

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
August 4, 2022

Case Number 212-2022

A request by Haden & Colbert (agent), on behalf of Omkara, LLC (Owner), seeking the rezoning of property located at 1414 Ballenger Lane, from PD (Planned District) to M-N (Mixed-Use Neighborhood). The subject property currently consists of two lots totaling 10.8 acres, and is located northeast of the intersection of Ballenger and Clark Lanes.

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

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the requested rezoning to M-N.

MS. LOE: Thank you, Mr. Palmer. Before we move on to questions for staff, I would like to ask any Commissioners if they have had any ex parte to please share that with the Commission at this time so all Commissioners have the benefit of the same information in the case in front of us. Seeing none. Are there any questions for staff?

MS. CARROLL: Actually, yes.

MS. LOE: Commissioner MacMann?

MR. MACMANN: Thank you.

MS. LOE: Small question.

MR. MACMANN: Small question. In the previous code, what in the world was an armory? Was it for the storage and repair of armaments or --

MR. PALMER: Yes.

MR. MACMANN: But not a shooting range?

MR. PALMER: No. No. No. In the terms of -- yeah. Military storage and --

MR. MACMANN: All right. I just -- just wanted to make sure that we weren't slipping in the tool arsenal or something like that.

MR. PALMER: No.

MR. MACMANN: All right. Just checking.

MS. LOE: Commissioner Carroll?

MS. CARROLL: Similarly, I was going to ask if you could define process laboratory.

MR. ZENNER: That actually is a -- I think when Rusty showed what was on the slide for a research and development lab, that is -- R&D could be using chemicals that would require a chemical list

that need to be approved, so it's a C -- that's an open use, an allowed use. However, materials lists, we have -- we have a lab, actually, that's out next to Stephens Lake Park in an office building that required a materials list to be received by the fire service before they were authorized to operate to ensure that what chemicals were going to be used in that facility were going to be able to be accommodated if there were an emergency response. So that's the type of thing that occurs on the back end when you look at it. But a research and development laboratory could be a place that's doing vaccine development or something of that nature. So again, more of an office type of use, but with potentially a hazard component associated with it, and that would be what would be opened up on the site, and that's what the research and development laboratory relates to with today's code.

MS. CARROLL: Thanks. I just have not heard the word process laboratory used, and I believe that I work in one of them. We don't call them that.

MS. LOE: Any additional questions for staff? Commissioner Kimbell?

MS. KIMBELL: The single dwelling that's there, is that -- are there -- is that owned by someone or is it --

MR. PALMER: It's owned by -- by this developer.

MS. KIMBELL: Okay.

MR. PALMER: I think the intent is that it would come down, but I -- I haven't verified that, but it's assumed.

MS. KIMBELL: That's what I needed clarification on. Thank you.

MS. LOE: Any additional questions? I see none. And with that, we will open up the floor to public hearing.

PUBLIC HEARING OPENED.

MS. LOE: If you could provide us your name and address for us, the Commission, since we're the only ones here.

MR. COLBERT: Good evening, Madam Chair. Caleb Colbert, attorney, at 827 East Broadway. I won't go into great detail. I think Mr. Palmer covered everything. Essentially, the goal here is to consolidate and eliminate sort of the split zoning where we have one parcel with multiple planned district regulations on it. And when we looked at the site, being at the intersection of Ballenger and Clark Lane, we felt like the M-N was sort of the most appropriate zoning classification for the intersection. With that, I would be happy to answer any questions.

MS. LOE: Another small question from Commissioner MacMann?

MR. MACMANN: Just a quick comment to Mr. Colbert. We've been pushing for nodes for quite some time, and usually those are M-N. And the fact that someone would willing do that, kind of -- not insist they had to have M-C or something like that, I just appreciate that.

MR. COLBERT: Sure.

MR. MACMANN: Regardless. I mean, as long as you don't end up putting an armory in there, then I'm fine.

MR. COLBERT: I'm with you. I don't know what that means, so I --

MR. MACMANN: Well, I know what an armory is, but in -- like, in Pat speak -- excuse me -- in City Planner speak -- I didn't mean to diss you so bad, Pat. What, we can do that? I didn't remember that from the UDC, but thank you for doing that, because we are working on nodes. Thank you very much.

MS. LOE: Any additional questions? I see none. Thank you.

MR. COLBERT: Thank you.

MS. LOE: And with that, I'm going to close public hearing.

PUBLIC HEARING CLOSED

MS. LOE: Commission comments? Commissioner Stanton?

MR. STANTON: If there's not any more questions from my colleagues --

MS. GEUEA JONES: I will be very quick. I just want to put on the record, this is another planned district that's been sitting there forever completely undeveloped. I am just marking it for the record because it happens a lot, and we rarely talk about it. Thank you.

MS. LOE: Commissioner Stanton?

MR. STANTON: Well spoken. As it relates to Case 212-2022, 1414 Ballenger Lane rezoning, I move to approve for rezoning from PD to M-N.

MR. MACMANN: Second.

MS. LOE: Moved by Commissioner Stanton, seconded by Commissioner MacMann. We have a motion on the floor. Any discussion on this motion? Seeing none. Commissioner Carroll, may we have roll call, please.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Kimbell, Ms. Loe, Mr. Stanton, Ms. Burns, Mr. MacMann, Ms. Carroll, Ms. Geuea Jones. Motion carries 7-0.

MS. CARROLL: We have seven votes to approve. The motion carries.

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