

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**MARCH 8, 2018**

**Case No. 18-51**

**A request by Christine Gardener (applicant) on behalf of a group of homeowners for approval of a request to rezone 33 parcels from R-2 (Two-Family Dwelling District) to R-1 (One-Family Dwelling District), four parcels from R-MF (Multiple-Family Dwelling) to R-1, and one parcel from R-MF to R-2 generally located within the boundaries of the West Central Columbia Neighborhood Action Plan.**

MR. STRODTMAN: May we have a staff report, please.

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the requested rezoning to R-1 and R-2, as listed in the included table.

MR. STRODTMAN: Thank you. Staff -- Commissioners, is there any questions of staff?  
Mr. Toohey?

MR. TOOHEY: So I will agree this is very confusing. So, procedurally, I guess I have question on how we're able to bring all these through at the same time with one even asking for a different zoning classification when we don't allow -- you know, if we had an owner who -- who was asking for two commercial or two -- two properties to be changed that are commercial zoning that are within a half-mile of each other, they're not able to bring those two requests together. So why are we able to allow 38 properties to come forward together?

MR. SMITH: Yeah. The -- the answer to that is we've -- we've actually been given specific direction by Council to help facilitate group downzonings exactly as what we're looking at tonight. They have basically waived fees so that all individuals can be processed as one application. We have received 38 separate signed petitions from each property owner -- separate property owners, so we do have authority from each individual property owner to do so. As far as the processing goes, that is -- that does go back to Council's direction that their specific direction to -- to make this an easier process for individuals to do in bulk.

MR. ZENNER: And I would like to further add, Mr. Toohey, the provisions with the Code do allow a single property owner to bring multiple parcels in under a single application. The way that this is handled at the Council level is is these -- every one of these 38 parcels will be listed individually within this ordinance to downzone. So the legal description for each parcel is going to be culled out separately. That is part of the requirements of the downzoning app. So that has been addressed with the law department and our City surveyor to ensure that the legal descriptions that we're using are identified ones. In some respects, this is from a consolidation perspective for efficiency purposes, putting these all

into one application. To have 38 different applications for you to act on this evening, it would be an inefficient activity. So while the Code would allow an individual property owner in your instance where a commercial owner wanted to rezone two disparate locations, he could do that today. And given what Council has authorized us to do or has given us the power to do, that's why we're going these downzonings this way. This isn't -- this is the second or third one that I've been engaged in. We have refined them to the point now where you have the spreadsheet in front of you, so we can cull out, if there is concern about that individual parcel, should the Commission desire to do so. In my time that we've worked on these, I haven't seen that happen yet.

MR. STRODTMAN: Any additional questions, Commissioners, of staff? I see none. This is public hearing, so I will go ahead and open up the public hearing.

### **PUBLIC HEARING OPENED**

MR. STRODTMAN: I would like to just lay out a couple of ground rules. Obviously, there's at least 38 individuals -- potentially 38 individuals here that would like to speak to us this evening, and you're welcome to speak to us. We'll take all 38 of you. The recommendation would be if Christine Gardener would like to come forward and speak to us as the applicant and maybe speak on behalf of all 38, that would be lovely. If not, that's fine. And we would ask for your name and address first. And also there's a little red light right there on the podium right there. When you get to a -- when you get to about three minutes, you'll see a little red light start flicking. That's your time to stop, so we get to that part, that's why a little red light might be flicking at you. So with that, we'll go ahead and open it up. Just give us your name and address and let's get rolling.

MS. GARDENER: Good evening. My name is Christine Gardener; I live at 112 Anderson Avenue. I am the signature to all of these and will be speaking. Now, I understood that I had five minutes because I'm speaking for a group.

MR. STRODTMAN: We'll let you speak -- if you -- if you are speaking on behalf of the group, then you'll have six minutes.

MS. GARDENER: Thank you.

MR. STRODTMAN: And then everyone after that will have additional -- will have the three minutes.

