

MINUTES
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBERS
701 EAST BROADWAY, COLUMBIA, MO
MARCH 21, 2024

COMMISSIONERS PRESENT

Ms. Sharon Geuea Jones
Ms. Valerie Carroll
Ms. Sara Loe
Ms. Peggy Placier
Mr. Anthony Stanton
Mr. Michael MacMann
Ms. Shannon Wilson
Mr. Matt Ford

COMMISSIONERS ABSENT

Mr. Zack Dunn

STAFF

Mr. Pat Zenner
Mr. Kiaan Ahamed
Mr. Earl Kraus

I. CALL TO ORDER

MS. GEUEA JONES: I will now call to order the Thursday, March 21st, 2024 meeting of the Planning and Zoning Commission.

II. INTRODUCTIONS

MS. GEUEA JONES: Commissioner Carroll, may we have a roll call?

MS. CARROLL: Commissioner MacMann?

MR. MACMANN: Present.

MS. CARROLL: I am here. Commissioner Geuea Jones?

MS. GEUEA JONES: Here.

MS. CARROLL: Commissioner Placier?

MS. PLACIER: Here.

MS. CARROLL: Commissioner Ford?

MR. FORD: Here.

MS. CARROLL: Commissioner Wilson?

MS. WILSON: Here.

MS. CARROLL: Commissioner Loe?]

MS. LOE: Here.

MS. CARROLL: Commissioner Stanton?

MR. STANTON: Here.

MS. CARROLL: Commissioner Dunn? We have eight; we have a quorum.

MS. GEUEA JONES: Thank you.

III. APPROVAL OF AGENDA

MS. GEUEA JONES: Are there any changes to the agenda, Mr. Zenner?

MR. ZENNER: No, there are not, ma'am.

MR. MACMANN: Move to approve.

MR. STANTON: Second.

MS. GEUEA JONES: Approval was moved by Commissioner MacMann, seconded by Commissioner Stanton. Could I get a thumbs up approval of the agenda, please?

(Unanimous vote for approval.)

MS. GEUEA JONES: Thank you.

IV. APPROVAL OF MINUTES

MS. GEUEA JONES: We have all received a copy of the March 7, 2024 regular meeting minutes. Are there any changes or adjustments to the minutes?

MR. MACMANN: Move to approve.

MR. STANTON: Second.

MS. GEUEA JONES: Approval was moved by Commissioner MacMann, seconded by Commissioner Stanton. Could I get a thumbs up approval of the minutes?

(Unanimous vote for approval.)

MS. GEUEA JONES: Thank you. Unanimous. Excellent.

V. REZONINGS AND SUBDIVISIONS

Case Number 105-2024

A request by Engineering Surveys & Services (agent) on behalf of Burrell, Inc. (owner), seeking approval to rezone a 1.03-acre property addressed 107 E. Texas Avenue from MO-F (Mixed Use Office) to PD (Planned Development) and revision of the existing Phoenix House C-P Development Plan and associated Statement of Intent governing the use of property addressed as 90 E. Leslie Lane. The C-P Plan revision expands its acreage to incorporate 107 E. Texas Avenue and the Statement of Intent is revised to meet current UDC regulatory standards. The revised C-P plan will be known as "Phoenix House PD - Development Plan" and would permit the development of the site with an additional 7,500 square foot building. The 4.88-acre subject site is located south of the intersection of Newton Drive and East Leslie Lane, and includes the addresses 90 E. Leslie Lane and 107 E. Texas Avenue.

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

Staff report was given by Mr. Kiaan Ahamed of the Planning and Development Department. Staff recommends the following recommended actions are to be taken:

- (1) Approve the rezoning of property addressed 107 E. Texas Avenue from M-OF to PD;
- (2) Approve the revised Statement of Intent that permits the following allowed uses: Residential Care Facilities, Temporary Shelter, Community/Recreation Center, Office, Accessory/Commercial Kitchen, Community Garden, Customary Accessory Use and Related Structures, Personal Services which replace all 2004 permitted uses; and allows one (1) additional freestanding monument sign on E. Texas Avenue, and increases the maximum gross square footage of building floor area to 45,000 square feet.
- (3) Approve the proposed "Phoenix House PD - Development Plan".

