

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
July 20, 2023

Case Number 189-2023

A request by Haden & Colbert (agent) on behalf of 1201 Broadway, LLC (owner) seeking approval to rezone 0.17 acres of property from the R-MF (Multiple-family Dwelling) district to M-OF (Mixed-use Office) district to permit the existing building to be repurposed for office uses. The subject site is located on the west side of Tenth Street between Park Avenue and Rogers Street, and includes the address 307 North Tenth Street.

MS. GEUEA JONES: May we please have a staff report.

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

MS. GEUEA JONES: Thank you. For my fellow Commissioners, if any of you have had conversations with parties to this case outside of this meeting, please disclose so now. Seeing none. Any questions for staff? Commissioner MacMann?

MR. MACMANN: First question, and then I'll let my other Commissioners ask them. 315, Village Glass Works, that's Mr. Ott now, and he's sort of rebuilt that property. Was that changed in its zoning when he did that? It's now a law office if I remember correctly -- the Village Glassworks.

MR. PALMER: I forget. It was the one --

MR. MACMANN: Yeah. 315 North Tenth.

MR. PALMER: Yeah. It's a PD, actually. It's been -- I didn't look into the permitted uses, but there hasn't been a change on it since '95. That would have been the last one. So whatever is there now was likely permitted by -- or it was permitted by the --

MR. MACMANN: All right. I just -- just want to check to make sure that we were covering our bases.

MR. PALMER: Yeah.

MR. MACMANN: The second question, if I may, unless some other Commissioners -- I eagerly anticipate Mr. Colbert's presentation on six spaces and -- or your all's on why they're not needed. Essentially, once it becomes a commercial property, as it exists right now, there is one commercial parking place on the property right now, the driveway.

MR. PALMER: Correct.

MR. MACMANN: But I know there's no back parking currently?

MR. PALMER: Right.

MR. MACMANN: Okay. So in order to meet these requirements, they're going to have to hit underutilized -- get credits and hit underutilized spaces; am I correct in that assumption?

MR. PALMER: So there are two outcomes here. One being the one you described where they're granted, basically, waivers of those requirements, or it limits the size of their office use, if that makes sense.

MR. MACMANN: Okay. So, say, half the building, the downstairs, was office, they'd only need three, plus whatever the clients need or --

MR. PALMER: Potentially. I didn't calculate that out, but, you know, logically, yes. Half the building would be half the parking.

MR. MACMANN: Okay. I'll eagerly await Mr. Colbert's presentation, because I'm sure he's going to illuminate that for us. Madam Chair, thank you.

MR. ZENNER: And if I may.

MR. MACMANN: Yeah. With every change of use, our building -- our site development department has to evaluate parking demand. In the plan submitted with that change of use, you're going to need to address how the parking will be accommodated. A permit will not be issued until we are satisfied that they are either building less square footage, requiring parking, or that the parking is being provided either onsite in a reduced fashion pursuant to the way that the Code is written, or have secured parking permits in accordance to the other options that exist. So going into this, Mr. Palmer's full purpose for explaining this is that we are well aware that there is a parking demand that will be required through the Code permitting -- through the permitting process for the change of use, we will assure that there is parking requisite to the use of that new building if it is rezoned. That is a Code standard requirement that we have to pursue.

MS. GEUEA JONES: Thank you. Any other questions for staff? Seeing none, we'll open the floor to public hearing.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Please come forward, state your name and address for the record. I will give three minutes for individuals, six minutes for groups and/or the applicant. Also tonight, I will be using my red button, because we have a lot to get through and, plus, I found out where the button is.

MR. COLBERT: Understood. Thank you, Madam Chair. Caleb Colbert, attorney, at 827 East Broadway, here on behalf of the applicant. Mr. Palmer hit the nail on the head as far as the purpose of the request. The applicant has received, you know, inquiries as far as repurposing, you know, the existing structure for professional service office type uses. So that's the purpose of the request. And then when you look at the -- sort of the surrounding zoning, we have M-N to the north, M-OF to the south. So we felt like the M-OF district was appropriate. As far as the parking, I agree with Mr. Zenner. We know that we have to meet the parking and either provide that through adding spots on site, seeking reductions through the transit incentives or the shared parking, or potentially applying to the Board of

Adjustment for waiver of some of the parking requirements. We haven't gotten to that level of detail yet because we don't know exactly how many square foot of the building would be devoted to office use. So, for example, if it's a mixed-use building, we don't have -- we don't know exactly how many parking spaces we would have to provide, and we haven't gone to the level of detail of drawing those out until we know that we are allowed to have an office use in the building. But we certainly know that we have to provide parking. I have -- Tanner Ott is here with me this evening, and both of us would be happy to answer any questions.

MS. GEUEA JONES: Thank you. Any questions of Mr. Colbert? Seeing none. Thank you very much.

MR. COLBERT: All right. Thank you.

MS. GEUEA JONES: Anyone else here from the public who wishes to speak on this case, please come forward. Seeing none.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any Commissioner comments on the case? If not, I would happily hear a motion. Anyone at all could make a motion. Commissioner Stanton is trying to make a motion but is otherwise occupied at the moment.

MR. STANTON: Madam Chair, I would like to entertain a motion.

MS. GEUEA JONES: Please.

MR. STANTON: As it relates to Case 189-2023, 307 North Tenth Street rezoning, I move to approve the rezoning to M -- M-OF.

MS. GEUEA JONES: There's a motion on the table. Do I hear a second?

MS. LOE: Second.

MS. GEUEA JONES: Moved by Commissioner Stanton, seconded by Commissioner Loe. Is there any discussion on the motion? Seeing none. When you are ready Commissioner Loe, may we have a roll call.

MS. LOE: Yes, Madam Chair. Case 189-23.

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

MS. LOE: That's seven votes for, none against. The motion carries.

MS. GEUEA JONES: Thank you. Are there any other motions to be made in this case? Seeing none. That recommendation will be forwarded to City Council. Moving on to our next case.