

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
January 9, 2019

Case Number 39-2020

A request by A Civil Group (agent), on behalf of Columbia Housing Authority (owner), for approval to rezone property addressed as 201 Switzler Street that includes an O-P development plan known as Administrative Building for the Housing Authority of the City of Columbia, from PD (Planned Development) to M-OF (Mixed-use Office) to remove PD requirements, and to rezone property addressed as 209 Switzler from R-MF (Multi-family Residential) to M-OF (Mixed-use Office) to allow for construction of an office building. The subject site is located at the northeast corner of Switzler Street and Trinity Place.

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 rezoning of 201 Switzler from PD to M-OF and 209 Switzler from R-MF to M-OF.

MS. LOE: Thank you, Mr. Smith. Before we move to the Commissioner questions, are there any Commissioners who have any ex parte they would like to share with the rest of the Commission so we all have the same information before us on behalf of this case? No? All right. Any questions for staff? Mr. Toohey?

MR. TOOHEY: What is that parcel that's east of the parking lot?

MR. SMITH: This location?

MR. TOOHEY: Yeah.

MR. SMITH: That is a separately owned lot, so it is an existing lot, a vacant lot. It is zoned R-MF, as well, so -- it is owned by a separate owner. It is not owned by the Housing Authority.

MS. LOE: Any additional questions? Seeing none. We will open up the public hearing portion of the meeting.

PUBLIC HEARING OPENED

MR. GEBHARDT: Good evening. My name is Jay Gebhardt; I'm a civil engineer with A Civil Group here in Columbia, and it's late, so I'm just going to ask you if you guys have any questions.

MS. LOE: Thank you, Mr. Gebhardt. Are there any questions for Mr. Gebhardt? I see none. Thank you. All right. I see no other potential speakers, so I'm going to close the public speaking session.

PUBLIC HEARING CLOSED

MS. LOE: Commission discussion? Mr. Strodtman?

MR. STRODTMAN: If there's no further discussion, I would make the recommendation. For Case 39-2020 for 201 and 209 Switzler Street, zoning map amendment, my recommendation for approval of the requested rezoning from PD -- 201 Switzler from PD to M-OF, and then 209 Switzler from R-MF to M-OF.

MR. STANTON: Second.

MS. RUSHING: Second.

MS. LOE: Mr. Stanton. 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: Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Carroll, Ms. Loe, Mr. Stanton, Mr. Strodtman. Motion carries 8-0.

MS. BURNS: Eight to zero, motion carries.

MS. LOE: Recommendation for approval will be forwarded to City Council.

MR. GEBHARDT: Thank you all.

MS. LOE: Thank you. That closes our cases for the evening.