 243,990 s.f.
	Proposed main level building additions	= <u>7,500 s.f.</u>
	Proposed main level building area	= 251,490 s.f.

Existing Gross Building Area:

Main Level	= 243,990 s.f.
Lower Level	= 25,180 s.f.
Upper Level	= <u>63,780 s.f.</u>
Total Existing Area	= 332,950 s.f.

Proposed Addition Area:

Main Level	= 7,500 s.f.
Lower Level	= 5,400 s.f.
Upper Level	= 7,500 s.f.
Future Expansion	= <u>16,650 s.f.</u>
Total Proposed Area	= 37,050 s.f.

Total Proposed Building Floor Area on Site = 370,000 s.f.

B. The minimum distance from the existing building to the east property line is 59'-4". No new construction will be located closer to a property line or street right-of-way than is currently existing at the site. The minimum distance between any building and any adjacent property line or street right-of-way shall be 59'-4". (No Change).

C. The existing building height as defined by the Columbia Zoning Regulations Section 29-2 establishes a mean grade elevation of 735' at a distance of 10 feet from the south endwall and a mean roof elevation of 771.5' representing a warehouse building height of 36'-6". (No Change). The proposed warehouse addition will align with the existing warehouse roof height.

The existing high bay building height is based on an average grade elevation of 734' with a ridge elevation of 795.5' representing a total building height of 61.5' at the high bay storage area. (No Change).

The proposed warehouse addition is scheduled to incorporate product storage and process equipment. The administrative addition is scheduled to provide office space.

- D. The minimum distance from the edge of any driveway to a property line or street right-of-way is existing at the North parking lot drive at 9'-10". No new construction is proposed closer to a property line or street right-of-way that is existing at the site. (No Change).

The minimum distance from a parking area to a property line or street right-of-way is existing at the South side of the building at 6'-0" and is proposed at the East side of the building at 1'-1". All existing parking areas are set back a distance in excess of the existing. (No Change). Due to the highly mechanized nature of MBS, no additional parking is anticipated.

The minimum distance from a loading area to an adjacent property line or street right-of-way is existing at 230'. No new loading areas are proposed closer to a property line or street right-of-way than is existing at the site. (No Change).

The minimum distance from a trash storage area to an adjacent property line or street right-of-way is existing at 250'. No new trash storage areas are proposed. (No Change).

- E. The minimum percentage of the site to be maintained in impervious surface is 45% of the total site area. (No Change).
- F. The maximum number of free standing signs is one (excluding directional signs). The existing tombstone sign will remain as the free standing signage element and measures 8'3" h x 12' w and incorporates 153 s.f. of area at each face. (No Change).

Additional existing signage is building mounted, individual letters/logo located at the North and South end gables of the facility. The approximate area of the building mounted signage at each location is 18 s.f. The existing building mounted signage height is approximately 30 ft. (No Change).

No additional signage is proposed as a part of this project, except directional signage associated with the development of additional parking areas approved by previous MR submissions.

RECORDED

JAN 19 2007

PLANNING DEPT.

Source

Timothy Teddy

TO: City Council
FROM: City Manager and Staff
DATE: February 23, 2007



RE: A proposed revision to the M-R (Research Development and Office Park District) development plan known as "Missouri Book Services." The subject property, which is approximately 21.19 acres in size, is located between West Ash Street and West Worley Street, east of Fairview Road. The proposed M-R development plan revision would allow for 37,050 square feet of building additions and some additional parking along the east side of the site. This proposal also includes revised "design parameters" for the site, which would allow for the amount or building additions being proposed. (Case 1-MR-07)



Fiscal Impact

YES

NO



Other Info.

EXECUTIVE SUMMARY

The proposal is to allow for building additions and a new parking area. This proposal also includes an amendment to the existing design parameters which would allow for up to 370,000 square feet of building floor area. The current (1999) design parameters limit the building floor area to 319,200 square feet.

At its meeting of February 22, 2007, the Planning and Zoning Commission voted unanimously (9-0) to recommend approval of the proposed revised M-R development plan and the revised design parameters. No one from the public spoke in opposition to the proposal.

A staff report, locator map, reduced copies of the plan and excerpts from the minutes of the Planning and Zoning Commission meeting are attached.

SUGGESTED COUNCIL ACTION

The Planning and Zoning Commission recommends approval of the proposed revised M-R development plan and the revised design parameters.

Revised M-R Development Plan for Missouri Book Services

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 22, 2007

ITEM NO. 1-MR-07

NAME OF DEVELOPMENT

A Revision to the M-R Development Plan for MBS

GENERAL DESCRIPTION OF PROPOSED DEVELOPMENT

The proposal is to allow for building additions and a new parking area. This proposal also includes an amendment to the existing design parameters which would allow for up to 370,000 square feet of building floor area. The current (1999) design parameters limit the building floor area to 319,200 square feet.

