

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**SEPTEMBER 20, 2018**

**COMMISSIONERS PRESENT**

**Mr. Rusty Strodtman**  
**Ms. Tootie Burns**  
**Ms. Sara Loe**  
**Ms. Lee Russell**  
**Mr. Anthony Stanton**  
**Ms. Joy Rushing**  
**Mr. Dan Harder**  
**Mr. Michael MacMann**

**COMMISSIONERS ABSENT**

**Mr. Brian Toohey**

**Case No. 18-175**

**A request by Simon & Struempf Engineering (agent), on behalf of MBS Realty Partners, LP (owners), requesting a major amendment to the existing "MBS O-P Plan" and approval of a new PD Plan to be known as "Boone County Family Resources PD Plan". The applicant is also seeking design exceptions from Section 29-4.4(f) and Section 29-4.6(c)(1) of the UDC pertaining to parking lot landscaping and entry door placement, respectively. The 2.44-acre site is located on the south side of West Ash Street between Heather Lane and Fairview Road and is addressed as 2700 West Ash Street.**

MR. STRODTMAN: 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 major PD Plan amendment subject to:

(1) Reducing the size of the proposed parking spaces to 8.5' x 18' and increasing the width of the parking lot island to increase overall interior parking lot landscaping.

(2) Granting the design exception to Section 29-4.6(c)(1).

MR. STRODTMAN: Thank you, Mr. Palmer. I forgot to do this earlier, but at this time, I would ask any Commissioner who has had an ex parte communications prior to this meeting related to this Case

18-175, please disclose that now so all Commissioners have the same information in front of us. Thank you. Thank you, Mr. Palmer. Are there any questions for staff? Ms. Rushing?

MS. RUSHING: Are there any tree preservation requirements on this property? It's totally covered with trees right now.

MR. PALMER: Yeah. Yeah. So the same tree preservation area has been maintained here and actually the building is -- is pushed almost right up to it, but that was --

MS. RUSHING: So that whole west end is --

MR. PALMER: Correct. And actually the original plan depicted the area as .33 acres, I believe, which was what was required, but their area that they denoted on the plan was a little bit larger. So I think that this is -- is technically a little smaller on the plan, but it is what was required and is required now by the UDC. It's the 25 percent.

MR. STRODTMAN: Ms. Loe?

MS. LOE: Mr. Palmer, you mentioned a five-foot height. I didn't pick up on that in your report to us, and I'm not seeing it in the final recommendation, so I'm just -- I'm curious.

MR. PALMER: It was -- I think it was glossed over a little bit in the report, but -- so the original plan which you probably can't read in the middle of the building here says height less than 45 feet. And then on this one, he just changed it to 50. Again it's -- the site has pretty extreme grading that they'll have to contend with, and Mr. Simon is here to explain a little bit better, but I think that that's the major concern is just that how we measure the height of the building and where he'll have to locate it based on the grading may dictate that it be slightly higher than 45 feet, so he -- he was hoping to get a little bit of leeway in that.

MS. LOE: Thank you.

MR. STRODTMAN: Mr. MacMann?

MR. MACMANN: Thank you, Mr. Chairman. This structure will be how many stories?

MR. PALMER: It is two stories with a basement, I believe.

MR. MACMANN: All right. And where will the bio-retention facility --

MR. PALMER: It will be --

MR. MACMANN: It's undergrounded?

MR. PALMER: Yeah. It's undergrounded and it's the -- there's a dash-line here under the parking lot that will replace the open space area that was north of the building on the previous plan.

MR. MACMANN: In the future, just a request. I would love to have -- I understand we don't right now and Planner Smith is not here, but the community feedback.

MR. PALMER: Uh-huh.

MR. STRODTMAN: Any additional questions, Commissioners? Mr. Palmer, just for clarification, you mentioned we'll be closer to 8 percent of parking lot landscaping with the reduction?

MR. PALMER: Yeah. And I believe Mr. Simon is prepared to explain that a little more in-depth. But basically as part of our review and -- and kind of last minute, hence it wasn't on the plan, we -- we determined or discovered that the parking stalls were deeper than they needed to be. And so we were ready to move forward with it as is and -- and go with the six-foot strip and make a recommendation based on that. However, we saw -- we noticed that there is that extra half foot on each of those lanes of parking or rows of parking. And so kind of discovered that that's an additional two feet available there that -- that doesn't need to be encumbered by parking spaces and impervious area. So that would allow two feet of additional landscape strip down the center of the parking lot. And again, it's ten feet as

required and a total of 10 percent of your impervious area, and so he would be at eight feet. And it's strange how it's worked out, but it would be roughly 8 percent of his impervious area.

