

MINUTES
PLANNING AND ZONING COMMISSION MEETING
APRIL 18, 2019

Case No. 92-2019

A request by A Civil Group on behalf of BCJ Investments, LLC to permanently zone 0.24 acres of property to City Mixed Use Neighborhood (M-N) from County C-G (General Commercial) upon annexation. The subject site is located on the north side of St. Charles Road, approximately 400 feet west of Grace Lane, and is commonly addressed as 5305 East St. Charles Road.

MS. LOE: May we have a staff report, please?

Staff report was given by Pat Zenner of the Planning and Development Department.

MR. ZENNER: So with that in mind, we believe that the requested M-N zoning on the property is appropriate. It does accommodate the existing use that is within the building. MOF, as we point out in the staff report, is an alternative if you are uncomfortable with the M-N. However, as we are recommending the M-N zoning to us does meet the criteria that we believe is appropriate to be utilized and therefore we find that the M-N is proper. The applicant's agent is here if there are questions, and I am more than happy to answer any if you have them.

MS. LOE: Thank you, Mr. Zenner. Are there any questions for staff? I see none. We will open up the floor for public comment.

PUBLIC HEARING OPENED

MR. MURPHY: Good evening again, Commissioners. Kevin Murphy with A Civil Group offices at 3401 Broadway Business Park Court. I'd like to say we respectfully disagree with staff on the zoning on this. It's currently full blown commercial in the county. As you may have heard from one of the previous cases we had further to the west and south of here there are major arterial or arterial roads, collector roads and Stadium extension and expressway would meet at this extension and it would not be a linear development. It is a nodal development and we feel M-C is more appropriate, but the issue at the moment is that our client has a failing sewer system and he needs to connect to the city sewer and we didn't want to take the chance of fighting for M-C, which we feel is appropriate, and decided to go with M-N which staff would support. Other than that, it's pretty straight forward. If you have any questions, I'd be happy to answer them.

MS. LOE: Are there any questions for this speaker? Mr. Strodtman.

MR. STRODTMAN: I'm assuming the M-N zoning will accommodate your client's use?

MR. MURPHY: Yes, the current use what they have right now.

MR. STRODTMAN: Thank you.

MS. LOE: Any additional questions? I see none. Thank you.

PUBLIC HEARING CLOSED

MS. LOE: Commission discussion? Mr. Stanton.

MR. STANTON: As relates to Case 92-2019, I move approval for M-N permanent zoning.

MR. MACMANN: Second.

MS. LOE: Second from Mr. MacMann. We have a motion on the floor. Any discussion on that motion? I see none. Ms. Burns, may we have roll call, please?

MS. BURNS: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Harder, Mr. MacMann, Mr. Stanton, Mr. Strodman, Mr. Toohey, Ms. Burns, Ms. Loe. 7-0 motion carries.