MS. GARDENER: Right. I would like to thank the staff. They have been very helpful through this process, particularly at the end where we were dealing with a lot of little details and trying to get them all prepared for you. But the process is long and complicated and difficult, and citizens, owners, are at a disadvantage here. Hundreds of hours have been spent by the staff and by citizen organizers, so right from the get-go, I'm going to ask that you waive the advertising fee because this is all based on reversing a really bad decision that was made in the past, before we were even here, but that doesn't mean that it wasn't a bad decision doesn't need to be corrected. The history of this project really came about from this. This is our Central Neighborhood Action Plan. I had it printed out because I -- my -- I live in this area and we were going through the process. After reading it, my notes say what in this plan addresses

gentrification and loss of housing for low-income and mid-income families? Two, lack of infrastructure upgrade to handle more density. No additional green space, parks, community garden areas, and I remember thinking and there are no teeth to this thing at all. So I was worried. And when it became apparent that if we wanted to save the character of our neighborhood, the suggestion was right from this, the plan recommendations, priority number one, neighborhood character, create an urban conservation overlay district to preserve single-family character. Well, that took seven years for Benton Stephens to do. The other suggestion is support downzoning from R-2 to R-1 where single-family homes are the predominant dwelling type and create an urban conservation overlay district in areas supported by neighbors. And nothing was ever said that we were against ADUs. We were told that if the best idea of -- of trying to save our neighborhood was to downzone. We were told this, and we did it. Nobody has a problem with ADUs, but R-1 does not allow ADUs. So that was a miscommunication, I guess. So now, as intended, it is mostly still single-family homes, actual use, R-1. We're diverse, probably more diverse than most areas of Columbia. We have low to moderate income and a cultural mix. We're eclectic and tolerant of eccentricity. We're somewhat walkable with problems -- serious problems with infrastructure and traffic. We're short of green space and play areas for children, and we have significant wheelchair traffic that needs to be addressed. So what's to be the future? To be decided, isn't it? But since this action plan was created, we've continued to see growing imbalance of owner-occupied rental occupancy in the neighborhoods, increased student rentals, four-bedroom, and four-bath, and they are a serious problem. We are all really upset about that. We're -- still have increased infrastructure and traffic problems, and within this neighborhood action plan, there are six traffic circles planned, two on Broadway, two on Worley, and two on Ash. If this goes into place, I don't know if you're going to be able to go north and south across any of these streets because of the constant traffic. So this brings us to trust issues, because of this recent and past history of injustice. So I'm challenging you to do better by us, particularly our minority and immigrant populations that are within our boundaries. We need to see changes, positive changes not negative changes. Something I've learned is that some people see their house as a home. It's their comfort place; it's their safe place, while others see it as an investment to be maximized, and I had somebody say this to me. I have to maximize my investment. No. It's your home. It's your home. It's your safe, comfort place. And then there are some people who would like to rent us our homes and will cheat us out of them to do it, and that has happened in my neighborhood. So we could wind up with a totally unattached population, everybody is just renters moving around at the whim of whatever, but not us, because we love our homes. So I would like people within here who are within our group to either stand or raise your hands now so that you could see them, knowing that any one of them can come up here and address you because we love our homes. Thank you. So I'm asking for a yes recommendation for all of these tonight. And there's already a next project organizing and if there are anyone here, would they raise their hands, because we want to save our neighborhoods and we love our homes. Thank you very much.

MR. STRODTMAN: Thank you, ma'am. Commissioners, any questions for this speaker?

Ms. Loe?

MS. LOE: Ms. Gardener --

MR. STRODTMAN: Ms. Gardener, would you give us a couple minutes, please? Thank you.

MS. LOE: Were you at the work session?

MS. GARDENER: Yes.

MS. LOE: Yes. So you heard some of our discussion about the frustration we're having with affordable housing and the issues you were bringing up tonight. I'm just wondering if there were a zoning classification that was sort of an R-1 modification that did allow ADUs, is that something you think your neighborhood --

MS. GARDENER: We never had problems with ADUs.