MR. STRODTMAN: That was my clarification, because I saw eight foot once and then I saw the 8 percent, so I was just making sure I wasn't mistaken.

MR. PALMER: Uh-huh.

MR. STRODTMAN: And then the property owner directly to the south is the church, the farm ground or the garden ground, I guess?

MR. PALMER: That's correct, yeah. Yeah. They own the entire parcel to the south.

MR. STRODTMAN: Okay. Thank you. Any additional questions? I see none. We'll go ahead and open this to a public hearing. We just ask that you give us your name and address, and we welcome you to come forward.

### **PUBLIC HEARING OPENED**

MR. SIMON: Keenan Simon, 210 Park Avenue. I'm the applicant agent. We can do this one of two ways. I can kind of give you my presentation or I can answer some of the questions that you have straight off. What would you like? I'll just start with my -- I guess my presentation. All right. So this is the site that we just talked about. Just to kind of give you guys and bring you up to speed, we had a neighborhood meeting on September 11th that included -- there were invites passed out to all the neighbors. We mainly only had people attend from the Off Broadway Condominiums and Broadway Christian Church. We also supplied the City at late notice support letters from both of those -- both the director for the Off Broadway Condominiums and the Broadway Christian Church, and I can pass those out to you if you'd like to take a look at them, as well, but they're both in support of this development. So what I'd like to do is, I guess, kind of give you a little bit of history of the site so you have the background of kind of what we're dealing with and the challenges we have. The original PD plan for this site was actually just a parking lot in 2010. And really what drove the size of this lot or parcel was essentially the developer saying I want to buy the least amount of property and still be able to meet my development needs. So back then, prior to the new UDC, there was zoning code that allowed you to not have interior landscaping, which you can see from this -- from the first PD plan approval in 2010, that there's no interior landscaping and that the two rows of parking are stacked, and there's not a lot of space to the north or the south really to provide for a grading transition and there's quite a bit of fall across the site. Fast forward to 2015, MBS came back and decided they wanted to have an office building there with a parking lot, so they reduced the parking lot size, added the office building, that brings us to this plan, which Rusty showed you previously with the detention being to the north of the building, footprint being slightly smaller, and then the parking lot on the east side. Which brings us to tonight where we're revising that 2015 PD plan to fit the needs for Boone County Family Resources. Really, what we're looking for with them is an increase in the square footage of the building, and then also an increase in parking, and this is really to support their ten-year growth plan. Here's the PD plan that was submitted. Where we came to get what we needed for their parking, currently on their site downtown, they have 95 stalls. At their

facility, they have about 85 employees and then they currently have five to ten stalls that they kind of keep open for client visits. Moving forward with their projected growth, they're going to be needing over 150 stalls. Really what this comes down to is the amount of growth they've had with employees, adding additional services for the people in the community. Their ten-year, I guess, growth projections would be an increase to about 142 employees with the -- 142 employees. They also would probably need ten to fifteen stalls for client business, which kind of puts us right in that range of what we have shown on the PD plan. In regards to the interior landscaping to the parking lot, we -- we support the City's, I guess, in revising the stall depth to 18 feet. That does gain us an additional two feet to maximize that interior landscaping strip. With this revision, the interior landscaping would then be about 8 percent, like Rusty said. We feel like this does show the -- or it does -- it is a good compromise and meets the intent of the UDC. Really, the problem we have from a civil standpoint is across the site, I had about 13 foot of fall. On a typical parking lot, you really only want 4 or 5 percent fall, which gives you about three to four feet across one stacked section of parking. So in the real world, it would be nice to only have less than ten foot of fall across this whole property when, in actuality, we have about 14 which every foot we give to provide to that interior landscaping is either more, I guess, retaining wall that we would have to do or some other type of, I guess, design practice that would be expensive for Boone County Family Resources to make it work. So we feel like this is a good fit with what we were given and what the lot was set at back in the day whenever there wasn't an interior -- I guess, interior landscaping required prior to the UDC. Really, I just want to thank you for your time and we hope you can come out in support of Boone County Family Resources. If you have any questions, let me know.

MR. STRODTMAN: Thank you, Mr. Simon. Commissioners, any questions of this speaker? Mr. MacMann?

MR. MACMANN: Thank you, Mr. Chairman. Mr. Simon, good evening. Will you talk to me about that bio-retention facility a little bit? And before we go there, has there been a subsoil survey done in that approximate location?

MR. SIMON: Yes. And we have had a geotechnical report done. Really what we're looking at doing would be an ADS water quality unit with the vaulted cells that --

MR. MACMANN: Okay.