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had contact with parties to this case outside of the public hearing, please disclose so now. Seeing none. Questions for staff? Commissioner MacMann?

MR. MACMANN: Thank you. Mr. Ahamed, I'm for -- I'm supportive of this. Maybe this might be a Mr. Zenner question. It's a lot of parking. I know it meets the -- we hit the matrix and maybe this is a discussion better held at another time to see if we're actually -- you know, we're approving these. We've allowed these. Are we actually needing all that parking? That's a lot of asphalt.

MR. ZENNER: I would not disagree with you. I think the -- the evolution of the Code actually has reduced the required parking.

MR. MACMANN: And I understand that, but every time I see one of these, I'm, like, man, that's a lot of parking

MR. ZENNER: And I'll let the representatives for Burrell speak to the fact of what their client base brings to the site itself. The medical component of this actually which was -- we clarified the land use mixture in the building before the preparation of the report. And quite honestly, the medical component, what is defined as medical within the building, was actually a little bit greater than what I think we had anticipated. And that is what's driving the parking because that one to 200.

MR. MACMANN: I see -- I see the 83, yeah.

MR. ZENNER: So at this juncture, the expansion of that parking is really to the rear. I think at the time, given that they are asking for additional square footage, the building improvements proposed as shown on this plan are roughly 40-- just a little bit over 41,000 square feet. At the time that they come with an additional square footage expansion if they do desire, I think at that point we may recommend that a waiver of additional parking be sought such that we don't continue to pave more of the property over as we expand. You're not really -- the expansion is really at the southern portion of the site. All of the existing parking is there, and it exists.

MR. MACMANN: No. I appreciate that. I'm just, as we go forward, I'm still deeply concerned about storm water. And I think that would be great when we do expand further and we might need to -- it's not -- these folks are fine. They're doing what they're required to do. Look before you're really using all that. I won't take any more time on this. Thank you, Madam Chair.

MS. GEUEA JONES: Thank you. Any other questions for staff? Seeing none. We'll now open public hearing.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Please come forward. Six minutes for groups and the applicant, three minutes for everyone else. Please state your name and address for the record. And you may have to move the microphone up a little bit for us to be able to hear you properly. Thank you.

MR. KRIETE: My name is Matthew Kriete; I'm with Engineering Surveys and Services, offices at 1113 Fay Street here in Columbia, and civil engineer for the project. Not to rehash too many things, but again, I want to talk a little about the history of the site. There's been multiple revisions along the way. The reason -- specifically, what we're asking for in the rezoning, again, just make sure this is all clear, and then, you know, what the revisions are in the PD plan. So first off, you know, it was 2004 when this was originally approved, and since then there's been a few minor revisions. But tonight, you know, we're not asking for a change in use, we're not asking for anything to be different in what we're doing. We're asking, you know, ultimately, for something that's going to be an expansion. But we're modernizing the standards, so I just want to make sure that's -- that's clear in all of this. So the minor revisions that occurred was a small outdoor building, the addition, and I'll show you that on the plan here in a moment, that actually is going to be demolished for this new one, a trail, and some other little minor changes. So from a rezoning standpoint, we have this existing lot -- I guess, unplatted lot that's there along Texas Avenue that's highlighted in red again, that is all that's being rezoned. Currently, it's, you know, office, so going into a planned district to get all this unified into one district, one zoning category. And again, as I mentioned, the -- the Statement of Intent back in 2004 doesn't resemble anything of the current UDC, so they're really bringing us into the current standards, and bringing the site up in much of the same way to those current standards, which it includes parking, by the way, too, because it does actually reduce the amount of parking needed. So again, the addition you can see highlighted in red there, 7,500 square foot addition that does remove one of an addition that's, I think, about 1,500, 1,800 square feet. The blue highlighted, there is some additional parking. There's actually a separate entrance to this part of the facility, so it kind of needs its own little standalone parking, but most off, this is fire department access. That -- that part of the building really was removed from any access previously, and so getting that drive in there and that pavement in there is really to get in there and circulate the fire trucks. That's the -- that's the main thing, you know, and any other emergency vehicles. And again, UDC updates. So like the buffer strip you see there, you know, that wasn't there, that wasn't on the old plan. That's actually being added. There are quite a few trees in there, a lot of smaller trees, a few larger trees. The idea is to come through there and supplement those trees, get some shrubs in there and really get what's a current buffer in place. And otherwise, I would be happy to answer any questions you all may have.

