

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
JULY 5, 2018

Case No. 18-132

A request by Engineering Surveys and Services (agent) on behalf of OTA Properties (owner) for a rezoning of .52 acres of property addressed 709 Fay Street from I-G (Industrial) to M-N (Mixed Use-Neighborhood). The property includes Lot 25 and the south 60 feet of Lot 24 of Harbison's Second Addition to the City of Columbia.

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

Staff report was given by Ms. Rachel Bacon of the Planning and Development Department. So looking at all of these factors together, looking at the future land use category, looking at the changing use of the area, the surrounding zoning and land use pattern, the fact that it's transitioning and there has been a lot of investment within this area, tonight we are recommending approval of the rezoning from industrial to mixed use- neighborhood. I am here to answer any questions, and the applicant is here as well.

MR. STRODTMAN: Thank you, Ms. Bacon. Commissioners, any questions of staff? Mr. MacMann?

MR. MacMANN: I have a declaration to make. Two officers from North Central did ask me about this. The question was as follows: "This is a good thing, right?" I said, "I don't know. We'll see." So just to let you guys know I was asked. They were generally amendable given what they had read but they had not read much. Now you know what I know.

MR. STRODTMAN: Thank you, Mr. MacMann. Any additional questions or questions of staff? I see none. I'm going to go ahead and open this up, public hearing.

PUBLIC HEARING OPENED

MR. STRODTMAN: If you'll come forward, just give us your name and address.

MR. KRIETE: My name is Matthew Kriete. I'm with Engineering Surveys and Services and the civil engineer on the project, offices at 1113 Fay Street. To your question, yes, this is a good thing. I think you're seeing an area that is transitioning quite a bit, as Ms. Bacon has noted. You're seeing this change from these lighter industrial uses into more eclectic use, like Logboat and the Mule Barn, and continued redevelopment, an office north of there and the investment that Columbia College has put into the area. I think this well fits into it. The future land use plan had also identified this

as a city center area. So I think they recognized this change was coming. The application at this point for zoning is very consistent with that land use plan. And other than that, I think Ms. Bacon gave a great summary of the project and I'll be happy to answer any questions if you have any.

MR. STRODTMAN: Thank you, sir. Yes. Mr. MacMann?

MR. MacMANN: Thank you, Mr. Chairman. This is my neighborhood. I go by here quite a bit. To follow up on what Ms. Bacon, Planner Bacon said in regards to the sewage and storm water, though I think in general conceptually it's a good thing to redo the entire area, this area has needs. I'm not sure --

MR. KRIETE: You're referring to storm water?

MR. MacMANN: Storm water and the sewage is a little concerning too. This area has an olfactory presence whenever it rains. The sewer kicks up. It floods with I&I and we smell. I understand it's contingency. It is an issue all up and down the street. And just kind of wondering where you guys are going with that. Are you willing to step up if this has a problematic area?

MR. KRIETE: Yes. Staff was very forthcoming on the concerns of the area, particularly the I&I problems that have been there. I know from a public perspective the City spent a lot of money on this water shed, particularly downstream fixing I&I problems and had a really significant impact on it. You know, I&I continues to be a problem on private laterals and other sources but has been greatly, greatly reduced. Storm water in the area, again, it is an older area and the infrastructure is not to the standard we have today. I can speak to a lot of improvements that have occurred downstream by Columbia College in replacement of that whole failing infrastructure. That's extending nearly to this property at this point with those improvements. So from a storm water standpoint and a conveying runoff from this property, I don't see that being a problem. The improvements that have occurred down there are quite an improvement. And then you're looking also at an area that now is pretty much, I mean, with a little bit of green space. It's pretty much impervious. Most of this area is. With the new standards, you're going to have landscaping added in, you're going to have some impervious areas added back in which I think again is going to help with the storm water aspect and sewer, you know, absolutely, if there's needs and the applicant needs to step up and we need to step up to find a solution for that, we're ready to do that. We'll see what the results of the study are. Models aren't kind to it, but there's not a lot of data in this part of the watershed that's really truly been studied. We're kind of waiting to hear what the numbers tell us.

MR. MacMANN: Thank you. I just wanted to keep my eye on this. I live south

of here on Hubbell. I bike and walk through here a lot. My mechanic lives across the street too. I'm very familiar with this. That's all the questions I have at this time. Thank you.

MR. STRODTMAN: Thank you, Mr. MacMann. Commissioners, any additional questions of the speaker? I see none.