APPLICANT

MBS Realty Partners, L.P. (property owners/developers)

LOCATION

East of Fairview Road, between West Ash Street and West Worley Street

PROPERTY SIZE

Approximately 21.19 acres

EXISTING ZONING

M-R (Research, Development and Office Park District)

BACKGROUND

In 1989 the northeastern 12 acres of the total site which now comprises the MBS facility was rezoned from C-1 to M-R in order to allow for construction of the book distribution facility. Shortly thereafter an M-R development plan was approved and the first phase of the facility was constructed. In August 1999, an 8.28- acre tract, located south and west of the 12-acre M-R zoned MBS facility was rezoned from C-1 to M-R.

A Revision to the M-R development plan for MBS, Page 2

The rezoning expanded the M-R site to its present 21.19 acre size.

In November 1999 a revised M-R development plan was approved, allowing for an enlargement of the warehouse and office space that was in place at that time. The 1999 M-R plan included "design parameters" which limited total building floor area for the project to 319,200 square feet.

In June 2003 an "administrative" revision to the plan was approved by the Director of Planning. The revision allowed for converting some of the landscaped areas along the West Ash Street frontage to additional parking, which was needed for employees at that time.

DISCUSSION

The applicants are now proposing additional changes to the plan as follows:

- A 5,500 square foot addition to the front of the office building that fronts on West Worley Street
- A 15,000 square foot addition to the southeast corner of the warehouse building
- A 16,650 square foot allocation for "future building expansion" (exact areas to be expanded are yet to be determined).
- A new parking lot along the east side of the site, which would contain 81 parking spaces. The parking area may eventually connect with the driveway to the east of the site, which serves the veterinarian office, the car wash and the self-storage facility.

The total additional building square footage (including the "future expansion") exceeds the 319,200 square feet allowed by the 1999 design parameters. For that reason, this proposal includes a request for revised design parameters which would allow up to 370,000 square feet of building area. (It should be noted that the proposed new design parameters state that the total floor area of the existing facility is 332,950 square feet, which exceeds the 319,200 maximum. In discussing this with the architect, it was determined that the 332,950 is expressed in "gross" square feet, while the 319,200 is expressed in "net" square feet.)

In regard to the effect of these proposed changes to the site, the following should be noted:

1. Total open space will be 44%, which is far in excess of the 15% minimum

A Revision to the M-R development plan for MBS, Page 3

2. 30 bicycle parking spaces have been added to the site. Bicycle parking was not required when the building was first constructed in 1989 and when the building and parking additions were approved in 1999.
3. Total parking required is 612 spaces. Total parking provided (with credit given for the 30 bicycle spaces) is 628 spaces.
4. Existing signs and lighting are not proposed to be changed.

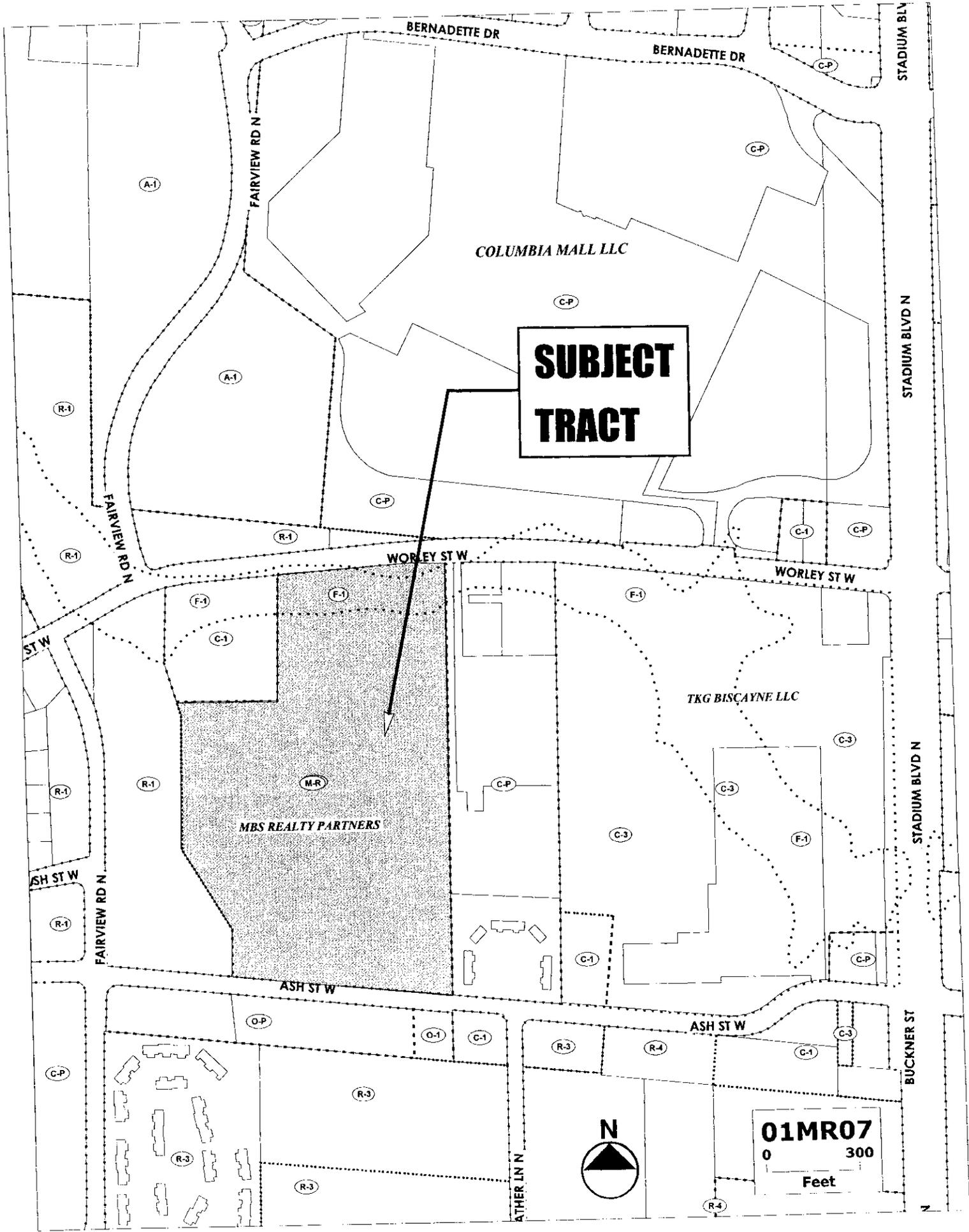
Since the proposed revision exceeds the current design parameters for total floor area, it cannot be approved administratively. New design parameters must be established by ordinance after public hearings before the Commission and Council.