MS. LOE: But is that something you may have considered as an alternative?

MS. GARDENER: Of course. You know, we're not against a little more densification, except that you could hardly drive through there without being hit by a car now, and it's only going to get worse. And if you look at the -- the map, there's no -- excuse me -- there is no place for the traffic to go -- Broadway, Ash, and Worley.

MS. LOE: Uh-huh.

MS. GARDENER: And there is -- I don't hear anything about how people living in these neighborhoods are going to handle it when you've already fixed Stewart. Stewart got a lot of attention for their wheelchair use when you never see anybody in a wheelchair on Stewart. You see wheelchairs on West Ash. That's what I'm concerned about. I'm concerned about the inequities that have gone on for too long. And I don't have any trouble with changes, but I'm tired of -- I've lived here for over 30 years. And for a long time, it was benign neglect, you know. We were R-2 and it didn't matter, but, right now, if you go through our neighborhood and you see these four-bedroom, four-bath ugly blocks and they're everywhere. Go through these little streets and you see people trying to fix their houses up and you see people trying to save their houses, and they are scared, and this is why. Because we haven't had good action in the past, so if you can show us some positive changes, we will once again renew our trust, but I don't think that low and moderate income people in Columbia have had trust of the powers that be for as long as I've lived here because there's never been any attention given. Happy to take any other questions.

MR. STRODTMAN: Anything else, Ms. Loe? Mr. MacMann?

MR. MACMANN: Thank you, Mr. Chairman. Ms. Gardener, just a quick clarification point. You had mentioned your -- as a disclaimer, I've lived on the west side for a huge chunk of my life, but everyone up here knows that. You had mentioned that you have long-term, long-running infrastructure issues -- sewage, storm water, et cetera. Do you see this action that you all wish to take as a potential path to help rectify that or mitigate that in some way?

MS. GARDENER: When this plan was going forward, I brought up the infrastructure issue and was told there is no money for that. I don't know if that's changed. We were getting recommendations of

things like the traffic circles, although that's a ways off, but also kind of foolish things like branding our neighborhood with a gateway sign. And we're like we don't -- we want storm drains and sewers.

MR. MACMANN: All right. I just wanted to clarify that -- that particular point on sewers and open water. I don't have any other questions at this time.

MR. STRODTMAN: Any additional questions, Commissioners? Thank you, Ms. Gardener. Appreciate your time. Anyone else like to come forward this evening?

MR. SMITH: Mr. Chairman?

MR. STRODTMAN: Yes?

MR. SMITH: Quick point of clarification. The previous speaker to bring up fees, that's a Council issue, so you don't need to worry about.

MR. STRODTMAN: Right.

MR. SMITH: And also ADUs, that did change with the UDC adoption. ADUs were not permitted at all in R-1 before, now they are a conditional use, at least.

MR. STRODTMAN: So, thank you, Mr. Smith, for clarifying that. All yours.

MS. KESSELL: I'm Donna Kessell, 715 Lyon Street, asking for downzoning to R-1. Yeah, storm water, I've never had any problems with storm water except when my neighbor built cement -- cemented in what was overgrown area behind the house, and then I had to make ditches around to -- to make it sideways. But if he does what he wants to do, which is have developments built all around me, I will have storm-water problems, so -- and I have two -- two children who walk to Jefferson Junior and Hickman High School, and it's my home and I want to maintain that, and I want the ability for the children who live across the street from me to do that same thing and not be surrounded by -- college students are not bad, but not totally. We have a really mixed group in our neighborhood and -- and the housing that's being built is for college students, even though they live right across from Jefferson High School, and I see that as a real waste for a neighborhood school. So, thank you.

MR. STRODTMAN: Ma'am. Commissioners, any questions for this speaker? Mr. MacMann?

MR. MACMANN: Just a point.

MR. STRODTMAN: Ms. Kessell.

