

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

MARCH 8, 2018

Case No. 18-47

A request by the City of Columbia (owner) to annex approximately 47 acres of Boone County R-S (Single-Family Residential) zoned land into the City and apply R-1 (One-Family Dwelling District) as permanent zoning. The subject site is located southeast of the intersection of I-70 Drive S.W. and Strawn Road, and is addressed as 840 North Strawn Road.

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

MR. ZENNER: Before we start in with the staff report, you will notice today in the audience, we have more than our normal attendance. This is a tied case to 18-48, which is subdivision platting action on property that has been donated to the City of Columbia. As Ms. Bacon, as well as Mr. Palmer, will present tonight, Mr. Teddy is here as the applicant on behalf of the City. Council directed our City staff to process this annexation request, as well as to prepare the plat that you're seeing this evening. They, however, in the course of giving direction to City staff, also asked that we engage the public in an activity in order to determine what the future uses of this site may be. So this evening you may have representatives of the public come up and speak to you about particular uses that would potentially be desirable on this land that are not accommodated possibly within the requested R-1 zoning district. The City Council has not made any decisions as to how this property will be developed at this point or with what uses. So the public's comments this evening are -- should be received in light of what future zoning actions you may anticipate coming or what may need to be considered from the development prospective if future subdivision action may need to occur. So as I have pointed out in the last couple of meetings that we have had as we have previewed this case coming forward, this is a little bit different than what we would typically take to you as an annexation/permanent zoning request in a subdivision of action. You're going to get a little bit of additional public comment that is more geared towards what the future of this property may be. And in order to facilitate some of these future uses, you will likely see the same property come back, possibly in different configurations that are smaller for parcel rezoning requests. We are trying to keep the zoning as proposed at this point as consistent with the County's classification given the Council's noncommitment to any particular use at this point on the land, and that is why it is zoned R-1. It is being requested to be zoned R-1. It is not being requested to be zoned something else, a commercial zoning classification that may accommodate a particular use or some other type of zoning class. So with that overview of what you may receive through public comment and what you may hear through our staff reporting this evening, I'm going to go ahead and I'm going to turn the floor over to Rachel and let her present on the permanent zoning component of this and the pieces that go with that.

We can take public comment, as well as a vote as it relates to that item and then we can move to the zoning action and handle that separately. Mr. Teddy is here, of course, to answer any questions, and I'll cut off with my commentary at this point.

Staff report was given by Rachel Bacon of the Planning and Development Department. Staff recommends approval of R-1 zoning as permanent City zoning upon annexation.

MR. STRODTMAN: Thank you, Ms. Bacon. Commissioners, any questions of staff at this point? I see none. We'll go ahead and open up the public portion of it.

PUBLIC HEARING OPENED

MR. STRODTMAN: As I mentioned earlier, as you come up, we would just like to have your name and address before you speak. Also, there's a large group. Based on public input that we have received already, there's probably several of you from the -- potentially from the Central Missouri Humane Society, and we would suggest that maybe if you have one representative that would like to come forward to speak to us on that, we would welcome it as opposed to all the board members, but you're welcome to speak also. We're just trying to move it along this evening. So we'll go ahead and welcome you to come forward.

MS. DRAINER: Thank you very much. I'm M. Dianne Drainer; my address is 5351 East Hayes Road, Columbia, Missouri, and I am here to speak on behalf of the Central Missouri Humane Society. I'm the treasurer on their board. And you do have in your packet our comments that we presented on February 13, and we also presented at that time -- gave you the packet of our project proposal. And, in summary, because I know you have so much going on this evening, as you'll see in the comments, we basically said that on December 18th, the Central Missouri Humane Society presented the City of Columbia Council our projected proposal for a land swap to go from our current facility that's on City land and to build a new facility on the Strawn Road land. Based on what I've heard from staff this evening, I know it's a process and your first thing is to annex plat in R-1. Our -- our intent is to put forward what we wish to have and that it would have to then be rezoned in that area to commercial. So we just wanted to put as much information out to all of you so you would have it for the future. And as you said, we have other board members and our executive director and associate director here this evening, and so I will speak on their behalf. And that really is basically, since you have the information, what we're asking for consideration. Also at the December 18th meeting, as was stated, the City Council directed their staff to move forward with the platting and the annexation platting and zoning, and also directed their staff to work the Central Missouri Humane Society on a memorandum of understanding for the land swap. So we are in that process so that once this is in place, we can have a memorandum of understanding come before the City Council that has been put together to do the land swap for a new facility to enable us to then move forward with that. I'm happy to answer any questions if there are any from you.

MR. STRODTMAN: Yes, ma'am. Thank you. Commissioners, are there any questions of this speaker? I see none. Thank you, Ms. Drainer. Oh, sorry. Ms. Loe?

MS. LOE: Ms. Drainer, just to clarify. So is there anything about the current proposal that you're

commenting on or asking us --

MS. DRAINER: Well, we would like to see the -- the rezoning to commercial and because I'm new to this process, we had -- and I'm an economist, so I thought for efficiency, if had come forward and we could have had at least that section rezoned. But from what I was hearing this evening, that's a little bit different process. So, respectfully, we're just getting the information to you. And I could just ask that other board members stand, just so you can see that there is not just myself standing here this evening. So -- and our executive staff.

MR. STRODTMAN: Thank you.

MS. DRAINER: So -- so we won't take more of your time, but we very much will appreciate your consideration and your consideration as you go forward looking at how -- and you'll see from our project proposal. You have that and that's been submitted. It's a matter of public record, so you can see what the overall plan is. It's -- it's going to be great.

MR. STRODTMAN: Any additional questions for this speaker? Ms. Rushing?

MS. RUSHING: Is your development going to occupy the majority of this property?

MS. DRAINER: Oh, no, ma'am. It will take -- we've already worked with the City staff and -- and from the site, it's only going to be up on the very corner of that northwest where the two roads meet and it would only be a four -- a little over four acres.

MS. RUSHING: Okay.

MS. DRAINER: So it is a small part of the overall.

MR. STRODTMAN: On the next case, you'll be able to see that kind of distinction.

MS. DRAINER: Okay. Yeah. Thank you very much.

MR. STRODTMAN: Thank you, Ms. Drainer.

MS. DRAINER: Thank you.

MR. STRODTMAN: Anyone else like to come forward from the audience and speak this evening on this matter? I see none.

PUBLIC HEARING CLOSED.

MR. STRODTMAN: Commissioners, discussion? Additional information needed from staff on Case 18-47 regarding annexation? Ms. Loe?

MS. LOE: Just point of clarification. I believe it was mentioned in the report that this zoning is being proposed because it is analogous to what it was in the county, but rezoning may occur based on whatever project is being proposed for the final use.

MR. ZENNER: That is correct, Ms. Loe.

MS. LOE: Thank you.

MR. STRODTMAN: Any additional discussion, Commissioners? A motion? Ms. Loe?

MS. LOE: Case 18-47, move to approve the R-1 zoning and permanent zoning upon annexation.

MS. BURNS: Second.

MR. STRODTMAN: Sorry, Commissioners. We have a motion that has been and has received a

second -- its proper second. Is there any discussion needed on this motion? I see none. When you have a chance, Ms. Burns, for a roll call.

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: Motion carries nine to zero.

MR. STRODTMAN: Thank you, Ms. Burns. Our recommendation for annexation and permanent zoning -- R-1 permanent zoning will be forwarded to City Council for their consideration.