STAFF RECOMMENDATION

Approval of the proposed revised M-R development plan and the revised design parameters

Report prepared by CJB

Approved by [Signature]



SUBJECT TRACT

COLUMBIA MALL LLC

MBS REALTY PARTNERS

TKG BISCAIYNE LLC

BERNADETTE DR

BERNADETTE DR

FAIRVIEW RD N

A-1

A-1

R-1

C-P

R-1

WORLEY ST W

WORLEY ST W

F-1

F-1

F-1

C-1

M-R

C-P

TKG BISCAIYNE LLC

C-3

C-3

F-1

ST W

R-1

R-1

ASH ST W

R-1

FAIRVIEW RD N

ASH ST W

O-P

O-1

C-1

R-3

R-4

C-1

C-3

C-P

R-3

ASH ST W

R-3

R-3

ATHER LN N



STADIUM BLVD N

STADIUM BLVD N

STADIUM BLVD N

BUCKNER ST

R-4

COLUMBIA MALL LLC

FAIRVIEW RD N

WORLEY ST W

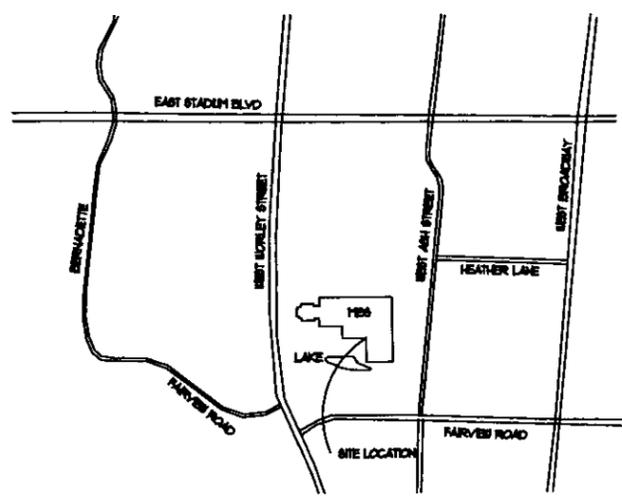
SUBJECT TRACT

MBS REALTY PARTNERS

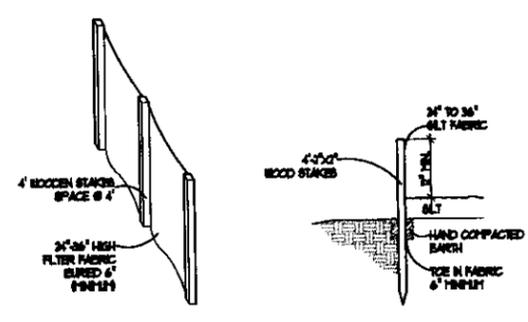
ASH ST W

FAIRVIEW RD N





2 LOCATION PLAN
SCALE 1" = 750'-0"



3 TYPICAL SILT FENCE
NO SCALE

PARKING REQUIREMENTS

EXISTING BUILDING	
OFFICE BUILDING	
MAIN LEVEL	+ 2800 SF.
LOWER LEVEL	+ 2000 SF.
MEZZANINE	+ 3300 SF.
TOTAL	+ 8100 SF.
BARBERS	
MAIN LEVEL	+ 3750 SF.
MEZZANINE	+ 6570 SF.
TOTAL	+ 10320 SF.
PROPOSED ADDITION	
MAIN LEVEL	+ 1800 SF.
LOWER LEVEL	+ 8400 SF.
UPPER LEVEL	+ 7800 SF.
RURINE EXPANSION	+ 5680 SF.
TOTAL	+ 13680 SF.

