

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
July 8, 2021

Case Number 193-2021

A request by Crockett Engineering (agent), on behalf of JAJ, LLC (owners), seeking rezoning of 2.78-acre property located at 5530 Bull Run Drive. The applicants are requesting to rezone the property from PD (Planned Development) to MC (Mixed-Use Corridor) to facilitate development of the property with mixed commercial and office uses.

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

MR. PALMER: Thanks, Madam Chair. Real quick, I have actually combined the staff reports, so if you would go ahead and read the second case as well, that would be great.

MS. LOE: Gladly.

Case Number 194-2021

A request by Crockett Engineering (agent), on behalf of JAJ, LLC (owners), seeking rezoning of 4.73-acres from PD (Planned Development) to MN (Mixed-Use Neighborhood) to facilitate development of the property with a multi-use event space defined as a "Assembly or Lodge Hall". The subject property is located at 705 Port Way.

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the requested rezoning from C-P (now PD) to M-C, and approval of the requested rezoning from PD to M-N.

MS. LOE: Thank you, Mr. Palmer. Before we move to Commission questions, I would like to ask any Commissioners who have had any ex parte related to this case to please disclose that now so all Commissioners have the benefit of the same information on the case in front of us. Seeing none, are there any questions for staff? Ms. Placier?

MS. PLACIER: Thank you, Madam Chair. Yes. On the issue of assembly or lodge hall, which sounded a little, you know, old-fashioned to me or I was having a little trouble envisioning it, but you also mentioned the term event center.

MR. PALMER: Uh-huh.

MS. PLACIER: How do you decide under what category this potential building would --

MR. PALMER: So, yeah. So, basically, it's based on the definitions we have in our Code. The

two options that kind of jumped out in the beginning of the review process were the assembly and lodge hall and indoor entertainment or recreation is the other kind of option in our use categories, our uses in the use table, if you will. The definition of indoor entertainment and recreation leans more towards, you know, indoor tennis courts or rock climbing, things where you're actually involved in a -- in an event or an activity. The assembly or lodge hall is kind of an antiquated name for what is essentially an event center. Like I said, it'll be an indoor open space that would allow for gatherings, you know. So it -- I imagine the intent would be to rent it to, you know, weddings or corporate events or anything of that nature where you'll have a number of people that will come together.

MS. RUSHING: Well, just to follow up on that, that -- it puzzled me if it were an event center, why the limited amount of parking for it.

MR. PALMER: Well, yeah. And that would be based on the -- on the size of the building, the square footage, so -- and, again, they -- that site is, while it's planned for development, I think it is not quite to the planning phase that the other property is at this point, and so they've indicated some parking there, it may be more, it may be less, just depending on the size of the building.

MS. RUSHING: Maybe that's a question better addressed to the --

MR. PALMER: Sure.

MS. LOE: Mr. MacMann?

MR. MACMANN: Just real quick. Thank you, Madam Chair, and thank you, Mr. Palmer, for suggesting the split in M-C and M-N. Maybe a -- maybe a correction, maybe not. Can you return to page one of your discussion? I think there's an addition error, and it may not make any difference. Where you talked about the size of the lots.

MR. PALMER: That one there?

MR. MACMANN: Correct. Bullet point one, those numbers don't add up. Does that make a different?

MR. PALMER: Yeah. No. They're separate.

MR. MACMANN: So we don't -- we --

MR. PALMER: I do know the 2.78 and the 4.73 are correct.

MR. MACMANN: I understand. As long as we don't have to --

MR. PALMER: I'm not sure where that --

MR. MACMANN: I'm just concerned about making a motion to make sure everything is correct when they are approved.

MR. PALMER: Yeah. Just ignore the seven -- the overall number, the 763.

MR. MACMANN: Okay. And I will ignore it. I just wanted to make sure that we're in --

MR. PALMER: I'm assuming it was a typo, but, yeah. Thank you.

MR. MACMANN: Thank you very much. Thank you, Madam Chair.

MS. LOE: Any additional questions for staff? Ms. Geuea Jones?

MS. GEUEA JONES: This may also be something for the applicant. I know that we often don't

like single developments being split zoned this way. I understand that there may be, with the single-family housing and everything, and the extra buffers, there may be a reason to do this. But is this being developed as a single site, or is it being developed as two sites, just with an overall area plan in mind?

MR. PALMER: Yeah. It is two distinct lots, two legal lots, so while it is a common scheme of development, so to speak, it will be -- I mean, it's considered two lots, two sites.