MR. MACMANN: Thank you, Ms. Kessell. I just want to clarify. Ms. Kessell has a lot that's zoned R-MF, and if your lot is 3,000 square feet, I would doubt it. It's quite small. Some of these other zones, without combination, because we couldn't do anything with your -- your lot. I just wanted to make that very clear. Thanks.

MR. STRODTMAN: Any additional questions?

MS. KESSELL: Right. And so, the protection for me would also be more setbacks if -- if and when. I've owned the house since 1979, so --

MR. STRODTMAN: Thank you, Ms. Kessell. Thank you.

MS DE ARAUJO: Good evening. My name is Zandra De Araujo; I live at 304 West Boulevard North. I am the current president of the West Ash Neighborhood Association, and I helped coordinate the

efforts to downzone with our neighbors on this one. I just wanted to give a little bit of the history of this effort with our neighborhood association and the neighbors around it. So the West Central Columbia Action Plan was brought to us in, I think it was, like, early 2015, and that's when we first were told of the downzoning. And since that time, the neighbors have been working towards this, trying to figure out the steps involved in it. And as Christine mentioned, it is a lot of work and it's labor intensive to try to figure out everything. And the City has been really good in helping us figure out how to navigate all this, because, like we said, we're just citizens. We don't know all the ins and outs of how to do this. I've learned a lot. So I just wanted to say that in the plan, they also had a suggestion that under priority one for land usage, that you concurrently adopt an overlay to allow ADUs for the R-1 zoning. But as we learned from Benton Stephens and their neighborhood association, the overlays are really, really complicated to develop and they take even more time. And so we decided to start with the downzoning to the R-1 as a stopgap to address part of the plan with the acknowledgment that we did want the ADUs to come through. And we do have plans to eventually do an overlay, but we don't know how to do that, and it took us two years to get to this point, so we imagine it might take a couple years to get to that point as well. Hopefully not, but we're learning from Benton Stephens and other neighborhood in the action plan of how to do this. So I just wanted to clarify those points, but thank you for your time tonight.

MR. STRODTMAN: Thank you. Ms. Loe?

MS. LOE: So Mr. Smith pointed out -- reminded us of is that the new Code does make the ADU a conditional use in the R-1.

MS DE ARAUJO: Uh-huh. Right. I think --

MS. LOE: So that means you can request it.

MS DE ARAUJO: Sure. And I think that it -- the requesting might take extra steps for citizens and neighbors, though there's probably a way that -- to create a down -- or an overlay so that we don't have to go through extra steps with Council or P & Z or whatever to go through to get the approval, and it could be kind of easier to get as you would in an R-2 situation.

MS. LOE: So the question I brought up previously was, if there was a subzone that was sort of an R-1/ADU, you would be interested versus creating an overlay?

MS DE ARAUJO: So I -- I, individually, yes.

MS. LOE: Okay.

MS DE ARAUJO: I don't -- I can't speak for all 38 of my --

MS. LOE: No. No. No. I'm just -- we're kicking around ideas.

MS DE ARAUJO: Yeah. No. I think anything that would be easier to increase density in a way -- I mean, like, our lots are really narrow, so duplexes don't really make a lot of sense, and the infrastructure is just, like, not great in the West Ash neighborhood. We've had many sewer issues. And so as we build these really high density, like the -- the duplexes that are very large, like eight bedrooms or eight bathrooms, whatever, that taxes our infrastructure and our storm water, but ADUs would help for mother-in-law suites or things like that that people tend to use in our neighborhood. And that's why some of the

neighbors didn't downzone in this go-around because they were concerned that if they had a mother-in-law suite or something like that, they might. So we would have larger numbers had we had assurance that we could get ADUs painlessly accepted.

MS. LOE: Thank you.

MS DE ARAUJO: Yeah.

MR. STRODTMAN: Commissioners, any additional questions for this speaker? Mr. Stanton?

MR. STANTON: Just a comment. Don't be discouraged with -- I mean, conditional use -- right? Conditional use just keeps us -- you know, sometimes it might be a good thing, sometimes not. So don't let that scare you. I think it's a little faster than an overlay.

