

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
January 19, 2023

Case Number 16-2023

A request by A Civil Group (agent), on behalf of RB34LLC (owner), seeking approval of a rezoning from R-MF (Multi-family Dwelling) to PD (Planned Development), a PD Plan, and various statements of intent containing multi-family and office uses. The approximately 2.76-acre property is located at the southeast corner of Balboa Lane and Sieville Avenue, approximately 500 feet south of El Cortez Drive, and includes the addresses 3416 and 3418 Balboa Lane and 202 Sieville Avenue. (This request was previously tabled at the December 22, 2022, public hearing.)

MS. GEUEA JONES: May we please have a staff report.

Staff report was given by Mr. Brad Kelley of the Planning and Development Department. Staff recommends approval of the requested zoning, statements of intent, and PD Plan to be known as Rockbridge Condominiums, and the associated design exceptions with the following condition:

- Should any building on an individual lot be removed, all design exceptions shall expire with new development on that lot.

MS. GEUEA JONES: Thank you for that. Before we go to questions for staff, if any members of the Commission have had outside conversations with parties related to this case, we would ask that you disclose it now so that we can all benefit from the same information. Seeing none. Questions for staff? Commissioner MacMann?

MR. MACMANN: Madam Chair. A couple questions, Planner Kelley. In your notes, you make reference to this unimproved street and the potentiality for improvements to said street. Could you help me understand what conditions might trigger that traffic study and/or the improvement of that street?

MR. KELLEY: Are you thinking of this or another case in here? The only thing I can think of --

MR. MACMANN: I'm reading your notes right now.

MR. KELLEY: Hmm.

MR. MACMANN: I'm asking you what you're referring to.

MR. KELLEY: I -- that may be a clerical error on my part from a -- I don't see that being an issue here. I don't think anything they're proposing would require a traffic study based on the uses that -- that we're seeing. Now it's -- I don't foresee any impact -- any significant impacts.

MR. MACMANN: All right. That's -- well, I ask those questions because it didn't seem to fit and I was wondering what you were talking about.

MR. KELLEY: Could you let me know what page it's on and I could maybe look at it, as well.

MR. MACMANN: I'm on your staff report, and I am on the end, criterion supporting denial.

MR. KELLEY: Are you -- are you sure you're not on case 23-2023? That is a factor there.

MS. GEUEA JONES: Yeah. I think you're on the wrong case.

MR. MACMANN: I will look again. It is my error. My second question. You referenced this parking several times. Would fixing the parking require more asphalt or just repainting it?

MR. KELLEY: It would require removal of existing asphalt.

MR. MACMANN: Okay. That gives me concern. I'll hold those -- the question for a moment.

Thank you.

MR. KELLEY: Thank you.

MR. MACMANN: Thank you, Madam Chair, for pointing that out to me.

MS. GEUEA JONES: You are fine, Commissioner. I was similarly confused but thank you. Any other questions for staff? Seeing none. Let's move on to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Please come forward, state your name and address for the record, and -- yeah. Get that microphone tall for you. Thank you.

MR. GEBHARDT: Good evening. My name is Jay Gebhardt. I'm a civil engineer and land surveyor for A Civil Group at 3401 Broadway Business Park Court, Suite 105, and I have something I would like to read into the record, but I also -- just to address Mr. MacMann's question about the parking, especially on Lot 101. We have -- the UDC would require 53 parking spaces, and it also requires eight bicycle spaces. And if we add the eight to the 53 vehicle spaces, we have more than what we are required. But the tenants and the landlords and owners have all said that these are two-bedroom units, rented by two people with two cars, and that is what they wanted to try to preserve. So on Lot 104, we were able to remove pavement and create so we could meet that requirement, but on Lot 101, it would remove a lot of vehicle parking spaces in order to do that.

MR. MACMANN: All right. I was just kind of wondering. I'm thinking ahead because we're always thinking about parking, and I'm -- this is an in-fill, so we're trying to meet old with new. Can I ask --

MS. GEUEA JONES: Commissioner MacMann, I'm sorry. Can you -- can you wait until he's done?

MR. MACMANN: I'm sorry. My apologies.

MS. GEUEA JONES: Thank you.

MR. GEBHARDT: So I'd like to thank Brad and Pat for their very thorough report and the guidance to help us create a project in the spirit of the intent written into the UDC. This is a rezoning request to address the existing conditions for this property. One of the reasons was to correct lot lines that run through the buildings making them legal non-conforming uses. There are currently five lots owned by my client, and all three buildings on the side have a lot line that runs through the buildings. We

are creating four lots in place of the five existing lots. Two of these lots are for the two existing apartment buildings, one is creating a new lot for six new apartments, and the last is a lot for the existing storage building on the site. Another reason for the request is to reuse and repurpose the existing storage facility. Currently, the owners' mothers store items in the structure, and it's not used by the tenants of the apartments. We recognize this building needs to be repurposed, and so are proposing severing the parking connection and building a new entrance to the outer road. We are currently requesting an office use with accessory storage as the parking for this can be accommodated on the site. As you can imagine, due to all -- the existing condition, it is very difficult, if not impossible, to meet all the requirements of the UDC on this property, and due to this, we are proposing several design exceptions to allow them in the planned district. We have taken steps to provide as much toward the intent of the design exceptions as we can, and still keep functioning apartments and create a new role for the existing building on Lot 103. So with that, you know, with the staff report, and -- and then I'd like to answer any questions you have on this proposal.

MS. GEUEA JONES: Thank you, Mr. Gebhardt. Commissioner MacMann?

MR. MACMANN: I'm good. That's you.

MS. GEUEA JONES: Okay. Thank you. Any other questions for this speaker? Seeing none, thank you very much for coming forward.

MR. GEBHARDT: Thank you.

MS. GEUEA JONES: Anyone else to speak on this case? Seeing none.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any Commission discussion? Commissioner Placier?

MS. PLACIER: I still do have the concern about the -- I think the term "excessive" was used somewhere, but the extra amount of parking and impervious surface on this. I realize that these are existing conditions and we cannot say change them and add more green space, I guess. But we've already seen in this total area, there was a tennis court that became a building. On Lot 102, there is -- are currently trees and a gazebo that will be eliminated with the building of the six new units sometime. So it does seem that this area as an entirety is missing some green space that could benefit the residents. The interesting thing is if they say, no, we don't want to lose our parking, I don't know if there are any observations of how -- whether all those lots are in use, but I just have those questions of -- of the quality of the environment being created here.

MS. GEUEA JONES: Thank you. Anyone else, discussion? I would entertain a motion on this case if anyone wanted to make one. Commissioner Burns?

MS. BURNS: Sure. In the matter of Case 16-2023, 3146 [sic] and 3418 Balboa Lane zoning map amendment, I move to recommend approval of the requested rezoning, statements of intent, PD Plan, and associated design exceptions with the following condition: Should any building on an individual lot be removed, all design exceptions shall expire with new development on that lot.

MR. STANTON: Second.

MS. GEUEA JONES: Moved by Commissioner Burns, seconded by Commissioner Stanton. Any discussion on the motion? Seeing none. Commissioner Carroll, may we have a roll call.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton, Ms. Burns, Mr. MacMann, Ms. Carroll, Ms. Geuea Jones, Ms. Kimbell, Ms. Wilson. Voting No: Ms. Placier. Motion carries 7-1.

MS. CARROLL: We have seven yes, one no. The motion carries.

MS. GEUEA JONES: That recommendation will be forwarded to City Council. Thank you very much.