PARKING REQUIREMENTS

OFFICE AREA	3000 SF. + 3400 + 1400 / 200 SF.	+ 474
STORAGE AREA	24000 SF. + 1800 + 7800 + 16480 SF / 2000 SF.	= 88
TOTAL PARKING SPACES REQUIRED		62 SPACES

EXISTING PARKING	87 SPACES
PROPOSED FUTURE PARKING (EAST LOT)	8 SPACES
TOTAL	95 SPACES
ACCESSIBLE PARKING	1 SPACES
BICYCLE SPACES PER TOTAL PKGS	30 SPACES
TOTAL PARKING SPACES	62 SPACES

LANDSCAPE REQUIREMENTS

TOTAL LOT AREA	92,486 SF.	2.1 ACRES
TOTAL EXISTING BLDG AREA	34,280 SF.	0.8 ACRES
TOTAL PAVED AREA	28,777 SF.	0.7 ACRES
EXIST. PLYT	348,26 SF.	8.0 ACRES
PROPOSED PLYT	2448 SF.	0.1 ACRES
TOTAL LANDSCAPED AREA	42,748 SF.	0.9 ACRES = 44%

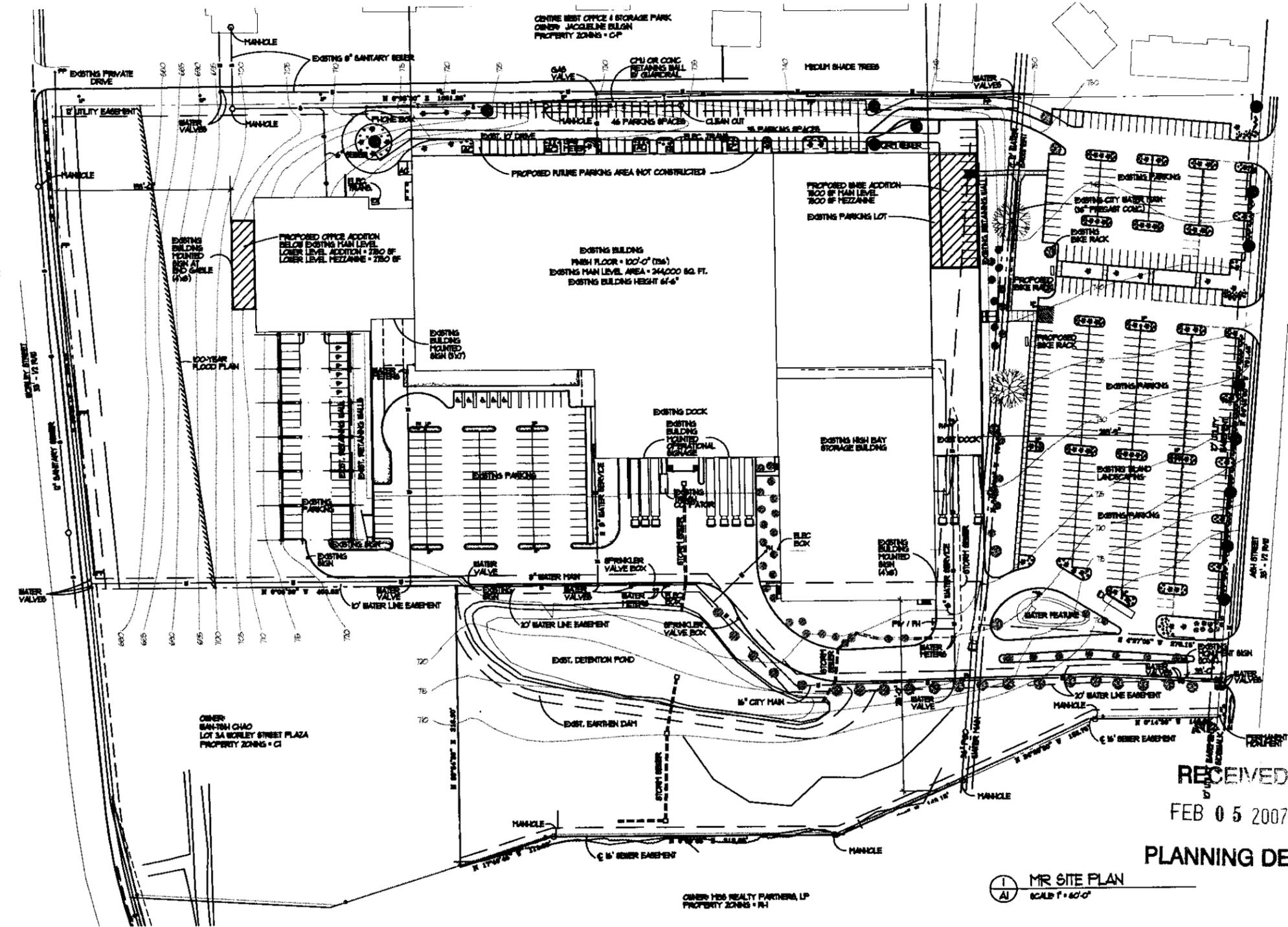
PARKING LOT LIGHTING

PARKING LOT LIGHTING TO BE BUILDING MOUNTED, HIGH CUT-OFF FIXTURES IN CONFORMANCE WITH THE CITY OF COLUMBIA'S LIGHTING ORDINANCE.