MR. KRIETE: Thank you.

MR. STRODTMAN: Thank you, Mr. Kriete. Anyone else like to come up forward this evening?

MR. CAMPBELL: I'm the applicant. How are you doing? Bobby Campbell.

MR. STRODTMAN: Give us your name and address.

MR. CAMPBELL: Yeah. Bobby Campbell, 5706 South Sundance Drive. Thanks for letting me talk. I'm just a big believer in this area. I think what we're doing down here on 709 Fay and I also built the building at 602 Fay right next to Logboat is something that has a future and I just have a real vision for an area where people can live, work and play together, right, around that concept and we're very cognizant of North Central Association. I'll be meeting with them once we decide exactly what the end product is going to look like. I went with them before. In general they were positive about what was happening, but we want to be good neighbors and we really want a development that is part of a neighborhood and not a development standing alone there. So we really think this adds to the neighborhood, will be a positive for everybody in the area, and so we're there to address issues as they arise and make the neighborhood a better place.

MR. STRODTMAN: Commissioners, any questions of the speaker? I see none. Thank you, Mr. Campbell.

MR. CAMPBELL: Thank you.

MR. NORGARD: Peter Norgard, 1602 Hinkson Avenue. Peter Norgard, N-o-r-g-a-r-d, 1602 Hinkson Avenue. I have no prepared comments. We got the letter in the mail. I'm part of Benton-Stephens. So we got the letter in the mail about this. I would say I feel generally not -- I'm not necessarily in favor or not in favor of this. However, some of the points that were mentioned about sewage and parking are a concern, and I would just urge you to consider that certain parts of north central which are downstream of this project are experiencing sewage problems, and on their behalf I'm speaking, not with their consent, but on behalf of them and I think it's a little bit irresponsible to continue to add additional usage to a system that we know is already not up to capacity, and so I would just urge you to at least consider the fact that sewage is an issue and that a conditional granting of a building permit -- I think we all know that generally speaking

building permits are granted once they're asked for. So essentially you are signing off on this; and until the City has a real solution for the older neighborhoods, I believe this is an irresponsible action.

MR. STRODTMAN: Commissioners, any questions of the speaker? Thank you, sir. Anyone else that would like to come forward this evening? I see none. We'll go ahead and close the public hearing.

PUBLIC HEARING CLOSED

MR. STRODTMAN: Commissioners, discussion? Mr. MacMann?

MR. MacMANN: I just have a comment. In general, I agree with what Mr. Norgard said and my comment essentially is as follows. We have a new code policy whereby -- whereby we're minimizing storm water runoff if you redevelop. We don't have that with sanitary sewage. We might want to revisit that again. We don't have a regulatory guideline in that regards.

MR. STRODTMAN: Ms. Loe.

MS. LOE: I'm going to go back to the staff report on this which does tell us that a building permit shall not be issued unless it is determined or mitigation actions produce an adequate sewer capacity. This action is consistent with provisions contained in Section 29-6.4(b)(5) of the UDC.

MR. MacMANN: I hear you, Commissioner Loe.

MS. LOE: My question to staff is if we approve the change in zoning, are we assured that a building permit will not be issued until adequate sewer capacity has been determined?

MR. TEDDY: That's correct. And that's exactly the meaning of that paragraph in the code is we have to make sure that we're not overburdening the sewer. That goes for building permits, as well as platting actions.

MS. LOE: Thank you.

MR. STRODTMAN: Additional questions, Commissioners? Motion for discussion? Mrs. Russell?

MS. RUSSELL: In the case of 18-132, I move to approve the rezoning from I-G to M-N.

MS. RUSHING: Second.

MR. STRODTMAN: We had a motion made by Mrs. Russell for Case 18-132. Ms. Rushing was the second. Is there further discussion needed on that motion? Mr. MacMann?

MR. MacMANN: Just real briefly. I will be voting no in the hopes that Council -- I hope this development goes through in hopes that Council will discuss this also so the

neighborhood may have a bit of a chance to review it.

MR. STRODTMAN: Thank you, Mr. MacMann. If I see no other additional discussion, may we have a roll call, please?

MS. BURNS: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Strodtman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder, Mr. Stanton. Voting No: Mr. MacMann. 8-1 Motion carries.

MR. STRODTMAN: Thank you, Ms. Burns. Our recommendation for approval of rezoning from I-G industrial to M-N will be forwarded to City Council for their consideration.