MR. SIMON: It's not a bio-retention cell. It's a -- it's a little bit different way of treating the water. Based off the storm-water manual, we feel like we can hit all those level of services for storm-water quality and detention with this system. It's a little bit more of an expensive system, but to meet their needs for the site, the cost is worth --

MR. MACMANN: All right. I was concerned -- I have been concerned because I am somewhat familiar with the property and -- and the flow, and that's a lot of open space for so much fall and keeping the water on site --

MR. SIMON: I'm aware of that.

MR. MACMANN: I'm sure it was a challenge -- has been a challenge for you.

MR. SIMON: Yeah. No. We've -- we've took some preliminary grading stabs at this and we have some concepts that we feel like we can make work, but there is some challenges. You are correct.

MR. MACMANN: Okay. And can you talk to me about the height that -- Commissioner Loe, did you want to address some specific issues about height? All right. But you feel that five feet is going to get you where you need to?

MR. SIMON: We feel like we'll be below the 45. The five feet is a little bit of a cushion for us. So essentially the way that the height of a structure is defined is four point outside the corner of building of what the grades are when they're averaged to the height. Depending what we do with retaining wall and stepping down to the basement, that's where we were a little bit unsure of how that definition actually plays into what we'll need, if that makes sense.

MR. STRODTMAN: Ms. Loe?

MS. LOE: So what would the height be from the top -- from the garage -- or the parking lot level?

MR. SIMON: So from the I guess we'll call it the first level where you enter, there would only be two stories visible.

MS. LOE: Okay.

MR. SIMON: Okay. And the floor -- floor heights are somewhere in the 13 to 14 feet range, is my understanding.

MS. LOE: Thank you.

MR. STRODTMAN: Any additional questions, Commissioners? I see none. Thank you, Mr. Simon.

MR. SIMON: Thank you.

MS. KAUFMAN: Good evening. I'm Robyn Kaufman; I'm the executive director at Boone County Family Resources, and our address is 1209 East Walnut Street, Columbia downtown. And thank you again for considering our request. Just in case you don't know, Boone County Family Resources, we serve about 1,800 persons with developmental disabilities of all ages from babies to senior citizens. We provide a number of services like employment services, helping people get a job. We do training to help people live more independently in the community. We provide support coordination, purchase a number of other services, and provide residential services, as well. And I brought some annual reports just in case you want to learn a little bit more about us. Last year, we had 9 percent growth in the number of persons we served, and we've been experiencing growth every year, so we are, you know, needing to hire the staff to provide, you know, service coordination and other services to those individuals. We've been planning for this for some time and know that we've had this need for more space. Right now in our current office building, we have 57 offices and we have, as Keenan said, 85 to 90 staff there, so we have some people in the hallway with partitions, two people in single offices, and that kind of thing to try to make do until we can get our new office space. Parking is also an issue where we're at now. There's not enough parking places for our staff that are there and sometimes we have meetings and things like that. Don't have enough space. Plus there's a lot of students that park in our lot, as well. But anyway, we

really are in need of more parking, too. We have some meeting rooms in our current building and we're really excited about the plans for our new office where we have -- we'll have a large community room. We don't have a place now for all of our 135 staff to meet together for meetings or training, and so this will afford that, but also we allow community groups, like People First and some other community groups, to use our meeting space, so this will help provide for that, too. I do have copies of the support letters from Broadway Christian Church and from Off Broadway that I can bring up to you. And, you know, I just wanted to say that Broadway Christian Church is very supportive, and we've been partnered with them on a number of different projects. They host our Cookies for -- Cookies with Santa for little kids that we support every year, and we've also already started talking to them about how we can maybe partner together to make their accessible gardens a little bit more accessible for folks with disabilities. So anyway I think that's pretty much all I was going to say, unless you have any other questions for me.

MR. STRODTMAN: Thank you, Ms. Kaufman. Commissioners, do you have any questions for this speaker? Mr. MacMann?

MR. MACMANN: Thank you, sir. Just one quick question. Your current facility, do you plan to still utilize that or are you going to sell it, or what are you guys going to do?

MS. KAUFMAN: We will not use it, but that would be a Board decision, but they have asked me to seek an appraisal and so we are certainly considering selling it to help pay for the cost.

MR. MACMANN: Thank you. Oh, in fairness, you are my neighbor.

MS. KAUFMAN: Oh, okay.

MR. MACMANN: So just so everyone knows that.

MS. KAUFMAN: Oh, okay. Well, good.

MR. STRODTMAN: She didn't know that.

MS. KAUFMAN: We love being downtown and really looked at options there, but it was just so much more costly.

MR. MACMANN: Much more expensive. Yes, I understand.