MS. GEUEA JONES: Thank you. Are there any questions for this speaker? Commissioner Ford?

MR. FORD: Is there any -- is there any future development to the southeast of that -- or southwest of that parking lot?

MR. KRIETE: No. No. And to be clear, I mean, if there's something ever happens there, we're going to come back and visit you. And as of right now, you can see there's a little bit of play in the Statement of Intent to what's shown on the plans. We can do a little minor changes, but anything significantly different than this, we're coming back to visit you.

MR. DUNN: Sure. Just curious. Thank you.

MR. KRIETE: Yeah.

MS. GEUEA JONES: Any other questions? Seeing none. Thank you very much.

MR. KRIETE: All right. Thank you.

MS. GEUEA JONES: Anyone else to speak on this case, please come forward. Seeing none. We will close public hearing.

PUBLIC HEARING CLOSED.

MS. GEUEA JONES: Commissioner comments. Any Commissioner comments on the case.

MR. FORD: I like it.

MS. GEUEA JONES: Thank you, Commissioner Ford. Anyone want to make a motion? Commissioner MacMann?

MR. MACMANN: Thank you, Madam Chair. Before I make a motion, I -- the need for this facility and expansion are totally fine with me. I just wanted to address this parking issue, and some of us address other issues. Anyway, in the matter of Case 105-2024, major PD amendment, I move to approve.

MR. STANTON: Second.

MS. GEUEA JONES: Approval was moved by Commissioner MacMann and seconded by Commissioner Stanton. Is there any discussion on the motion? Seeing none. Commissioner Carroll, when you're ready, may we have a roll call.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. MacMann, Ms. Carroll, Ms. Geuea Jones, Ms. Placier, Mr. Ford, Ms. Wilson, Ms. Loe, Mr. Stanton. Motion carries 8-0.

MS. CARROLL: I have eight to approve; the motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council.

Case Number 103-2024

A request by Engineering Surveys & Services (agent), on behalf of Burrell, Inc. (owner), to consolidate two existing lots into a single one-lot final minor plat, to be known as "H.E. Johnson Subdivision Plat 2". Of the two lots, 90 East Leslie Lane is zoned PD (Planned Development) and 107 E. Texas Avenue is zoned M-OF (Mixed Use Office). The applicant has submitted a concurrent request (Case Number 105-2024) to rezone 107 E. Texas Avenue to PD and amend the PD Plan

governing 90 E. Leslie Lane such that it includes the E. Texas Avenue Property. The revised PD Plan serves as a revised preliminary plat for the overall 4.88-acre subject site. The subject site is located south of the intersection at Newton Drive and E. Leslie Lane, and includes the addresses 90 E. Leslie Lane and 107 E. Texas Avenue.

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

Staff report was given by Mr. Kiaan Ahamed of the Planning and Development Department. Staff recommends approval of the final minor plat to be known as H.E. Johnson Subdivision Plat 2.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had any contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Any questions for staff on this case? Seeing none. We will open the floor to public hearing.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Anyone to speak on this case?

MR. CARROZ: Fred Carroz, offices at 1113 Fay Street, Engineering Surveys & Services, here to answer any questions if you have any.

MS. GEUEA JONES: Any questions for this speaker? Thank you for your brevity. Anyone else to speak on this case? Seeing none.

PUBLIC HEARING CLOSED.

MS. GEUEA JONES: Are there any Commissioner comments? Commissioner MacMann?

MR. MACMANN: I have a motion. In the matter of Case 103-2024, 90 E. Leslie Lane, final minor plat, I move to approve.

MR. FORD: Second.

MS. GEUEA JONES: Approval has been moved by Commissioner MacMann and seconded by Commissioner Ford. Is there any discussion on the motion? Seeing none. Commissioner Carroll, when you're ready, may we have a roll call.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. MacMann, Ms. Carroll, Ms. Geuea Jones, Ms. Placier, Mr. Ford, Ms. Wilson, Ms. Loe, Mr. Stanton. Motion carries 8-0.

MS. CARROLL: We have eight votes to approve; the motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. That ends our caseload for the night.

