

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
JUNE 4, 2020

Case Number 113-2020

A request by Allstate Consultants (agent), on behalf of the City of Columbia (owners) for rezoning of approximately 139.07 acres from PD (Planned District) to O (Open Space) on property commonly known as A Perry Philip Park. The subject property is located at the northeast corner of Gans Road and Bristol Lake Parkway.

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

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the requested rezoning from PD to O.

MS. LOE: Thank you, Mr. Zenner. Before we move to staff questions, I would like to ask any Commissioner who has had any ex parte on behalf of this case in front of us to please share that with us so we all have the same information in front of us. I see none. Any questions for staff? Mr. MacMann?

MR. MACMANN: A clarification question for Mr. Zenner. As you may know, I'm affiliated with Roots N Blues Festival, and we lease from the City to run that operation. What would be the difference -- it sounds like we could run it down here. Is there any difference on, say, something that we would do?

MR. ZENNER: I don't believe so. I mean, obviously, it's our City park. You operate Roots N Blues out of Stephens today.

MR. MACMANN: Uh-huh. Right.

MR. ZENNER: Stephens, quite honestly, may be the next park that we take out of its zoning district and drop it into O.

MR. MACMANN: Okay. That's -- I was kind of wondering what -- what's different here.

MR. ZENNER: I don't -- it won't have any significant difference. What I want to draw the distinction of is -- and the reason for why I belabor that point is commercial profit-driven entities that want to have an amusement park, want to do something else, but want to put it in O because they want to use it as an opportunity to say, well, we're not going to any heavy commercial development on the property -- no shopping centers, no car dealerships. You're still not going to be able to just operate freely without having to go through an additional process because there's no oversight to you as a private entity. The City has oversight of itself, and that's one reason why if you're engaging through a City contract to utilize public property, we're still -- we still probably have a big stick that we can wield.

MR. MACMANN: Just mildly painful, not necessarily large. How about that? Thank you,

Mr. Zenner. I just was -- tried to split some hairs there.

MR. ZENNER: No problem.

MS. LOE: Ms. Burns.

MS. BURNS: Are fireworks displays allowed in O zoning?

MR. ZENNER: Well, you want to pin me in a corner. Fireworks displays, in general, are not permitted inside the City of Columbia by any residential property owner. They are prohibited by the general Code. Most people that live inside the City realize that and may or may not abide by that law. The City of Columbia, however, as an entity, we shoot fireworks off from downtown and areas that aren't zoned O, aren't zoned for fireworks stands either, probably. So I would suggest no, they would not be restricted from this area. In all seriousness, this particular area, given its relatively lack of population for a broad area, not -- a limited density of population, I should say, may not be a bad location, and it does provide sufficient space and potentially opportunities for parking to accommodate large crowds.

MS. BURNS: I was just wondering if maybe that was a potential City site for a fireworks display.

MR. ZENNER: It may be in the future if we have fireworks.

MS. LOE: Additional questions for staff? I see none. We will close staff questions and open the floor to public comment.

PUBLIC HEARING OPENED

MS. LOE: If you would please give us your name and address for the public record.

MR. HARRINGTON: Good evening. I'm Brian Harrington with Allstate Consultants at 3312 Lemone Industrial Boulevard. I'm here on behalf of the Parks Department. Gabe Huffington with the Parks Department is here, as well, if there's any additional questions. That was a comprehensive staff report. I don't think I have anything to add, but I would be happy to answer any questions you guys have.

MS. LOE: Any questions for this speaker? Mr. MacMann?

MR. MACMANN: Just a real quick comment. Not all entities, not governmental entities come before us, bother to send anyone, let alone have staff show up. I just want to say I truly appreciate it because sometimes we have questions and when there's no one -- no one here, it's really hard to get an answer. Thanks for showing up, guys. Really, we appreciate that.

MS. LOE: And we usually do have questions. This is an unusual evening, trust me. So, thank you. Come on, guys, questions? People are going to think this is normal for us. Any other public comments? Seeing none, we will close public comment.

PUBLIC HEARING CLOSED.

MS. LOE: Commission discussion?

MR. MACMANN: If none my fellow --

MS. LOE: Whoever raises their hand higher. Mr. MacMann?

MR. MACMANN: Lee and I have already worked this out. If none of my fellow Commissioners have any questions, the matter of Case 113-2020, I hereby move to approve.

MR. STRODTMAN: Second.

MS. LOE: Second by Mr. Strodman.

MR. STRODTMAN: I slipped in there.

MS. LOE: 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. Motion carries 8-0.

MS. BURNS: Eight to zero, motion carries.

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