MS DE ARAUJO: Yeah. I mean, I think something that would be helpful for us is to -- so now we have this process down, so it's not -- if other neighbors want to do this, we are very clear on it. We think there's a precedent. We would have to figure out the steps and as long as we could share that information with people that might not have technology -- a lot of our neighbors don't have Wi-Fi, don't have computers. So I was on the website pulling all that information for them, so I think about, like, I can't do that for everybody that wants conditional-use zoning and things. So anyways that the Commission can make things easier for our neighbors in low-income areas that don't have access to computers, like, they have cell phones, but you can't access many of those City documents with cell phone very easily, that would be really helpful, or just really clear steps because we want to follow the Codes, it's just we don't know what the Codes are and some of the language is really confusing. So Clint's staff has been very helpful in helping us decode all the forms.

MR. STRODTMAN: We find it confusing, too, so don't feel bad.

MS DE ARAUJO: I mean, I have a Ph.D., and I found it confusing so --

MR. STRODTMAN: Any additional comments? Thank you, ma'am. Thank you,.

MS DE ARAUJO: Thank you.

MR. ZENNER: Mr. Chairman, if I may. This is a rezoning action for 38 properties. As the new Code has conditional uses under the purview of the Planning and Zoning Commission, and with final approval by City Council, if it would be the desire of the Commission, as well as acceptable to the applicant, the applicant could be requesting the conditional-use approval at this point for ADUs be added as part of this request, thereby taking care of the issue of having to create an overlay and granting authorization for these 38 properties to be able to proceed forward should they meet the regulatory criteria to be able to have an ADU as an option without having to come back. Creating an overlay process specifically for ADUs will be very cumbersome from an administrative perspective, and to create an additional zoning district, as Ms. Loe has pointed out, seems to go contrary to the purpose of why we simplified our zoning code by reducing from 26 to 13 classifications. So I point out that technically speaking, you are going through a rezoning action. This would be no different than if somebody wanted to rezone their property from R-1 to M-C, our commercial zoning classification, and ask for approval for a conditional use at the same time. It would be a consolidated, combined application. So that offers the

opportunity potentially to address what we're hearing as we want something simpler. We want to be able to have assurance that we could have an ADU as an option here in addition to our single-family home. Procedurally, it can happen. It is dependent upon what the applicant's desire is to proceed forward with this actual application at this -- on this track and potentially what the Commission's thoughts may be on that opportunity.

MR. STRODTMAN: So, Mr. Zenner, you're saying that we can do that even though we didn't post it, we --

MR. ZENNER: Not at this point. We'd have to basically readvertise to add that as a condition, and then move forward to render a decision at a future meeting.

MR. STRODTMAN: So we couldn't move forward as is today?

MR. ZENNER: No.

MR. STRODTMAN: But we could move forward as is, but if we change it and add the over -- the ADA --

MR. ZENNER: ADU.

MR. STRODTMAN: -- or ADU, then we would have to move it forward to a next -- a future meeting?

MR. ZENNER: We basically suspend discussion at this point, table it, allow for readvertising to include the additional use, and then act on it at a future meeting.

MR. STRODTMAN: Commissioners? Mr. MacMann?

MR. MACMANN: That's a great idea except it's not fair to ask them right here, right now.

MR. STRODTMAN: I agree.

MR. MACMANN: They can always -- we can go forward with -- a point of order here. We can go forward with this and do this, and if these folks want to reintroduce a very similar action in three cycles, whatever -- however many cycles it takes for us to do that, you all can do that, but it's not fair for us to do that right now. It's not fair to you.

MR. ZENNER: And I would advise, though, given the nature that we do not have an application waiver approved by City Council as it relates to a conditional-use approval process, this is the most economical means by which the applicant could potentially incorporate it.

MR. MACMANN: As a point of order, it may be economical, but it's not democratic, and that's -- and it's -- it's a great idea coming in, like, for the future, but -- and I'd like you guys to be able to have that. I just -- I think we've skipped a whole process if we go forward with that. I'm done with my point.