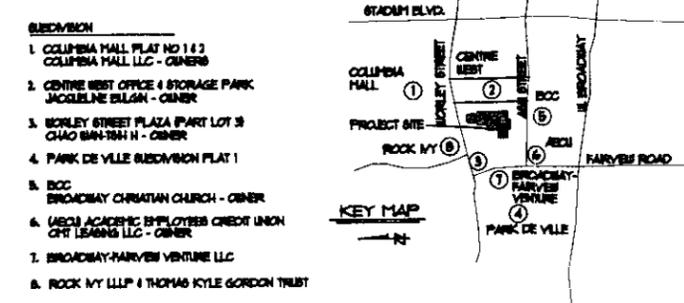


2 TYPICAL PLANTER ISLAND
SCALE 1" = 12'-0"

- LANDSCAPE LEGEND**
- EXISTING TREES / LANDSCAPE
 - PROPOSED MEDIUM DECIDUOUS TREES
 - PROPOSED ORNAMENTAL TREES
 - PROPOSED ORNAMENTAL GRASS



1 MR SITE PLAN
SCALE 1" = 60'-0"



- SUBDIVISION**
- COLUMBIA MALL PLAT NO 143 COLUMBIA MALL LLC - OWNER
 - CENTRE WEST OFFICE & STORAGE PARK JACQUELINE BULGH - OWNER
 - WORLEY STREET PLAZA PART LOT 3 CHAO BAN-TAN H - OWNER
 - PARK DE VILLE SUBDIVISION PLAT 1
 - BCC BROADCASTWAY CHRISTIAN CHURCH - OWNER
 - ABCO ACADEMIC EMPLOYERS CREDIT UNION CRT LEASING LLC - OWNER
 - BROADCASTWAY-HARVEY VENTURE LLC
 - ROCK MY LLLP & THOMAS KYLE GORDON TRUST

LEGAL DESCRIPTION

LOT 1A OF AN ADMINISTRATIVE SUBDIVISION OF WORLEY STREET PLAZA, A REPLAT OF LOTS 1 AND 3, WORLEY STREET PLAZA, AS RECORDED IN BOOK 799, PAGE 342, AND LOT 2, WORLEY STREET PLAZA AS RECORDED IN PLAT BOOK 28, PAGE 81, ALL BEING LOCATED IN THE SW 1/4 OF SECTION 10, T4N, R9E, COLUMBIA, BOONE COUNTY, MISSOURI, CONTAINING 2.8 ACRES.

PROPERTY OWNERS

HBS REALTY PARTNERS, LP
278 EAST AIN STREET
COLUMBIA, MISSOURI 65203

PROPERTY ZONING

THE PROPERTY IS ZONED MR

DEVELOPMENT PLAN APPROVAL

Approved by Jerry L. Wade, Chairman Planning and Zoning Commission

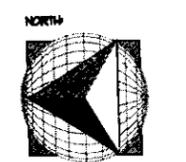
SIGNATURE DATE

Approved by Darwin A. Hindman, Mayor of the City of Columbia

SIGNATURE DATE

Approved by Sheela Amin, City Clerk

SIGNATURE DATE



THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED

SIMON ASSOCIATES INC.
ARCHITECTURE
11 South 24th Street, Columbia, Missouri Phone: 573-421-1001 Fax: 573-421-0807

MBS MR REVISED DEVELOPMENT PLAN
COLUMBIA, MISSOURI
2771 E. AND 28TH

RECEIVED
FEB 05 2007
PLANNING DEPT.

REVISIONS:
2/5/07
CITY COMMENTS



DATE ISSUED:
01/16/07

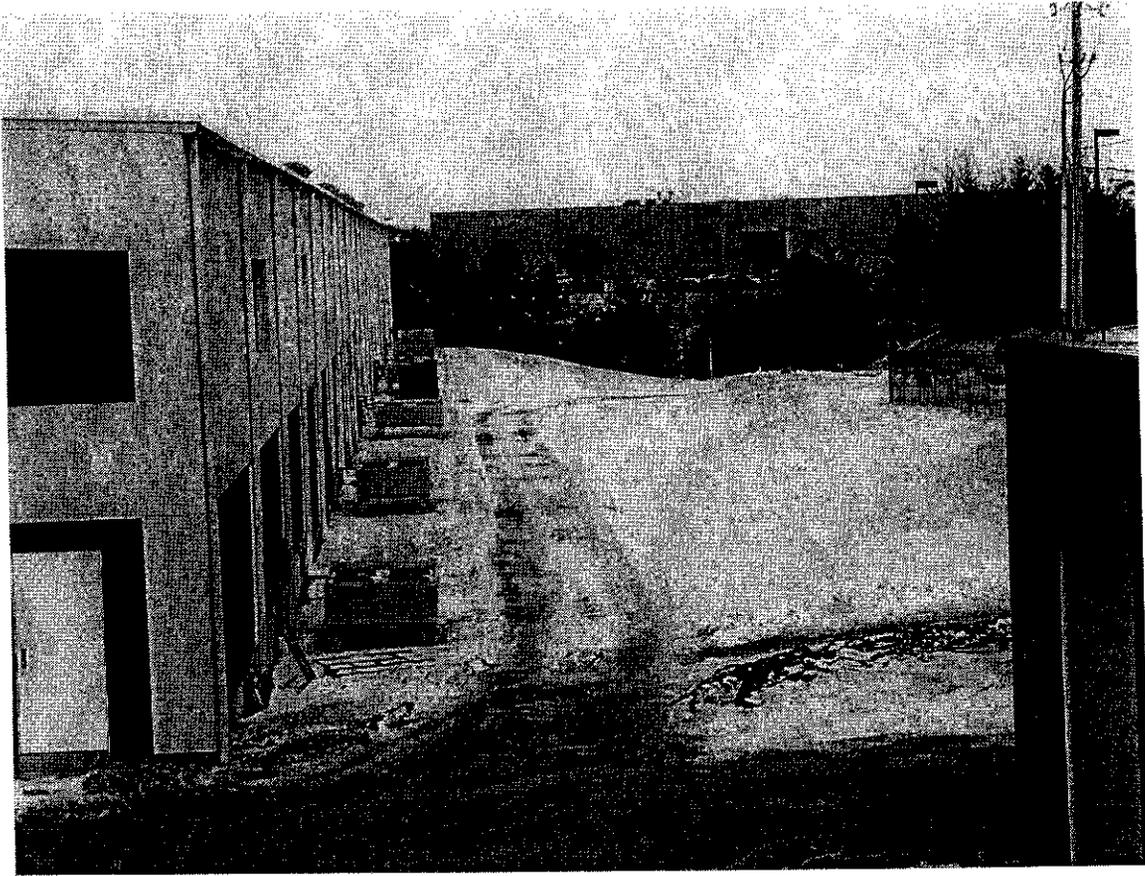
Proposed addition to north side of building, viewed from West Worley Street.