MS. GEUEA JONES: This isn't going to be a precursor to a replat or anything where we try to combine them?

MR. PALMER: No. The properties are prime for development in terms of legal lot status, so it'll just be -- that's what the zoning districts are based on is the lot -- existing lots.

MS. GEUEA JONES: Wanted to make sure we weren't creating a situation that we'll hate down the road. Thank you.

MS. LOE: Any additional questions or comments? I just wanted to echo Mr. MacMann's commendation for proposing the two zoning, because I do -- I do, as you know, have issues with the MC up against the residential, especially R-1. So with that, we will open the floor to public comment.

PUBLIC HEARING OPENED

MS. LOE: If you can give your name and address for the record.

MR. CROCKETT: Members of the Commission, Tim Crockett, Crockett Engineering, 1000 West Nifong. Yes. That is -- as Mr. Palmer stated, this is a two-lot development. We are asking for different zonings for each individual lot. The project started out, and we did go into the Planning Department asking what their thought was on the zoning of this piece of property, and this is what they came back with was the recommendation was this split zoning. We did ask, you know, may we do all MC, and they recommended keeping the M-N next to the neighborhood with a conditional use permit, given the fact that we knew what we wanted to do with the event center to the south. And so we -- you know, that's fine with us. We know what we want to do, and we -- we, you know, concur with that's probably the best route to go. I will state of the M-N, of Lot 102-C, which contains 4.73 acres, the majority of that is, indeed, already used for stormwater management. There is a detention basin and two bio-retention cells on that property. So really the amount of piece -- the amount of that piece of property that can be developed is -- is rather limited, so I don't want to paint the picture we're going to be developing that entire piece of property, but we're going to leave most of it alone as -- as it's currently functioning. We do want to enhance it a little bit. You've been around town, you've seen these bio-retention cells, you've seen retention basins, and some of them are fairly attractive and others are not. And what they want to do here is they want to make it an amenity to the event center. They want to have a lawn area behind the event center in which this -- these bio-retention cells can be plantings. They can be -- you know, they use the Shelter Garden as an example. I mean, I don't -- you know, it may not be to that scale, but something very nice, something very pleasing, something that we can put walkways and pathways through that can help, you know -- help with that event center and make it very nice. And so that's their desire for that. Rusty, if you would, go back to our sketch that you have, the -- there we go. And if you recall what the original C-P looked like for each --

the original C-P plan looked like for Lot 102-E, it was a large -- I think it was roughly 23,000, 24,000 square foot, basically, a strip center building. What we want to do is we want do four smaller buildings. And the configuration at this location, one thing that Mr. Palmer didn't indicate is, we really want the outdoor space between those four buildings as a prime-use area. What we're looking for is we have a lot of interest from smaller -- you know, smaller kitchens, smaller restaurants, you know, folks who want to maybe have a service window, and really have an outdoor element, really have an area where you can come out, you can -- you know, you can get a burger at one place, you can get a drink at another place, you get ice cream at another place, really kind of an outdoor seating area and use. And so really while we have four different distinct smaller buildings, we also want to really enhance the use of the outdoor element, as well. It's very unique. I think it's going to go more toward, you know, smaller businesses and more localized businesses. And so that was one element that we wanted to talk about a little bit. My clients did have the neighborhood meetings with the neighbors to the south. They had two different neighborhood meetings with the two HOAs. I don't believe there was much of a concern with the -- the consensus at that time was the majority of the people really, you know, liked the idea, not only for neighbors, but also for businesses that they can utilize, and they really liked that type of idea as being proposed, so we didn't have any issues from either of those two meetings. As Mr. Palmer indicated, the uses that we're proposing are going to be lighter than what's currently allowed under the current C-P plan. Again, we talked about the stormwater facilities. We want to make sure that's an enhancement for the area. And -- and, Ms. Placier, this is going in with your comment just a little bit. And we also have a lot of the business support. We have support from the hotel, we have support from Equipment Share. While this is an event center, I mean, again, we call it an assembly and lodge, that's just because that's what in the Code, but it is a small event center. And what -- you know, the hotel is really looking for places like that. They have folks that call them and say do you have meeting space that we can utilize. They don't have large spaces that they can utilize in the hotel. So the hotel is excited about a situation like this. Equipment Share is excited about a situation like this because they can utilize our facility as well. And while we are looking for, you know, having some larger events out there, potentially, we also can't negate the smaller ones, and that's something that we don't have in the market right now are the smaller event places. What we don't want to do is go out here and overpark the situation. We don't want to park for our absolute maximum capacity. So what we're doing there is we're working with shared parking arrangements with Equipment Share, with the hotel, as well as our own commercial development to the north so that we can have shared parking arrangements for the larger situations. That way, we don't have a large parking lot next to a residential neighborhood that goes completely vacant the vast majority of the time. And so that's the reason why it's a little bit smaller, because it's going to curtail to the smaller events, no problem. The larger events will have overflow parking across the street and nearby. And so that's kind of the reason for that, and the reason why our parking is how we are wanting to structure it. Again, with that, I'm happy to answer any questions. The owners are here to talk about -- you know, answer any question that you may have with regards to what they envision or what they see taking place

out there, but again, we think it's going to be good for the area and happy to answer any questions.

