



# City of Columbia, Missouri

## Meeting Minutes

### Planning and Zoning Commission

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Thursday, June 8, 2017  
5:30 PM

Work Session

Conference Room 1-B  
Columbia City Hall  
701 E. Broadway

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#### I. CALL TO ORDER

**Present:** 7 - Tootie Burns, Dan Harder, Lee Russell, Anthony Stanton, Rusty Strodtman, Brian Toohey and Michael MacMann

**Excused:** 2 - Sara Loe and Joy Rushing

#### II. APPROVAL OF AGENDA

Agenda approved without modification

#### III. APPROVAL OF MINUTES

May 18, 2017 minutes approved without modification

**Minutes were approved. No other votes or motions were made.**

#### IV. NEW BUSINESS

##### A. Corrective Rezoning - C-2 zoned parcels

Mr. Zenner presented the topic for the evening explaining that its purpose was to obtain input from the Planning Commission on the appropriate corrective zoning classifications that should be applied to formerly zoned C-2 parcels. Mr. Zenner indicated that the Commissioners should have received with their work session agenda four (4) maps of the areas where C-2 zoning was located. He indicated that the maps would be shown on the video screen for ease in seeing the specific areas.

Mr. Zenner began by explaining C-2 map #1 which included parcels around Towne Drive and Paris Road, south of Vandiver. He noted that there has always been staff confusion on why this property was originally zoned C-2. He noted that following extensive research the only conclusion to could be made was that when the C-3 district was created this property somehow got mis-coded or missed in the re-coding process. With the adoption of the new UDC and elimination of the C-2 district this oversight can be corrected.

Mr. Zenner explained the uses on the property and indicated that the parcels that had frontage along Paris Road and the parcels off the Mercury Court were best suited for M-C zoning. This would have been the comparable C-3 zoning classification the parcels should have had prior to

the UDC adoption had they had been coded correctly.

Commissioner's asked if the property owner's whose zoning would be changing had been consulted on the proposed changes. Mr. Zenner indicated this had not occurred yet; however, would occur prior to the formal zoning change being brought before the Commission or Council. Mr. Zenner continued to explain that affected property owners would not be charged for the corrective zoning provided they choose to proceed forward with the recommended zoning classification. Mr. Zenner noted that this process was similar to how annexation actions were handled. He further stated that staff was looking at zoning classifications most compatible with the adjacent land uses when it was considering the appropriate corrective zoning classification.

Commissioner's agreed that waiver of the fees should be considered and felt that a "preferred" and "alternative" zoning district should be considered for each corrective action. The

Commissioners felt that the property owner should be given an option for a different zoning district, but be made aware that it may cost them and may not be supported by staff.

Mr. Zenner continued his presentation by moving to the parcels southeast of Paris Road and generally located on Towne Drive. The development pattern in this area consisted of a former assisted living facility, apartments, and to the east of Sylvan Lane duplexes. There was significant discussion on the potential for M-C or M-OF zoning for these parcels. Mr. Zenner noted that the size of the former assisted living facility and its proximity to the duplex development to the east made staff uneasy about considering that parcel for M-C. Whereas, the parcels south of Towne Drive and west of the assisted living parcel were candidates for M-C zoning.

Commissioners inquired about the split zoning of the apartment complex immediately south of Towne Drive and asked why it shouldn't be considered for rezoning to R-MF instead of M-C. Mr. Zenner explained that while that would be better from a zoning perspective, it would likely not be favorably received by the property owner since it would be reducing the potential future land uses allowed on the property. Mr. Zenner further explained that it was not staff's intent with the corrective zoning actions to limit uses, but rather make them conform to the surrounding land uses and actual use of the site.

After additional discussion, the Commissioner's and staff concluded that M-OF zoning for the former assisted living parcel was appropriate.

Commissioner's; however, indicated that the applicant should be allowed to request M-C and see if it gained support. As for the remaining parcels on Towne Drive, the Commissioners and staff concluded that M-C zoning was most appropriate given adjacent land uses.

