

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
October 5, 2023

Case Number 261-2023

A request by the City of Columbia to amend Sections 29-1.11(a) [Definitions], 29-2.3 [Base Zoning Districts], 29-4.1(a), Table 4.1-1 [Dimensional Summary Table], and 29-4.1(b) [Special Dimensional Standard or Measurements] of Chapter 29 of the City Code (Unified Development Code). The amendments proposed will revised the definition of "lot", create a definition for "lot, substandard", and create dimensional standards that would allow substandard lots not considered "legal" located in the R-1, R-2, and R-MF districts to be platted and potentially issued a building permit for a single-family dwelling.

MS. GEUEA JONES: May we please have a staff report?

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the proposed text changes as presented.

MS. GEUEA JONES: Thank you, Mr. Zenner. Are there any questions for staff? Commissioner MacMann?

MR. MACMANN: Thank you, Madam Chair. This question is for legal. Ms. Thompson, do you want four motions on this?

MS. THOMPSON: You could make one motion. I would just ask that you reference all of the sections that are being amended by that motion.

MR. MACMANN: Understood. Thank you very much.

MS. GEUEA JONES: Any other questions for staff? Seeing none. We will now open the floor to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Are there any members of the public that would wish to speak on this case, please come forward. I know I don't have to tell you, but name and address for the record, please?

MR. TOOHEY: Yeah. Yeah. Good evening. My name is Brian Toohey. I drew the short straw, and I'm representing the Columbia Board of Realtors tonight. So our Board of Directors thinks this is great. We applaud the Commission for coming up with this solution. Also the City staff. This has actually been a problem since 2017 when eliminating the ability to build across lot lines, so we think this is a good solution to deal with these types of lots, so -- and hope you guys approve this because we think you guys did a great job with this one. Thank you.

MS. GEUEA JONES: Thank you. Any questions for this speaker? Seeing none. Thank you very much, Mr. Toohey. Any other members of the public to speak on the text changes? Going once, twice. Okay. In that case, we will close public hearing.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Are there any Commissioner comments on the text changes?
Commissioner Stanton?

MR. STANTON: The previous speaker was a -- my favorite antagonist while he was on the Board, and it's strange that I agree -- that he agreed, that we're on the same page on something, and I do support this -- this work that staff has done with the text changes, and I plan to support it.

MS. GEUEA JONES: Thank you very much. Any other Commissioner comments?
Commissioner Carroll?

MS. CARROLL: Yeah. I just wanted to say I think this is something that we've all seen as a problem and something that we've been wanting to work on for some time. I think of this amendment as an important first step and I'm glad that we can take it. I look forward to doing more work on this topic in the future as time allows.

MS. GEUEA JONES: Thank you. Commissioner MacMann?

MR. MACMANN: Madam Chair, may I be allowed the discretion to ask legal a question?

MS. GEUEA JONES: Please go ahead.

MR. MACMANN: Thank you. Ms. Thompson, the way these things are written, will this take effect immediately or will there be a delay; do you know?

MS. THOMPSON: It would take effect immediately upon Council approval of it.

MR. MACMANN: All right. That's -- that's good news because a lot of the neighborhoods and people who want to build things, too. Thank you very much.

MS. GEUEA JONES: Any other Commissioner comments? Seeing none. Would someone like to make a motion? Commissioner MacMann?

MR. MACMANN: Thank you, Madam Chair. In the matter -- when I -- when I mess this up, please correct me. In the matter of UDC text change -- whoops, whoops, whoops.

MR. ZENNER: It should be -- let me go back.

MR. MACMANN: I'm going to pass the marijuana regulations again.

MS. THOMPSON: Mr. MacMann, I'm going to jump in here. I will ask to, in addition to whatever the slide says -- I'm not sure if it says it -- but also ask for minor technical corrections to remove that foot note on the —

MR. MACMANN: Understood. Mr. Zenner, if you could go back to the previous page, I will not read the header.

MR. ZENNER: Please do not.

MS. GEUEA JONES: Is the case number correct?

MR. MACMANN: Is the case number correct?

MS. GEUEA JONES: No, it is not.

MR. ZENNER: No, it is not. It's 261-2023.

MR. MACMANN: Okay. I'm going to do this with two pieces of data in front of me. In the matter of Case 261-2023, UDC text amendment, proposing text amendments as presented changing the following sections of the UDC: Section 29-1.11 [Definitions], Section 29-2.2(a) {Base Zoning Definitions}, Section 29-4.1(a) [Dimensional Summary table], and, finally, Section 29-4.1(b) {Special Dimensional Standards or Measurements}, I so –

MS. GEUEA JONES: Subject –

MR. MACMANN: -- subject to minor technical corrections -- thank you, Madam Chair -- I move to approve.

MR. STANTON: Second.

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

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

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

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. That ends our cases for the evening.