MS. LOE: Thank you, Mr. Crockett. Ms. Rushing?

MS. RUSHING: I was wondering whether you had any plans for any internal sidewalks. I know you mentioned walkways --

MR. CROCKETT: Uh-huh.

MS. RUSHING: -- but I'm looking. The lower lot along the north side, are there any plans for any --

MR. CROCKETT: Yes. We're going to have -- we're going to have walkways that connect the event center that ties it to the -- the commercial area.

MS. RUSHING: Okay.

MR. CROCKETT: Yes. We will have pedestrian walkways, absolutely, as well as along the streets, as well, that are there. But we will have internal walkways, as well. Absolutely.

MS. LOE: Additional questions for this speaker? I see none. Thank you, Mr. Crockett.

MR. CROCKETT: Thank you.

MS. LOE: Any additional speakers on this case? Seeing none, we will close public comment.

PUBLIC HEARING CLOSED

MS. LOE: Commission comments? Mr. MacMann?

MR. MACMANN: This is a commendation to the owners, and to Mr. Crockett, and to staff on this one. Oftentimes -- I know this area is not really built out yet, but oftentimes when we're up against this, and I know Commissioner Loe has seen this, it is a struggle to get the things that came to us ready-made. Ms. Burns also knows this. We often will -- you know, sidewalks, trees, stormwater and, like, okay, this is what you guys want. I appreciate that, guys. Thank you very much. And staff, we didn't have to pull out the two different zonings and stuff, so I just want to make that comment because it makes our life easier and I think it will make the City a better place and this and more functional development going forward. Hopefully profitable, guys.

MS. LOE: Mr. Zenner often says he knows his Commission, and I feel like, yes.

MR. ZENNER: Trust me. We packaged this one just for you.

MS. CARROLL: I also appreciate the communication with the adjacent neighborhoods. It seems like you have a good idea of what the neighbors are looking for and what they expect to encounter. It seems like a well thought out plan.

MS. LOE: Ms. Burns?

MS. BURNS: And so, Mr. Palmer, you want two motions on this?

MR. PALMER: Yeah. Just as they're laid out there on the screen for you.

MS. BURNS: So, let's see. I'm going to start with the Case 193-2021, a request by Crockett Engineering on behalf of JAJ, LLC, seeking rezoning of 2.78-acre property located at 5530 Bull Run Drive. The applicants are requesting to rezone the property from PD to M-C to facilitate the development of a property with mixed commercial and office use. I recommend approval.

MR. MACMANN: Second.

MS. LOE: Second by Mr. MacMann. We have a motion on the floor. Any discussion on the motion? This is the PD to M-C. Seeing none. Ms. Carroll, may we have roll call, please.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton, Ms. Burns, Ms. Rushing, Mr. MacMann, Ms. Geuea Jones, Ms. Placier, Ms. Kimbell, Ms. Carroll, Ms. Loe. Motion carries 9-0.

MS. CARROLL: Nine votes; the motion carries.

MS. LOE: Thank you. Ms. Burns?

MS. BURNS: Oh, why not. In the matter of Case Number 194-2021, a request by Crockett Engineering on behalf of JAJ, LLC, seeking rezoning of 4.73 acres from PD to M-N to facilitate development of the property with a multi-use event space defined as assembly or lodge hall, I recommend approval.

MR. MACMANN: Second.

MS. LOE: Second by Mr. MacMann. We have a motion on the floor. Any discussion on this motion? Seeing none, Ms. Carroll may we have roll call, please.

Roll Call Vote (Voting "yes" is to recommend approval. Voting Yes: Mr. Stanton, Ms. Burns, Ms. Rushing, Mr. MacMann, Ms. Geuea Jones, Ms. Placier, Ms. Kimbell, Ms. Carroll, Ms. Loe. Motion carries 9-0.

MS. CARROLL: Nine votes to approve; the motion carries.

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