VI. PUBLIC COMMENTS

MS. GEUEA JONES: Are there any general public comments for the Commission? If so, please come forward now. Come on. Yeah. Oh, please come forward to the --

MS. MARSDEN: I live at 23 East Leslie Lane right on the corner of Newton Drive.

MS. GEUEA JONES: And what is your name, ma'am.

MS. MARSDEN: And I have no objections to what you're proposing, but I have some very serious concerns. When -- when they built the first building -- I'm sorry?

MS. GEUEA JONES: Can you pull the microphone down?

MS. MARSDEN: Yeah.

MS. GEUEA JONES: There we go.

MS. MARSDEN: When they built the first building, I noticed about the storm water, which direction it comes, right towards my house. And something happened, I don't know what it was, but tons of water came over across the street from that -- their -- whatever their pipes were through my pipe, completely flooded my whole basement. I had to redo it. It was -- you know, a little apartment down there. I had to redo it. I took every kind of argument to everybody I could think, and I never got any kind of compensation for it. I had to pay for the water, you know, everything. So I'm worried about more building over there and more water pipes and things like that. I don't want that to happen again. So that's my concern. I don't have a problem with, you know, what you're proposing. I've never -- we've never had any problem with the people, the building or anything, but that -- that might be a problem, so I wanted to make sure that somebody could look into that to make sure that all of that doesn't come over all the way to my house. And I have a little creek there, you know, that runs -- a ditch, drainage ditch, and it's supposed to, you know, but when you're overflowing the drainage ditch, it's got to come somewhere, and it came straight to my basement. So I won't say anything else, but I --

MS. GEUEA JONES: Thank you very much. And I see people are paying attention, so maybe before you go, you should exchange information with the folks here tonight. And also, would you state your name for the record?

MS. MARSDEN: My name?

MS. GEUEA JONES: Yes.

MS. MARSDEN: Judith Marsden.

MS. GEUEA JONES: Thank you very much. And thank you for coming tonight. Appreciate that.

MS. MARSDEN: Oh, you're welcome.

MR. FORD: I have a question.

MS. GEUEA JONES: Oh, sorry. Go ahead. Commissioner Ford, and then Commissioner Stanton.

MR. FORD: Go ahead.

MS. GEUEA JONES: Or Commissioner Stanton and then Mr. Ford.

MR. STANTON: Those two gentlemen that got up to speak, don't let them leave without getting a card from them. That guy and that guy, right there. Make sure you get their name and number and business card and all that.

MS. MARSDEN: Okay.

MS. GEUEA JONES: Commissioner Ford?

MR. FORD: Do you remember when this happened, ma'am? Ma'am, do remember what year that was?

MS. MARSDEN: I'm sorry?

MR. FORD: What year the flood was?

MS. MARSDEN: Oh, gosh. Whenever they built that very first building. I don't know what building -- what year that was.

MR. FORD: Do you think it might be a year, five years, ten years, twenty years?

MS. MARSDEN: Well, I've lived there since 1996.

MR. FORD: Okay.

MS. MARSDEN: So nobody knows when that other building was built? He probably would know.

MR. FORD: '04. I heard in the crowd, '04. So it was after '04 -- 2004, in the last 20 years, but what about in the last five years, ten years, was it flooded?

MS. MARSDEN: Yeah. I haven't had any problems since then.

MR. FORD: Okay.

MS. MARSDEN: But -- except the only problem I have is, you know, when it would -- it has a lot of storms and those pipes, those storm ditches, you know, on the road, it comes from their storm thing over to my storm thing. So far, it hasn't caused a problem. It goes on down that drainage ditch, but I don't think we've ever had a storm quite like we had that other time. But I don't have -- you know, so far the basement is okay. I had to have a sump pump -- two sump pumps put in, but, you know, because of all the water.

MR. FORD: I would ask those guys if they would pay for a camera inspection before they start building for you, so --

MS. MARSDEN: I'm sorry. I couldn't hear you.

MR. FORD: You can send a camera down that pipe. I would ask the developers after this meeting.

MS. MARSDEN: A camera inside of the --

MR. FORD: Yes, ma'am. A camera on a cord. Ask those guys to pay for it, see what's going on.

MS. MARSDEN: I'm not sure if I'm understanding what he's asking me.