MR. STRODTMAN: Additional questions? Mr. Stanton?

MR. STANTON: So we could ask the applicant to come back up here. Correct? And discuss this with the applicant and see if they're willing to -- the way I'm looking at it, we could table this one, put it on the next -- what would be the soonest we could get back on the agenda?

MR. STRODTMAN: It would have to be publicly advertised. Right? So it wouldn't be the next --

MR. ZENNER: We have to -- we have to publicly advertise; however, I would -- I would



recommend that in order to address the democratic procedure that Mr. MacMann is raising, that we likely not only readvertise for a public hearing, but we also readvertise for a public information meeting to make clear that this has been added as a use as part of the application. You may have a different set of comments that may get made by adjacent property owners, which is why this use is a conditional use. It may not be considered acceptable by all adjacent property owners that may or may not be proposing to downzone their land. So it is a conditional use for that reason. However, if we follow what our regular procedural standard would be for a rezoning request, that would be to have it submitted, public information meeting held, and then it advertised appropriately, that would, in my opinion, address the issue of fairness to all those that may be impacted by it under the new advertising. So what Mr. Smith has previously sent out is 440 notices. Those same 440 notices would be redistributed with the addition of a conditional-use request attached to the rezoning request. We'd basically hold a PI meeting. We would advertise accordingly. At a minimum, we'd probably be two meeting cycles away in order to be able to handle this, so it would be probably the end of April that this would come back to the Commission for consideration.

MR. STRODTMAN: Ms. Burns?

MS. BURNS: I know we're in the middle of a public hearing and I suspect there are probably a few others that want to speak. I personally am here listening to the issue that the applicant has brought forward, and as we offer content to it, I'm not sure if that's what the applicant wants. So I'm hoping that we can concentrate on the issue that we're discussing tonight and move forward with that, and then pursue the ADU issue at another time.

MR. STRODTMAN: Ms. Rushing?

MS. RUSHING: And I would agree to proceed with their application as they presented it, and as they have acknowledged, if individual property owners then want to come back for the conditional-use permit, they can.

MR. STRODTMAN: Mr. Toohey?

MR. TOOHEY: The issue I have with the ADUs, though, is their testimony or their public comments for their argument to downzone is that they already have infrastructure problems. Adding more density because of the ADUs will just increase that potential problem.

MS. RUSHING: But we wouldn't be addressing that issue today.

MR. TOOHEY: I know. I'm just -- I'm just saying, though, that that's what's been used as the argument to downzone today. And then, also, if you're going to add a bunch of ADUs to this area that they're downzoning, isn't it just redundant to downzone to R-1 and then add ADUs?

MS. RUSHING: I think the ADU was brought up because of a comment in work session. I don't think it was brought up as part of their application today, because the comment was made that there was a perception they wanted to downzone to avoid ADUs. And so the response before us tonight was no, that's not why we want to downzone. So I -- you know, I don't think the ADU issue is before us right now.

MR. STRODTMAN: Mr. Stanton?

MR. STANTON: We're talking on -- I wanted to hear if the applicant is up or down with that. Do you want to -- I heard a lot about ADU, and I heard about the process. We've opened up our option to where we could fix that, or do you just want to leave it alone?

MR. STRODTMAN: You have to give us your name and address again.

MS. GARDENER: Okay. Christine Gardener, 112 Anderson. At this point, we have not discussed ADUs with any of the people that are on this -- in this process, and I have no idea if any of them are interested in ADUs. What I would suggest is that if you could go ahead on this, and we know another group is coming, and maybe if someone wanted to slip in, they have gone down -- downzoned, but they want to get an ADU, they could join that group. It's still to be decided, but I think what I'm sensing from the group is that we want to go forward with this now. We've worked hard to get here.

MR. CLARK: Is the public hearing still open?

