

EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

December 19, 2019

Case Number 21-2020

A request by Crockett Engineering (agent), on behalf of Show-Me Central Habitat for Humanity (owner), to rezone of two lots from R-MF (Multiple-Family Dwelling) district to M-C (Mixed-use Corridor) district. The subject 0.55-acre properties are located at the southwest corner of Lakeview Avenue and Poplar Street and the existing home on the northern parcel is addressed 1311 Poplar Street.

MS. LOE: May we have a staff report, please.

Staff report was given by Ms. Rachel Bacon of the Planning and Development Department. Staff recommends approval of the M-C zoning map amendment.

MS. LOE: Thank you. Before we move on to staff questions, I would like to ask any Commissioner who has had an ex parte on 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. MacMann?

MR. MACMANN: I don't necessarily have an issue with this unless our neighbors or the neighbors there have expressed any concerns. The closest true residential is to the northwest. You sent out your notices, Ms. Bacon. Any response, negative, positive, anything at all?

MS. BACON: I didn't get anything. There is still one residential property --

MR. MACMANN: There's a house. Right?

MS. BACON: - right directly across the street that does appear to be inhabited [sic] at this time.

MR. MACMANN: I've never --

MS. BACON: This house is either vacant or it doesn't look so great, and this property has been vacant for at least 30 years.

MR. MACMANN: I'm never sure if that house -- actually, if anyone is --

MS. BACON: Yeah.

MR. MACMANN: -- there or not. But we've received no neighborhood pushback? No? Okay.

MS. BACON: We did not.

MR. MACMANN: And the area -- surrounding area, if you guys are unfamiliar with this, is offices, businesses, that type of thing. Thank you very much.

MS. LOE: Any additional questions for staff? Seeing none. We will open up the floor to public comment.

PUBLIC HEARING OPENED

MS. LOE: Again, if you can please give us your name and address for the record.

MR. CROCKETT: Madam Chair, members of the Commission, Tim Crockett, Crockett Engineering, 1000 West Nifong. I'll keep my comments fairly brief. I think Ms. Bacon did an excellent job in her staff report describing this piece of property. More importantly, basically the industrial use to the north, and I think that was one thing I really wanted to kind of hit on. I think she did a great job illustrating that, that the Grissum Building and the fleet operations of the City is the neighbor to the north. So there is a lot of industrial type uses in this area already. The reason why we are asking for M-C and not M-N is that when the ReStore does expand in the future, and we don't necessarily have immediate plans for that, but when it does in the future, we want to have like type zoning for the existing piece of property as well as - this property as well. So we don't want to have a mixed use on the two if we do an expansion, and that's the main reason for that. So Habitat has recently purchased these two properties. They are excited to be in this area. If you have been to the previous ReStore location, it was very crowded, hard to get to. And this allows them a much better situation to serve the community. So with that I'm happy to answer any questions that the Commission may have.

MS. LOE: Thank you, Mr. Crockett. Are there any questions for this speaker?

MR. CROCKETT: Thank you.

MS. LOE: Thank you. Any additional speakers on this case? I see none.

PUBLIC HEARING CLOSED

MS. LOE: Commissioner, discussion? Mr. MacMann?

MR. MACMANN: If there is no discussion, in the matter of Case 21-2020, Crockett Engineering representing Show-Me Central Habitat for Humanity rezoning from R-MF to M-C, I move to approve.

MR. STRODTMAN: Move to second.

MS. LOE: Second by Mr. Strodman. 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: Mr. Strodman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Carroll, Ms. Loe, Mr. MacMann, Mr. Stanton. Motion carries 9-0.

MS. BURNS: Nine to zero, motion carries.

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