

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
JANUARY 24, 2019

Case Number 40-2019

A request by Crockett Engineering Consultants (agent) for a major amendment to the River Region Credit Union - West Broadway PD Plan to revise the site plan layout. The 1.2-acre property is located at the southwest corner of Broadway and Fairview Road, and addressed as 11 South Fairview Road.

MS. LOE: 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 major amendment to the River Region Credit Union - West Broadway PD Plan and the associated statement of intent.

MS. LOE: Thank you. Before we move on to staff questions, I'd like to ask Commissioners, if anyone has had any ex parte prior to this meeting related to this case to please disclose that now so all Commissioners have the same information to consider on behalf of the case in front of us. Seeing none. Are there any questions for staff? Mr. Strodtman?

MR. STRODTMAN: Yes. Thank you. Can you give me real quickly any difference between the current and the proposed parking? Is there any difference in parking stalls? I notice the square footage of the building didn't change much, but --

MR. SMITH: No. I think there's still -- I don't remember the exact numbers of the parking and maybe Mr. Crockett, if he speaks, can speak to that, but I believe they were still compliant with the -- I mean, it's still minimally compliant, --

MR. STRODTMAN: Very similar.

MR. SMITH: -- but I don't know if they are adding any.

MR. STRODTMAN: And the same thing would be for landscaping. I mean, most of my questions, it's really just the building shifting is really the change?

MR. SMITH: Yeah. And with the -- with the fact that it is -- it has to be complaint with the UDC, it actually will have more landscaping because the landscaping --

MR. STRODTMAN: Coming in now, you'll --

MR. SMITH: -- will more -- it requires more.

MR. STRODTMAN: Thank you.

MS. LOE: Any additional questions? Seeing none. If there is anyone in the public who would like to come forward and speak on this matter, we would welcome that. Please give us your name and address.

PUBLIC HEARING OPENED

MR. CROCKETT: Madam Chairman, members of the Commission, Tim Crockett, Crockett Engineering, 1000 West Nifong. I had a short presentation; however, I think Mr. Clint -- or, excuse me -- Mr. Smith -- Mr. Clint -- did a pretty good job summing it up, showing the two -- the previous and the current PD plans. Same user, same desired builder to -- to construct the site. If you're familiar with River Region Credit Union and their South Providence location, they want to mimic that at this location with an angled building, a nice, you know, covered area out front that has a lot of, you know, aesthetic value to the building. And so that's kind of the reason why for the change, the previous building being rectangular in shape didn't really allow for that, and so they really want to kind of have that same kind of feel. So really, it's the same user, same and everything. To answer your question, Mr. Strodman, yes, the parking is pretty consistent with each other. Now there may be a couple more stalls in this layout than the previous, but the green space is still relatively the same, landscaping has been increased and so on. So with that, unless you have questions, I'll be happy to answer them. I'll forego my presentation.

MS. LOE: Any questions for Mr. Crockett? I see none. Thank you, sir.

MR. CROCKETT: Thank you.

MS. LOE: Anyone else like to come forward? Seeing none, we will close public comment.

PUBLIC HEARING CLOSED

MS. LOE: Commission, discussion? Mr. Stanton?

MR. STANTON: I would like to make an amendment -- a motion.

MS. LOE: I'll take a motion over an amendment.

MR. STANTON: And then as it relates to Case 40-2019, I move to approve major amendments to the River Region Credit Union - West Broadway PD Plan and associated statement of intent.

MS. RUSHING: Second.

MS. LOE: Second by Ms. Rushing. We have a motion on the floor. Any discussion on this motion? I see none. Ms. Burns, may we have a roll call, please.

MS. BURNS: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Strodman, Ms. Rushing, Ms. Russell, Ms. Burns, Ms. Loe, Mr. Harder, Mr. MacMann, Mr. Stanton. Motion carries 8-0.

MS. BURNS: Eight to zero, motion carries.

MS. LOE: Thank you. Recommendation for approval will be forwarded to City Council. That closes our public hearing case for the evening.