MR. STRODTMAN: Thank you. The public hearing is still open, yes. We're asking for anyone else who would like to come forward. And due to the number of speakers, Mr. Clark, we do have a time limit.

MR. CLARK: Oh, good. Well, and you've made it ten minutes for me, haven't you?

MR. STRODTMAN: Oh, right. Minus seven.

MR. CLARK: Because I'm going to have so much good stuff to say. My name is John Clark; I live at 403 North Ninth Street. I'm an attorney, a CPA, and I'm on the list that's for the downzoning. Actually, I'm mainly interested in getting clarification. If I understood what Mr. Zenner said, hypothetically, if all 38 people wanted to have a conditional-use opportunity to have the ADU, assuming that they met down the road all of the other requirements, the problem with doing it then is there's a process right now for downzoning that allows the sharing of the advertising costs and to -- and to spread those. There is nothing in our current Code that applies that to applying to, say, a group of people who wanted to apply together for conditional uses, say, for 17 properties.

MR. ZENNER: That's correct.

MR. CLARK: Is that -- that's what you were getting at, and that's what you said about the economics. So just to make clear, the big advantage of somehow or another doing it tonight would be that if everybody was already in agreement, and we didn't want to divide this group up, it would save a bunch of people shared costs by sharing costs to do that. Otherwise, that's -- that's a whole -- frankly, that's a whole another process, and I'm not sure -- I'm not probably interested at all in stopping this process. Suppose another group of people, who are not here tonight, applied for downzoning, and other people, who have already been downzoned, and that group had decided they wanted to get the -- go the conditional route as part of their application. Could people who are in this current group join them and, by that route, be involved in the sharing of the advertising costs?

MR. ZENNER: Given there is no explicit provision within the Code to permit that, no.

MR. CLARK: Okay.

MR. ZENNER: That would be -- it would be a separate application process for those conditional-

use applicants.

MR. CLARK: I've got it. So I must admit, I think it's too confusing to bring that issue up at this date. So as one of the applicants, I think we should go ahead and proceed with this and -- and actually the people who might be interested in ADUs and so forth, that's a real other education process for this group of 38 people and other people as well, and this was a very good process to understand this that will end up being, I think, the best way for everybody to proceed, so I hope you go ahead and approve this tonight. Thank you.

MR. STRODTMAN: Thank you, sir. Any questions for this speaker? Thank you, Mr. Clark.

MR. CLARK: I turned my back before -- was there any?

MR. STRODTMAN: There were none. Thank you, sir.

MS. QUINN: My name is Christiane Quinn, and I live for more than 20 years at 719 West Broadway. I want to share a story with you. When I purchased my house, I did not know that I was buying a famous place in town, as I came to find out, because I was out of state. When people asked me where do you live, I explained where, and then followed one or two comments. Oh, the house with the tree on the roof, or, oh, the Donnie Stamper house. I was very puzzled about that. I did some research and I found out that there was a tornado in town that hit the supermarket Gerbes on Broadway, not that far away from my property. The result was a large oak tree that fell on the roof. The house got the front page of the Tribune on July 3rd, 1992. Of course, I have a copy of that. And I heard the people from all over town drove by just to see it. Donnie Stamper, who is that? I bought the house from him, but I did not know who he was. Usually do not ask those kinds of questions on those transactions. What's your job or what do you do. Right? Anyway, the famous county commissioner live in my property for only three years. And believe it or not, it's still after 20 years being there, people refer to my -- the Quinns' residence, as the Stamper house. So sometimes I think that I should run for some kind of office so I can place a big sign on my yard with my name on it to see if that would change one day. Hey, that's Columbia. Yes. I am the one-acre lot right on West Broadway, the house with the big windows on the corner of Anderson, the one right in front of the Taylor house, the old bed and breakfast totally restored from the previous owner, and two houses down from the current county commission, Fred Parry. Yes. I moved there before all those people. I moved there when it was surrounded by all those as rental properties. The Taylor house was a three apartment. Next door was an older home from a couple that lived there for over 40 years. Fred's house was not as glamorous as it is now, and there was even a condemned house across the street. Yes, all that changed. Now, people like to drive the street and admire those beautiful homes and especially our yard. We planted over 100 trees on our property. We have a vegetable garden. We have an orchard, and my daughter sells peaches to the neighbors. Friends come over to -- grapes to make wine. We were able to designate West Broadway a historical street, and this is part of the history of the City. Of course, I joined my neighbors with the petition to rezoning, and I want to thank Christine Gardener for her initiative. And, of course, I want to see houses around me and not apartments. I want to see grass and not cars or parking lots. Tonight I would like to