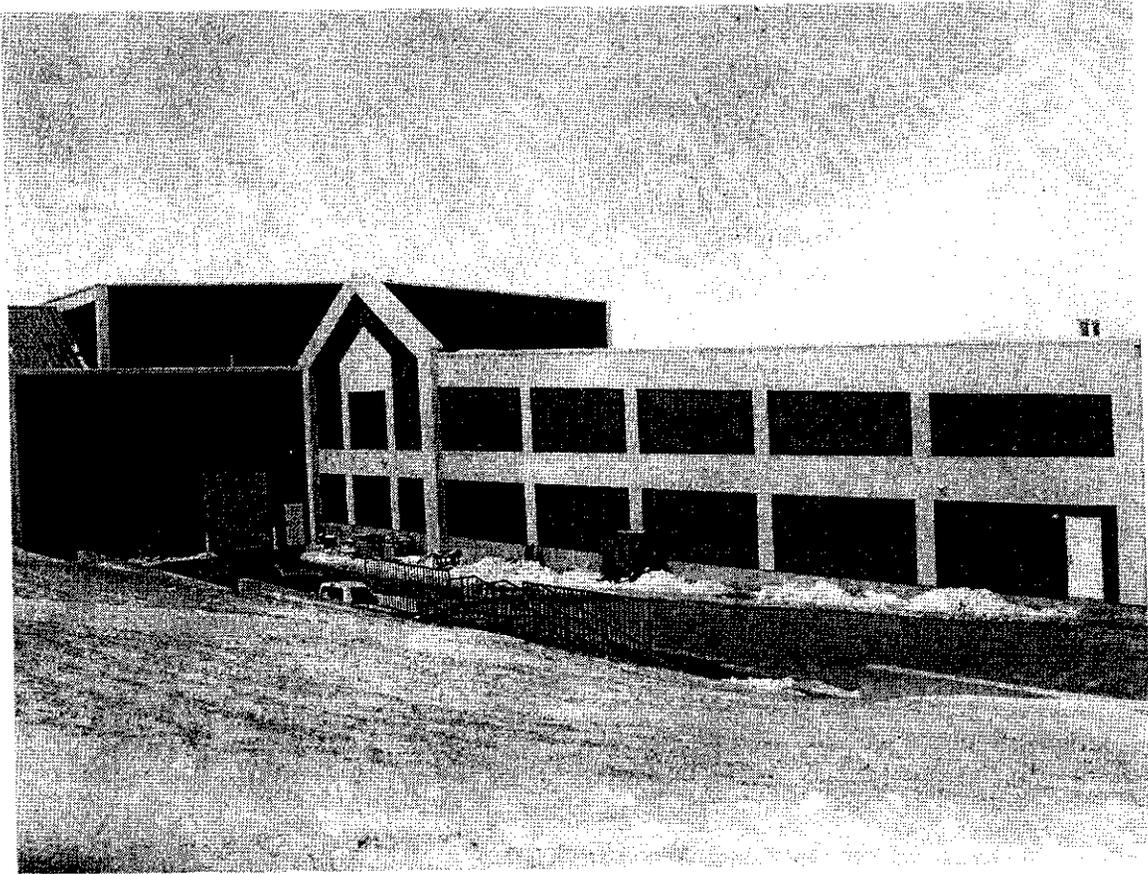
Proposed parking lot addition along east side of building, viewed from shared driveway off of West Worley Street.



Proposed east-side parking lot addition, viewed from southeast corner of building.



View of proposed addition to southeast side of building.