MS. GEUEA JONES: He's saying that they can make sure that the pipe is not collapsed so you don't have a problem again.

MS. MARSDEN: Oh, okay. Okay. All right. Thank you.

MS. GEUEA JONES: Any other questions? Good? Okay. Thank you very much, ma'am, and thank you for coming tonight. Are there any other general public comments for the Commission? Seeing none.

VII. STAFF COMMENTS

MR. ZENNER: Yes. Your next meeting will be April 4. We have a regularly scheduled work

session that will start at 5:30. We will be continuing our discussion as it relates to lot integration and we'll provide you information as it relates to use specific standard, a criteria that you can start considering with that agenda, as well as updating some of our dimensional standards that we talked about this evening. You have a number of cases that will be on the April 4th agenda. There are three. We have a rezoning request off of Westfall Drive from M-C to IG. We have a street renaming. This is not something that you often see because the only time they come to you is when we do not have 100 percent support in the renaming of a street. We are looking at renaming existing Nick Court, which is to the east of -- I'm sorry -- to the west of Mataora Plat 4, which is a subdivision north of Ria Street and north of Fire Station Number 5 off of Ballenger Lane. That new subdivision, Mataora Plat 4, actually is proposing to connect what is today Nick Court all the way out to Ballenger, and the road is proposed to be renamed Nick Street. Not all of the adjoining property owners along the portion of Nick Court agreed to that street name change, and as a result, pursuant to our street name change procedures, we must hold a public hearing. Just to make sure that we are clear, the preliminary plat for this particular property has been previously approved, and the final plat is pending Council approval based on the street name change. So we will provide you a little bit more of the context and the background when we have our meeting on the 4th. And then the last item on the agenda is what one would hopefully have not seen so quickly. We have a UDC text change as it relates to our short-term rental ordinance, and this is to provide clarity as it relates to the amendment that Council made on February 5th when it expanded the total number of available rental nights for investor-owned properties from the originally proposed 120 to 210. In the process of making that change, it was not clearly understood that we, in essence, with that change and investment property, as you recall, did not get changed. It still requires a conditional use. But in making the change to increase the total number of days for an investor, an investor would have the opportunity to have more rental nights annually than the long-term resident. So what this amendment will do is to indicate that a long-term resident desiring to have more than 120 nights in Tier 2 would be required to seek a conditional use very similar to that that would be required for the investment owned property. We also have a couple of other minor technical changes to Tier 2 and Tier 3 definitions in order to address some of the -- some of the changes created by that date change. So those are relatively minor, but we're trying to get these amendments processed in advance of the June 5th effective date of the ordinance and introduction of the revisions to Article -- or Chapters 13, 26, and Chapter 22 of the Code. So that is all the change that we will hopefully see for a while for our short-term rental ordinance until we've done our analysis after 12 months of enforcement. So -- so we know where our properties are here. Our Westfall Drive property is here at the intersection of Hereford and Westfall. And then on the right-hand side of the graphic that you see, that is the portion of -- that is existing Nick Court. The vacant property immediately to the east of that going towards Ballenger, that is the Mataora Plat 4 subdivision, and extension of Nick Court would traverse that vacant land and would basically be Nick Street within Mataora 4. We can't have a court that intersects a street and still retain the court name, so that is hence why we are seeking to have the name

change. The address numbers will stay the same, but the name itself would be varied. That is all we have on the agenda for April 4, and why I have March 1st here as the Commissioner comments, I'm not quite sure. Just must have deleted the two. So with that, thank you very much for your attention this evening and for your comments during work session, extremely helpful for staff. We will produce some of the changes that we had requested to do and look forward to our continuing discussion.

MS. GEUEA JONES: Thank you very much.

VIII. COMMISSIONER COMMENTS

MS. GEUEA JONES: Are there any Commissioner comments before we go?

IX. ADJOURNMENT

MS. GEUEA JONES: Mr. MacMann?

MR. MACMANN: Move to adjourn.

MS. LOE: Second.

MS. GEUEA JONES: Movement was -- motion to adjourn was made by Commissioner MacMann, seconded by Commissioner Loe. Without objection, we stand adjourned.

(The meeting was adjourned at 7:39 p.m.)

(Off the record.)