

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
SEPTEMBER 22, 2016

Case No. 16-184

A request by the City of Columbia (owner) to rezone two lots from C-P (Planned Business District) to R-1 (One-Family Dwelling District). The subject site includes property addressed 107 Lynn Street (9,866 sq. ft.) and 115 Lynn Street (10,885 sq. ft.), both located on the north side of Lynn Street, between Oak Street and Garth Avenue.

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

Staff report given by Mr. Steve MacIntyre of the Planning and Development Department. Staff recommends:

- Approval of the requested downzone to R-1.

MR. STRODTMAN: Thank you, Mr. MacIntyre. Are there any questions of staff?

MR. TOOHEY: Yeah. Can you say that -- so across the street, there's actually even a few more newer houses, like on the corner and then that empty lot in between those two with the green roof and the black roof. And those from your first map, those were still all R-2?

MR. MACINTYRE: Yes.

MR. TOOHEY: So can you say again why you think R-1 should go across the street as opposed to making those R-2 also?

MR. MACINTYRE: Because it's the proposed use as R-1. We don't believe there is any need to have R-2 on lots that are substandard in size to where they could support single-family -- or, pardon me -- to where they could not actually support duplexes, and so we are -- we're also trying to put forth a very transparent request. And so for the sake of concerned stakeholders within the neighborhood, we want to be absolutely clear that this is what -- this is what the intended use will be.

MR. STRODTMAN: Mr. Toohey, additional questions? No.

Ms. Loe?

MS. LOE: Mr. MacIntyre, is there any intended use or proposed use for the remaining C-P lot that's on the corner of Sexton and Garth?

MR. MACINTYRE: That is a defunct C-P plan. It's, I believe, been acquired by -- it's not been acquired. Okay. No plans for that right now. Just to the west of it, though, there are some plans for, I think, a community garden or some sort of park space, and that was one of the items I alluded to that I think Randy could fill you -- fill you in on a little bit more with some good information.

MR. STRODTMAN: Not that yours wasn't good information, but we'll wait for Randy. Any additional questions for Mr. MacIntyre? I see none. As this is a public hearing, so I'll go ahead and open the public hearing.

PUBLIC HEARING OPENED

MR. STRODTMAN: And if there is anyone in the audience that would like to come forward and give us some information, give us your name and address, and we appreciate that.

MR. COLE: Thank you. I'm Randy Cole; I'm the City's Housing Program Supervisor. Our offices are over at 500 Walnut in Suite 108. Thanks for letting me share a little bit about what is going on. If I could, I'd like to talk about all the great things going on over here. I'm really excited about where we've come so far and where we're headed. On the south side of Lynn, as Steve mentioned, we had 106 and 110 Lynn that were vacant dilapidated homes. Those since have been removed and redeveloped with new affordable housing. We did that with the use of Job Corps labor, so I would encourage you to drive down that street. It looks a lot different. Not only did we get new houses, but because of our development, Water & Light has been able to underground all those utilities, as well as put in some new street lights. We also had sewers relined along that street, so we have a lot of good infrastructure improvements in place, as well as affordable housing. On the corner there at Central Latino, we also just had Council approve an agreement with CDBD funds to improve the exterior of that building, so I think that's really going to help selling those houses and really help the way that the corner looks there. They're also going to build a landscaping lawn in the rear of that building, so it will really help that facility keep looking well maintained. The properties north to the on Sexton, we held a series of meetings from October 2015 through March 2016. We did four of them with the neighborhood and had a lot of attendance. If you look at unduplicated counts, we saw about close to 40 people. And through the series of meetings, the main concern we heard from the neighborhood was storm water. There's a lot of issue with flooding at the intersection of Garth and Sexton. So we went through a whole planning process with

them and also partnered with MU and some of their architectural study students to do some mock site diagrams and then also got some feedback from the neighborhood. It was a great process. It was really great to involve the neighborhood before we come up with any plans to make sure they're a part of that. And what we've come up with, along with the help of our Public Works staff, is we're going to have two large bio-retention basins on those Sexton lots, and some input from the neighborhood also requested we include some green space, as well as a space for a community garden, which we intend to do. Also a lot of feedback from that -- the -- that experience, those four meetings encouraged us to have owner-occupied single-family housing on Lynn Street. That's what our intentions here are with these two lots. We do have funds that our Community Development Commission approved us -- approved for us to start the process of beginning our RFP. So on these two lots, we will likely have Habitat for Humanity on one of them, Job Point on the other. And then the property that is zoned R-2 to the east, we'll have CMCA working on that. And then Lynn Street Cottages, we plan to use a private developer. So we -- what's great about this is we'll have all these lots being developed at a pretty similar time period over the next year here. So really excited about what we have going on here. Feedback from the neighborhood that I got was very good about downzoning it to R-1. They thought that was a great way to do this. So if you have any other questions, I'd be happy to answer.

MR. STRODTMAN: Thank you. Are there any questions for this speaker? I see none, so I appreciate it. Thank you.

MR. COLE: You're welcome.

MR. STRODTMAN: Are there any additional speakers on this matter? I see none.

PUBLIC HEARING CLOSED

MR. STRODTMAN: Commissioners, any discussion on this matter? Mr. Stanton?

MR. STANTON: This is in my neighborhood and makes some really good improvements to this and this a win-win across the board. So if there's nothing else to say, I can go ahead and form a motion and --

MR. STRODTMAN: I see some nods of approval. So, Mr. Stanton, the floor is yours.

MR. STANTON: As it relates Case 16-184, I move to -- I move for approval of the proposed

rezoning from C-P to R-1.

MS. RUSSELL: Second.

MR. STRODTMAN: Mr. Stanton, thank you for that motion.

Ms. Russell, thank you for that second. A motion has been made and a second has been put on that motion. Is there any discussion of this motion from the Commissioners? I see none. Ms. Burns, may we have a roll call on this matter, 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, Mr. Toohy, Ms. Burns.

Motion carries 9-0.

MS. BURNS: That's nine in the affirmative. The motion carries.

MR. STRODTMAN: Thank you, Ms. Burns. Our recommendation approving zoning will be forwarded to City Council for their consideration. That's looks to be the end of our session.