



# City of Columbia, Missouri

## Meeting Minutes

### Planning and Zoning Commission

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Thursday, January 10, 2019  
5:30 PM

Work Session

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

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#### I. CALL TO ORDER

**Present:** 9 - Tootie Burns, Dan Harder, Sara Loe, Joy Rushing, Lee Russell, Anthony Stanton, Rusty Strodtman, Brian Toohey and Michael MacMann

#### II. INTRODUCTIONS

#### III. APPROVAL OF AGENDA

Adopt agenda as presented

#### IV. APPROVAL OF MINUTES

**December 20, 2018 Work Session**

Adopt December 20 work session minutes as presented.

#### V. NEW BUSINESS

##### A. Building Permit Report - November 2018

Mr. Zenner provided the report to the Commissioners for information purposes. He noted that the 3-year CYTD report would no longer be provided; however, in response to concerns expressed at the last meeting noted that the staff report contains a link to the prior 3-year CYTD reports to which the monthly permit data could be compared. Commissioners indicated that this was a reasonable "work around" until additional data was collected in the new software system from which a potential comparison report could be generated. A single question was asked by Commissioner McMann regarding if the valuations shown in the reports were "adjusted". Mr. Zenner indicated that they were note.

#### VI. OLD BUSINESS

##### A. Low/Middle-Income Housing Incentive Discussion

Chairman Loe introduced this topic indicating that she and Commissioner MacMann had been conducting significant research on the gap in providing affordable housing within Columbia and how to incentive its construction within the community. She noted that Randy Cole, Housing Programs Manager, had been providing assistance to herself and Commissioner MacMann relating to the topic. Chairman Loe indicated that after reviewing data it was determined that several other entities provided services to the low income population and that the focus of

the housing incentive program that she and Commissioner MacMann were pursuing identified individuals between 80-120% of the AMI.

Commissioner MacMann provided the statistical information regarding the breakdown of the populations and income ranges within the study of the local population. Chairman Loe provided a summary of the current programs or strategies that were available within the UDC to promote the creation of affordable housing. Chairman Loe noted that some of the incentive provisions really did not work since the density bonus was unattainable.

Given the limited number of options available to increase density, Chairman Loe explained that she and Commissioner MacMann began to look at lot size variations as a means to increase density. She provided several graphic examples of possible alternative lot layout that reduced lot width and front setbacks. She noted that reducing front yard setbacks to the minimum amount allowed within the "cottage" standard would create a significant disruption within existing platted and improved neighborhoods where 25-foot front yard setbacks existed. She also provided an analysis of the available building footprint for each of the proposed alternative layouts indicating that the single-story construction on the smaller lots would be of comparable size to those built within the City's "cottage" developments.

There was general Commission discussion regarding the findings of the research. Concerns were expressed that reduction of the lot sizes may not be appropriate in all locations and that Planning Department was not be approached by individuals seeking developments with smaller lots. Comments were also offered that stated expectations of home-buyers and what current builders were offering within homes to create affordability were out sync. Builders were reacting to what buyers wanted (i.e. stainless steel and granite) verses providing more basic home finish packages. It was also discussed that without reductions in the cost of construction (i.e. connection fees & land cost) increases in density may have limited impact on creating more affordable housing. Finally, there was discussion regarding the monitoring of an affordable housing program and the need to ensure that affordability opportunity was maintained long-term not just for the first buyer. Caution was expressed on expecting that current staffing levels could adequately manage an increase in permanently maintained affordable housing.

Following discussion, Mr. Zenner noted that he was unsure if the Commission were any closer on arriving at a direction that it would like to pursue with this topic. He noted that prior to engaging in additional research it may be appropriate to seek Council direction on the issue of investigating possible affordable housing strategies that would be zoning based.

Following additional discussion, Commissioners concluded that they were not prepared to consider internal discussion of the topic completed nor were they prepared to seek additional Council direction. They requested that the topic be carried forward to a future work session agenda. Mr. Zenner indicated that could be accommodated; however, would likely be sometime toward the end of March 2019 due to previously scheduled work session topics. Commissioners

acknowledged that this was understood.

**VII. REPORTS**

**A. Zoning Text Amendment - Churches and Commercial Kitchens**

Item discussed under "Staff Comments" as part of January 10, 2019 Regular Meeting

**B. Zoning Text Amendment - Greek Town**

Item discussed under "Staff Comments" as part of January 10, 2019 Regular Meeting

**VIII. NEXT MEETING DATE - January 24, 2019 @ 5:30 pm (tentative)**

**IX. ADJOURNMENT**

Meeting adjourned approximately 6:55 p.m.

**Move to adjourn**