MR. STRODTMAN: I've just got a couple questions, Ms. Kaufman. Help me. Evidently, most of your clients are served by your employees leaving, so you go to them more than them coming to you if you only need ten more stalls; is that correct -- or is it --

MS. KAUFMAN: That is correct. You know, and that's an estimate. It just depends, because we do have staff out visiting clients during the day. We have open spaces for people that might come for a meeting. But we do provide some training. We have some classes on budgeting and getting a job and living in your first apartment and healthy lifestyles and things like that that we do have where there's small groups that come to our site. But for the most part, you're right, the services are out in the community.

MR. STRODTMAN: So you're comfortable that the parking will be -- accommodate your -- your current needs as well as future and as well as your clients that do come to your property?

MS. KAUFMAN: Yeah. I think -- I think it should meet our current needs and future.

MR. STRODTMAN: Okay. Thank you. Any additional questions, Commissioners? I see none.

Thank you, Ms. Kaufman.

MS. KAUFMAN: I have these letters of support from --

MS. STRODTMAN: You're welcome -- we can pass them around if you -- if you just hand them to Ms. Rushing there, make it easier, we can pass them down. Thank you. Anyone else like to come forward this evening? If not, we'll go ahead and close this public hearing.

**PUBLIC HEARING CLOSED**

MR. STRODTMAN: Commissioners, we can wait till the paperwork comes down, but I think we are confident we know what the paperwork is. Any discussion, additional items needed from staff?

MR. MACMANN: I have a question for the chair and perhaps for legal.

MR. STRODTMAN: Mr. MacMann?

MR. MACMANN: As I understand it, we have requests by the client for design exceptions listed, and we have -- I'm forming -- asking for help to form motions, and we have perhaps best practice as determined by staff and apparently seconded by the Simons, whichever direction we go, and we may need some clarity. Are we -- are you with me?

MR. PALMER: For your motion?

MR. MACMANN: Yeah. Whatever the motion may be, if that's some in-between motion or --

MR. ZENNER: Well, we'll as usual, but we'll give you the -- we'll give you the language.

MR. PALMER: If you would like to follow our recommendation, which is at the -- well, there are -- it's laid out there in this --

MR. MACMANN: One of the reasons I mention this is because this -- there are four or five. Depending on how we do this, there could be several tweaks, design adjustments type thing. All right.

MR. STRODTMAN: So, Mr. MacMann, are you going to make a motion?

MR. MACMANN: Yes. Can we go back to the page with the design exceptions on it so I can --

MR. PALMER: Well, this one -- this one has everything but the height, for some reason.

MR. MACMANN: That's why Lee is here.

MS. LOE: Does the -- does the height need to be itemized?

MS. RUSSELL: Is that the design section?

MR. PALMER: It would be -- it is on the plan.

MS. LOE: No. That was the door.

MR. PALMER: So if you approve the plan, you defecto approve the height --

MR. MACMANN: My motion would sound something like this: 18-175, per design adjustment, and if we were to adopt staff's suggestions, that would have to be an amendment, would it not?

MR. STRODTMAN: Huh-uh.

MS. RUSSELL: No. You can just make that.

MR. PALMER: Just make the motion based on whatever parts of it you like.

MR. MACMANN: I believe Commissioner Russell feels very confident in making this motion. I think I'm going to pass that baton to her.

MR. STRODTMAN: Ms. Russell, would you like to try?

MS. RUSSELL: Sure. In regards to Case 18-175, I move to approve the major PD plan amendment subject to reducing the parking spaces to 8.5 feet times 18 feet, increasing the width of the internal landscape strip to eight feet, granting the design exception to Section 29-4.6(c)(1), and granting the five-foot height extension on the building.

MR. STANTON: Second.

MR. STRODTMAN: Unfortunately, we are not able to take any discussion from the crowd. So, could we -- Commissioners, we have -- a motion has been made by Ms. -- Commissioner Russell to approve Case 18-175, and has it has received its property second from Mr. Stanton. Is there any discussions needed on that motion? I see none. Mr. Stanton?

MR. STANTON: Can I offer amendment if we discuss it? No? Okay.

MR. STRODTMAN: We'll either pass this one and then you'll --

MR. STANTON: Never mind.

MR. STRODTMAN: Ms. Burns, when you're ready for a roll call, please.

MS. BURNS: Yes.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Loe, Mr. Harder, Mr. MacMann, Mr. Stanton, Mr. Strodman, Ms. Rushing, Ms. Russell, Ms. Burns. Motion carries 8-0.**

MS. BURNS: Eight to zero, motion carries.

MR. STRODTMAN: Thank you, Ms. Burns. Our recommendation for Case 18-175 for approval will be forwarded to City Council for their consideration. That is all of our cases for this evening.