Mr. Zenner continued with his presentation and began to review C-2 Map #2. He noted that much of this map contained land that was part of Columbia College's campus and that per the UDC the zoning of their property was really not an issue since campus development was governed by the approved Campus Master Plan. However, given that the C-2 zoning district is to be repealed it is important that the College's zoning inconsistencies be addressed. Mr. Zenner suggested that the most appropriate long-term zoning classification for the campus property would likely be M-OF - not R-MF or M-C. Such a zoning classification would allow for both academic and residential building development. M-C zoning, staff believes, is too intense and inappropriate given the surrounding land use context. Likewise, IG (industrial) zoning was not considered appropriate. Mr. Zenner indicated that staff would consult with the College to determine what they felt would be the best zoning classification. Staff would not object to R-MF; however, felt it may be too limiting on future redevelopment.

In addition to the parcels owned by the College, Map #2 showed several other sites. Commissioner's questioned the designation of the "Mule Barn" property which was classified as C-2 and HP-O. Mr. Zenner indicated that he'd have to investigate this designation and determine if an M-N, M-C, or M-OF designation would be best for the property. Given the parcel's current uses, the M-OF classification may be best. Commissioner's expressed concern regarding how the recoding may affect the HP-O status of the property.

Two additional parcels caught the attention of the Commission. These parcels were south of Ott Court. One was improved with a dwelling unit, used as an office by the Columbia College and the other was a parking lot that used to serve the former Columbia Photo Building now owned by Columbia College. Mr. Zenner suggested that the single-family home be coded R-MF to match the rest of what was along Ott Court and that the parking lot be coded to M-C since parking lots are permitted within that district without a conditional use. Uses to the south and east of the parking lot were industrial and the M-C zoning would have limited impact since redevelopment would be controlled by Columbia College.

Mr. Zenner identified the final C-2 parcel on Map #2, located at the northwest corner of Park and 8th. He indicated that this parcel may be best suited for M-N zoning and could potentially be repurposed into a corner grocery store for the North Central neighborhood. Commission questioned

how the neighborhood transition standards would be applied to the parcel if it were recoded. Mr. Zenner replied that the parcel would be considered "legal non-conforming" and that if redevelopment were to occur the site it would need to become compliant or seek a variance. Otherwise, modifications to the interior of the building would be permitted and since the parcel was likely less than 10,000 sq. ft. there would be no parking requirements.

Mr. Zenner indicated that there were still two more C-2 maps to review and that these would be discussed at an upcoming work session meeting. Commissioner's agreed and thanked Mr. Zenner for his presentation.

#### **V. COMMENTS BY THE PUBLIC**

None

#### **VI. COMMENTS BY THE STAFF**

None

#### **VII. COMMENTS BY THE COMMISSION**

None

#### **VIII. NEXT MEETING DATE - June 22, 2017 @ 5:30 pm (tentative)**

#### **IX. ADJOURNMENT**

Meeting adjourned approximately 6:55 p.m

Members of the public may attend any open meeting. For requests for accommodations related to disability, please call 573-874-7214. In order to assist staff in making the appropriate arrangements for your accommodation, please make your request as far in advance of the posted meeting date as possible.



# City of Columbia, Missouri

## Meeting Minutes

### Planning and Zoning Commission

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Thursday, July 6, 2017

5:30 PM

Work Session

Conference Room 1-B

Columbia City Hall

701 E. Broadway

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#### I. CALL TO ORDER

**Present:** 8 - Tootie Burns, Dan Harder, Sara Loe, Joy Rushing, Lee Russell, Anthony Stanton, Brian Toohey and Michael MacMann

**Excused:** 1 - Rusty Strodman

#### II. APPROVAL OF AGENDA

July 6, 2017 work session agenda adopted without modification

#### III. APPROVAL OF MINUTES

June 8, 2017 work session minutes adopted without modification

#### IV. NEW BUSINESS

##### A. May 2017 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.

#### V. OLD BUSINESS

##### A. C-2 Corrective Rezoning - Additional Discussion

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.

**VI. NEXT MEETING DATE - July 20, 2017 @ 5:30 pm (tentative)**

**VII. ADJOURNMENT**

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