SIMON ASSOCIATES, INC.
ARCHITECTURE

January 16, 2007

Mr. Charles Bondra, Senior Planner
City of Columbia Department of Planning & Development
701 E. Broadway
Columbia, Missouri 65205-6015

RE: MBS
2711 West Ash Street
Columbia, Mo.

Mr. Bondra,

On behalf of MBS Realty Partners, LP, I am requesting consideration of amending the existing MR Plan to incorporate additional building areas required to support current operational requirements and anticipated future growth. The proposed modification would allow an addition of 7500 sf with a full mezzanine at the southeast corner of the existing warehouse and infill below the existing open administrative structure at the north end of the facility with a total of 5,400 sf of office environment on two levels. In addition, I have incorporated additional square footage for undefined future expansion of the facility. The proposed additions exceed the area limitations defined by the current design parameters.

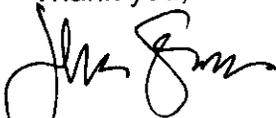
The amended plan also represents a new parking lot at the east side of the warehouse, accessed from a private drive and from the existing southeast lot of the MBS property. It is my understanding that MBS and the owner of the private drive, Jackie Bulgin, have structured a right of use agreement for the use of the private drive to access the proposed lot.

This request does not incorporate the west tract that is currently zoned R1 and fronts on Fairview Avenue between Ash Street and West Worley Street.

I have attached an amended site plan representing the above proposed modifications and updated Design Parameters for the project.

Please let me know if you have any questions or need any additional information.

Thank you,


John Simon

RECEIVED

JAN 16 2007

PLANNING DEPT.

SIMON ASSOCIATES, INC.

ARCHITECTURE

MBS Development Plan Amended Design Parameters

(1999 Design Par.)

A. Existing facility gross building area	= 243,370 s.f.
Proposed building additions	= 57,330 s.f.
Proposed mezzanine expansion	= 5,000 s.f.
Future expansion	<u>= 13,500 s.f.</u>
Total Proposed Building Floor Area on Site	= 319,200 s.f.

- B. The minimum distance from the existing building to the east property line is 59'-4". No new construction will be located closer to a property line or street right-of-way than is currently existing at the site. The minimum distance between any building and any adjacent property line or street right-of-way shall be 59'-4".
- C. The existing building height as defined by the Columbia Zoning Regulations Section 29-2 establishes a mean grade elevation of 735' at a distance of 10 feet from the south endwall and a mean roof elevation of 771.5' representing an existing building height of 36'-6".

The proposed addition height will be based on an average grade elevation of 734' with a ridge elevation of 795.5' representing a proposed building height of 61.5'.

The proposed addition is scheduled to incorporate a high density storage/racking system and requires the represented height to accommodate the equipment, building structure and product requirements.

- D. The minimum distance from the edge of any driveway to a property line or street right-of-way is existing at the North parking lot drive at 9'-10". No new construction is proposed closer to a property line or street right-of-way that is existing at the site.

The minimum distance from a parking area to a property line or street right-of-way is existing at the North end of the building at 54'. All new parking areas are set back a distance in excess of the existing.

The minimum distance from a loading area to an adjacent property line or street right-of-way is existing at 230'. No new loading areas are proposed closer to a property line or street right-of-way than is existing at the site.

The minimum distance from a trash storage area to an adjacent property line or street right-of-way is existing at 250'. No new trash storage areas are proposed.

- E. The minimum percentage of the site to be maintained in open space is 45% of the total site area.

(1999 U+Sign Mr.)

- F. The maximum number of free standing signs is one (excluding directional signs). The existing tombstone sign will remain as the free standing signage element and measures 8'3" h x 12' w and incorporates 153 s.f. of area at each face.

Additional existing signage is building mounted, individual letters/logo located at the North and South end gables of the facility. The approximate area of the building mounted signage at each location is 18 s.f. The existing building mounted signage height is approximately 30 ft.

All new signage at the building addition would be similar to the existing building mounted signage with an area not exceeding 32 s.f. The total number of building mounted signs will be limited to three locations at the facility, with a total combined area of 68 s.f. The maximum height of building mounted signage will be 38 ft.

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
February 22, 2007

1-MR-07 A proposed revision to the M-R development plan known as "Missouri Book Services," located between West Ash Street and West Worley Street, east of Fairview Road, containing approximate 21.19 acres.

MR. WADE: May we have a staff report, please?

Staff report was given by Mr. Charles Bondra of the Planning and Development Department. Staff recommends approval of the proposed revised M-R development plan and the revised design parameters.

MR. WADE: Questions of staff?

MR. RICE: I had a question of staff.

MR. WADE: I'm sorry. Mr. Rice?

MR. RICE: Yes. I guess I don't -- what's the difference between gross and net square feet, and would the new revised design parameters, that 370,000, does that refer to gross or net?

MR. BONDRA: I'll try and answer that question. The parking regulations were revised in about 2002, and it did away with the gross and net definitions, and I think everything is considered gross at this point, so --

MR. RICE: Okay.

MR. BONDRA: That's about the best I can answer that. Without somebody from Protective Inspection here, I -- and the architect. Maybe the architect can answer that question a little bit better. And I think the 370,000 gives them quite a bit of additional cushion for future additions and that kind of thing.