ask this Commission to accept, support and move forward with the rezoning request. There are plenty space where developers can focus on it, not by single historical homes, put them down because they are close to downtown or worse, because they're on the north side of Broadway. Yes, I also heard that a lot. Your property is nice, but you're on the wrong side of the street. It's time for Columbia to get over that. Let's support the property owners that want to keep the neighborhood as a single-family place in our town. We are community and we can work together, and thank you very much for your service to the City.

MR. STRODTMAN: Thank you, ma'am. Commissioners, any questions for this speaker? I see none. Thank you, ma'am. Thank you.

MR. NORGARD: Peter Norgard, 1602 Hinkson Avenue. And tonight I will -- I represent the Benton Stephens neighborhood as their president. I wanted to make a couple of brief comments, and I want to look back about a year and a couple of months ago when you all approved our downzoning in Benton Stephens, and I wanted to thank you for that in a public forum because I think you need to understand how much of an important thing that was for our neighborhood. As Christine Gardener's group is finding out, they have cohered as a neighborhood around a single common cause, and I think that's something that's worth pointing out because too often people feel disenfranchised from the City. And so this is a -- this is one of those few processes that's really bringing people together for a good thing and we're not angry about it. The other thing I'd like to point out, in our neighborhood since the downzoning, we've had a total of three new people move in, two of whom are homeowners who are restoring their homes, and a third is a -- a landlord who is restoring an old home. So I believe at least in part, the downzoning and the sense of community that we've developed is helping to foster a stronger community. And so I think that if you were to accept this, you would be sending a clear message to the neighborhood and to the City at large that this is a neighborhood that values their -- their space, and hopefully it works out well for them. Thank you.

MR. STRODTMAN: Thank you, sir. Commissioners, any questions of this speaker? I see none. Thank you sir. Anyone else like to come forward this evening? I see none. We'll go ahead and close this public hearing.

#### **PUBLIC HEARING CLOSED**

MR. STRODTMAN: Commissioners, regarding Case 18-51, additional information, discussion, questions to staff, comments? Ms. Loe?

MS. LOE: If there's no discussion, I'll make a motion.

MR. STRODTMAN: We will take that motion.

MS. LOE: In the Case of 18-51, West Ash and other area downzonings rezoning, recommend approval of downzoning of 33 parcels from R-2 to R-1, four parcels from R-MF to R-1, and one parcel from R-MF to R-2.

MS. RUSHING: Second.

MS. RUSSELL: Second.

MR. STRODTMAN: Ms. Rushing. Thank you, Ms. Loe, for that motion, and Ms. Rushing, I will give you credit for that second. Commissioners, we have a motion that has been made and received a proper second. Is there any discussion needed on this motion for approval? Mr. MacMann?

MR. MACMANN: Real quick on it, I'd like to thank Mr. Norgard. He brought up something about how their neighborhood came together. And even though I am for all this, I think it's wonderful, I have not even thought about that, and I just wanted to comment that that's a wonderful thing. Thank you.

MR. STRODTMAN: Ms. Burns, when you're ready.

MS. BURNS: Yes.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Strodman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder, Mr. MacMann, Mr. Stanton. Motion carries 9-0.**

MS. BURNS: Nine to zero, motion carries.

MR. STRODTMAN: Thank you, Ms. Secretary. Our recommendation for approval for downzoning of those 38 properties will be forwarded to City Council for their consideration.