



Columbia Planning & Zoning Commission Meeting Recap

Council Chambers, Columbia City Hall
7:00 PM Thursday, April 6, 2017

CALL TO ORDER (Members Present: Strodman, Burns, MacMann, Rushing, Toohey, Stanton, Loe and Russell)
(Members Absent: Harder)

APPROVAL OF AGENDA (Approved as submitted.)
APPROVAL OF MINUTES (Minutes from March 23 approved.)

PUBLIC HEARINGS

Case # 17-87

A request by Columbia College for approval of an updated campus master plan. The campus is approximately 36 acres, and lies primarily in an area bounded by Wilkes Boulevard, Rogers Street, Seventh Street and Fay Street. [COPY OF COLUMBIA COLLEGE MASTER PLAN](#)

(Action: Russell indicated that her husband is on leave of absence from service with Columbia College and that she has a personal relationship with leadership of the college but that she had not discussed this issue with those individuals prior to this evening's hearing. Staff report presented as indicated. Updates to the 2013 Columbia College Master Plan include a number of improvements to academic, residential, and parking facilities for the purposes of better serving their student population. The college saw an enrollment growth of 13% in 2016, and anticipates continued significant growth in the near future. The applicant's cover letter outlines these improvements as follows:

- A new academic/residential hall north of Brown Hall. This new building will likely be a multistory, mixed-use facility including residential, classrooms, meeting rooms, and offices to fill the need for additional student housing, teaching and learning. The height of the building is dependent upon final configuration and will not exceed 6-stories, or 78 feet.
- New building addition/expansion of Dulany Hall to better accommodate student dining needs. This hall serves as the only dining hall for the College.
- New parking lot construction on college-owned property on the north side of Wilkes Boulevard to meet anticipated future student demand.
- Parking lot expansion near Hughes Hall, at the corner of 8th Street and Rogers, to improve student safety and add capacity near popular destinations on campus.
- Repurpose and renovation of 1110 and 1114 Wilkes Boulevard for Plant and Facilities Operations to improve internal operations.
- Repurpose/renovation/expansion of the Wightman Building at 606 Pannell Street.

- Demolition of two dilapidated single-family homes, at 802 Alton Street and 802 Pannell Street, to improve public safety. These lots will be held for potential future parking expansions.

The proposed campus master plan changes serve the existing and projected needs of the college, as well as the concerns voiced during public input in 2013. Continued enrollment growth has created a need for more and more parking. Thus, the proposed softball facility is not seen as an immediate need due to its demand for space. City staff noted in the 2013 staff report, that expansion of maintenance facilities north of Wilkes could create undesirable relationships with adjacent residential lots to the north. This issue has been addressed by relocating these light industrial-type uses to the portion of the college's property that lies adjacent to compatible uses.

MacMann asked staff about parking on Alton Street. Wanted to know where access to that lot would occur. Staff indicated that they were not clear about that at this time. Also, asked if outlying parcels owned by the college were on this plan. Staff indicated that there were no changes indicated for those parcels and that they did not appear in this plan. Other properties are not given the same level of exemption so those properties will need to comply with the underlying zoning. Board of Adjustment cannot grant use variances, so the Master Plan from the college is what allows them to get approval for any use.

Public conversation was opened.

A representative of Columbia College appeared and offered to answer any questions. MacMann asked if the parking on Alton Street would discharge to 8th Street. Speaker indicated that plans were preliminary but that believed it would be consistent with current conditions. Strodtman asked if this proposal was vetted with the area residents. Speaker indicated that they did do considerable outreach and had discussed this proposal with surrounding neighbors. Also, indicated that a potential six-story residential building on campus could come on line within the next 5 or 6 years. Strodtman asked about the impact of that new building and about the possibility of a new softball facility. Speaker indicated that they had obtained a playing location and that the new softball facility was currently a longer-range plan.

Discussion was closed.

MacMann indicated that he had attended the neighborhood meeting about this proposal and that it met with a high degree of acceptance. The larger building mentioned is in the middle of campus and will not directly abut other smaller residences. Motion made to approve the Master Plan.

Motion passed unanimously.

COMMENTS OF THE PUBLIC

(None.)

COMMENTS OF THE STAFF

(Action: Staff indicated that the next meeting will be on April 20. Indicated that it will be a short meeting. Creeks Edge, The Vineyards preliminary plat and The Gates preliminary plat will be discussed at the upcoming meeting. The Gates issue is an entire redo of the preliminary plat. This resets the plan in accordance with current rules and allows for flexibility for the builder. Some residents have indicated

that they would like some of the nearby woods on their own properties rather than identifying this area as a common lot. Staff indicated that more information would be forthcoming.

Item C on the worksession agenda dealt with the 2018 CIP report. Staff encouraged commissioners to examine that document and indicated that some items will link up with items in the Strategic Plan. Indicated that city staff will be available for questions relating to the Capital Improvement Project list. We are trying to tie our community needs to our strategic plan and budgeting as best we can. P&Z is required to make a recommendation on all items prior to the City Council retreat in May. P&Z comments are due before May 12.

COMMENTS OF THE COMMISSION

(None.)

NEXT MEETING DATE - April 20, 2017 @ 7 pm

ADJOURNMENT

(7:36 PM)

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