

Planning and Zoning Commission Work Session Minutes
July 6, 2017
Conference Room 1-B - 1st Floor City Hall

ATTENDANCE:

Members Present: Burns, Harder, Loe, MacMann, Rushing, Russell, Stanton, Toohey

Members Absent: Strodman

Staff: Caldera, Palmer, Teddy, Zenner

Guests: Farner

ADJUSTMENTS TO AGENDA: None.

TOPICS DISCUSSED – New Business:

- Building Permit Report

Mr. Zenner provided the November 2016 building permit reports to the Commissioners for information purposes. He explained the calendar year to date (CYTD) spreadsheets. Mr. Zenner indicated that the January 19 work session would have the December 2016 permit numbers presented which would bring the permit reporting back into sync with regular monthly reports. Additionally, Mr. Zenner noted that if the Commission desired more detailed information regarding the permit reports he would be happy to ask a representative from the BSD Division to join our next meeting.

- Corrective Rezoning - C-2 zoned parcels

Mr. Zenner gave an overview of the topic and summarized what had been discussed at the June 8 meeting. Upon completing the recap of the zoning changes for Map 1 and 2 there was Commission discussion on what to do about the proposed zoning for the Columbia College property east of Rangeline. Mr. MacMann indicated that after talking with members of Columbia College that they were interested in potentially maintaining IG zoning verses what staff indicated may be appropriate for the property (M-OF or R-MF). Mr. Zenner indicated that he or Mr. Palmer would follow up with the College to ensure that the zoning proposed was what would best accommodate their long-term plans for the campus. Commissioners were satisfied with that course of action.

Mr. Zenner continued to present the proposed zoning changes on Maps 3 and 4. Mr. Zenner indicated that Map 3 presented several unique conditions. The parcel adjacent to Ash Street between the two churches and used as a title company was proposed to be rezoned to M-OF instead of M-N which was to the north. There was significant discussion regarding this proposed classification. Mr. Zenner indicated that if the property owner desired to request M-N as an alternative staff would permit that, but likely not support it. The M-OF district, Mr. Zenner stated, offered several alternative uses to would be in keeping with the church uses flanking the site. It was also mentioned that the adjacent neighbors to the northwest were vocal about the zoning change to the Millard Funeral Chapel and that a conversion to M-N may allow more intense uses that current exist which could impact the quality of the adjacent neighborhood.

The remaining area on Map 3 that was discussed included the property abutting the Columbia Cemetery. There was significant discussion regarding these properties. Staff was recommending R-MF to unify the parcels, owned by the cemetery, with the remaining cemetery lands. Concerns were expressed with how such a rezoning would impact the adjacent M-DT zoned lands from a screening and setback perspective. It was suggested that the C-2 parcels be zoned another commercial district to avoid potential impacts. Staff was opposed to this recommendation based on the fact that the parcels would be landlocked and spot zoned. After significant discussion it was concluded that this may need to be one of the last proposed for correction to allow detailed discussion with both the M-DT property owners and the cemetery to ensure that all parties had a clear understanding of the implications of the zoning change. It was also discussed that a variance in the setback along the common property line be granted at the same time as rezoning to ensure that the existing commercial businesses were protected in the case the buildings were more than 75% damaged but the site was not undergoing full redevelopment.

Having completed discussion on Map 3, Mr. Zenner moved to Map 4 which include property located and owned by the University of Missouri. The first parcel discussed was Lowery Mall. Commission recounted the history behind why this parcel may have been originally zoned C-2 and agreed that it should be recoded to R-MF. The second parcel discussed was that located to the southwest of the University's Parking garage and Woodson Way. This parcel was connected in an M-OF property and was ostensibly landlocked and undevelopable due to grade changes and the controlled access to the parking structure. It was agreed that this parcel be rezoned to M-OF to match the property to the south.

Mr. Zenner concluded his remarks by indicating that he and Mr. Palmer would begin the process of contacting affected property owners and attempt to start having zoning hearing toward the tail end of the calendar year. Commissioners indicated that appeared to be a workable plan.

ACTION(S) TAKEN: The June 8, 2017, minutes were approval. No other votes or motions were made.

Meeting adjourned approximately 6:55 p.m.