MR. TEDDY: Yes. Generally speaking, that excludes the passive spaces, like stairwells, elevator shafts, mechanical rooms, basement used for storage, that kind of thing.

MR. WADE: Apologies, Mr. Rice. Any other questions?

PUBLIC HEARING OPENED

MR. SIMON: My name is John Simon; I'm the architect associated with the proposed revisions to the master plan. Our offices are at 13 South Sixth. With regard to the square-footage calculations, I think also what happened as a part of this process was the M-R-zoning descriptions in the ordinance were rewritten during the course of this. Originally, MBS, I think -- and may still be the only M-R-zoned piece of ground in the City, and I think subsequent to their building, that zoning ordinance was revised. And it clarified as a part of that revision the definition of the floor areas. Originally, I believe, we were directed

not to include some mezzanine areas which were open to the areas below, just a raised platform, which this facility has quite a bit of square footage in. In the new calculation, we have included all of those areas as a part of this. And the intent of this is to give us adequate growth to pretty much maximize this particular piece of property. Mr. Bondra had represented some pictures of the existing facilities there in the proposed locations. We've taken it a step further, and I can pass these around, that kind of represent before and after configuration of what's being proposed. We've sort of modeled the infill of the warehouse. It's important to note here that these additions are being proposed in existing parking lots, underneath existing roof areas of the existing structure, so we're not expanding the footprint of the building, per se, or taking over greenspace, rather, in order to increase the area of this facility. The references to the 15,000-square-foot warehouse expansion is actually a 7,500-square-foot expansion of the building. Inside of that, we're going to have mezzanine structures. So, it's a two-level expansion to handle the processing requirements that they need. Similarly, in the front of the building, it's a 2,750-square-foot addition underneath an existing administrative-office area, two levels, multiple levels, giving us the additional space we need. The other cushion is just for the unforeseen. This company, very fortunately, has had exceptional growth, and we're just trying to make some allocation so we don't have to come back before you again with any future projects that they might contemplate. The owner, Bob Pugh, is here if you have any questions of him.

MR. WADE: Are there any questions of this speaker or Mr. Pugh? Mr. Wheeler?

MR. WHEELER: I just have one question, and that is: The difference between the 319,200 currently and the 370,000 is 50,800 square feet. And these three proposals -- and I don't have a problem with that, but these three, the total of those are 37,150 or something like -- pardon me if I didn't get that exactly right, but you get my point. There's about 13,000-square-foot difference here, and I'm just wondering, do you want the ability to use that additional 13,000 square feet, or are we limiting the additional feature expansion to this 16,650 square feet?

MR. SIMON: The 319,000 square feet didn't include the mezzanine areas within the existing building, so we've added those, and that's the differential there between those. The total 370,000 gives us the area we need to do this development and I think anything that could happen in the future.

MR. WHEELER: Thanks.

MR. WADE: And allows the next change to be an administrative decision, not a public-hearing decision?

MR. SIMON: That's correct. That's correct.

MR. WADE: Further questions? Thank you. Anyone wishing to speak in opposition to this proposal? Anyone wishing to -- my apologies. Ms. Curby?

MS. CURBY: No. I'm just waiting for the pictures.

MR. WADE: Oh. They're coming. Anyone wishing to speak to this proposal at all?

PUBLIC HEARING CLOSED

MR. WADE: Commissioners? Mr. Holden?

MR. HOLDEN: It seems like a straightforward request. I would make a motion we recommend approval to the City Council.

MR. CADY: I'll second it.

MR. WADE: It's been moved and seconded that we recommend approval of this proposal to the City Council. Ms. Curby realized she may not get to it before it's over. I live out in that area and drive in that area frequently, and I have been very pleasantly surprised. I wasn't sure of the impact that that large of an employment facility would have in that area when it was first constructed. And I must say I've been pleased with the -- they're a good neighbor. They don't have negative impacts -- it's a good facility and a good operation that -- what I'm able to see just as a neighbor on the outside. Ms. Curby?

MS. CURBY: I appreciate the fact that you've done the work not to expand the footprint, but just to keep it under the same roof.

MR. WADE: Mr. Lamb?

MR. LAMB: Did the motion include the revised design parameters?

MR. HOLDEN: Of course, it did, yes.

MR. CADY: Yes.

MR. WADE: The second did, too?

MR. CADY: Yes, it did.

MR. WADE: Okay. Further comments -- further discussion on the motion? Mr. Cady?

MR. CADY: Well, the only reason they're here, like staff brought out, is because they exceeded the original design parameters. They have done a lot of things up administratively to this point. So, this is more housekeeping than anything else, in my opinion, and I think it's very doable.

MR. WADE: Roll call?

MR. LAMB: The motion has been made and seconded to recommend approval of Item 1-MR-07, a proposed revision to the M-R development plan known as "Missouri Book Services," located between West Ash Street and West Worley Street, east of Fairview Road, containing approximately 21.19 acres.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Wade, Mr. Wheeler, Mr. Barrow, Mr. Brodsky, Mr. Cady, Ms. Curby, Mr. Holden, Mr. Lamb, Mr. Rice. Motion carries 9-0.