

PLANNING & ZONING MEETING
ASHLAND, MO 65010
TUESDAY JULY 11, 2023
ASHLAND MUNICIPAL CENTER COMMUNITY ROOM

AGENDA

Call the Regular Meeting to Order at 7:00 PM.

Pledge of Allegiance

Approval of the Agenda for July 11, 2023.

Approval of the Previous Minutes of June 13, 2023.

Public Hearing:

104 S. Main Street Rezone: C-G to R-3

11550 S. Hardwick Ln Rezone: C-G to I-L

601 E. Liberty Ln Rezone: C-G to I-L

Public Comments:

Old Business:

New Business:

1. 104 S. Main Rezone
2. 11550 S. Hardwick Ln Rezone
3. 601 E. Liberty Ln Rezone

Discussion/Reports

If you are unable to attend, please call Ashland City Hall at 573-657-2091 or e-mail lmartin@ashlandmo.us

Leslie Martin
Administrative Assistant

Posted July 7@ 3:15pm

PLANNING AND ZONING MEETING
ASHLAND, MO. 65010
TUESDAY, JUNE 13 , 2023
DRAFT NOT APPROVED BY BOARD

1. REGULAR MEETING:

Chairman Sapp called the meeting to order June 13, 2023 at 7:00 p.m. Commissioners in attendance were Jeff Sapp, Jerrod Bryan, Katie Barmann, and Nicki Rinehart
Commissioners absent: Cynthia Wills, Cory Bergthold, and Scott Dooley

City Staff Present: Building Inspector Darin Ratermann, Alderman Liaison Lewis, Administrative Assistant Leslie Martin, and Mayor Slinker

Guests:

2. Approval of Agenda:

Chairman Sapp called for a motion to approve the June 13, 2023 agenda.
Commissioner Bryan made a motion to approve the June 13, 2023 agenda, seconded by Commissioner Rinehart. Motion carried.

3. Approval of Previous Minutes:

Chairman Sapp called for a motion to approve the previous minutes dated May 9, 2023. Motion made by Commissioner Bryan to approve the previous minutes as presented dated May 9, 2023, seconded by Commissioner Barmann. Motion carried.

4. Public Comments:

None

5. OLD BUSINESS:

6. NEW BUSINESS:

1. Bluegrass Replat- Commissioner Bryan made a motion to approve and seconded by Commissioner Rinehart. Darin gave staff report. Roll call vote: Commissioner Bryan-yes, Commissioner Sapp-yes, Commissioner Rinehart-yes, Commissioner Barmann-yes, Alderman Lewis-yes, Mayor Slinker-yes. Motion carries.

2. Bluegrass Site Plan- Commissioner Rinehart made a motion to approve and seconded by Commissioner Barmann. Darin gave the staff report. Mayor Slinker asked if they are going to add another handicap spot. Wes Bolton, Allstate Consultants, stated yes they will have a total of 3. Roll call vote: Commissioner Bryan-yes, Commissioner Sapp-yes, Commissioner Rinehart-yes, Commissioner Barmann-yes, Alderman Lewis-yes, Mayor Slinker-yes. Motion carries.

3. Founder's Ridge Preliminary Plat- Commissioner Bryan made a motion to approve and seconded by Commissioner Barmann. Darin gave staff report. Commissioner Bryan asked about the storm water issues. Darin stated the issues are minor and the engineer is working with Christina Luebbert to resolve. Mayor Slinker questioned if it will be across from Sunset Meadows Subdivision and if there is going to be a stop sign needed. Alderman Lewis asked Mr. Welch if they are willing to talk about widening the streets. Mr. Welch stated they would entertain a discussion about the streets if needed. Roll call vote: Commissioner Bryan-yes, Commissioner Sapp-yes, Commissioner Rinehart-yes, Commissioner Barmann-yes Alderman Lewis-yes, Mayor Slinker-yes. Motion carries.

4. Lakeside Parking Lot Expansion- Commissioner Bryan made a motion to approve and seconded by Commissioner Barmann. Darin gave a staff report. Matt Kohly, 4520 E. Log Providence, gave a hand out of concerns (see attached document) and is requesting a new traffic study before it gets approved. Commissioner Sapp stated he appreciated the owner wanting to add additional parking to insure that there is not any illegal parking on the roads and ramps before it becomes a problem. Roll call vote: Commissioner Bryan-yes, Commissioner Sapp-yes, Commissioner Rinehart-no, Commissioner Barmann-yes, Alderman Lewis-yes, Mayor Slinker-yes. Motion carries.

7. DISCUSSION:

8. Mayor's Report:

9. City Administrator's Report:

None

10. Building Department's Report:

See attached report.

11. Alderman Liaison's Report:

none

12. Commissioners' Report:

Commissioner Bryan - None

Commissioner Bergthold - Absent

Commissioner Wills - Absent

Commissioner Sapp - Stated he has been questioned about why the access to Perry Ave is being closed.

Commissioner Dooley - Absent

Commissioner Rinehart- None

Commissioner Barmann- None

Chairman Sapp called for a motion to adjourn the June 13, 2023, Planning and Zoning Meeting. Commissioner Bryan made a motion to adjourn the June 13, 2023, Planning and Zoning Meeting seconded by Commissioner Rinehart. Motion carried. Meeting adjourned at 7:28 pm.

Minutes prepared by Leslie Martin

DRAFT



Community Development

Land Use Staff Report

DATE: July 11, 2023
TO: Planning & Zoning Commission
FROM: Darin Ratermann, Community Development
SUBJECT: Request for rezoning of 104 S. Main, from C-G to R-3

This report is to provide you with information regarding a request by Nicholas, William B. and Kimberly Martin to the Planning & Zoning Commission for the rezoning of approximately .47 acres at 104 South Main Street.

GENERAL INFORMATION

Parcel Information. 24-508-00-04-038.00 01.

Parcel Size / Physical Characteristics. The subject property is approximately .47 acres and is just south of the intersection of Broadway and Main.

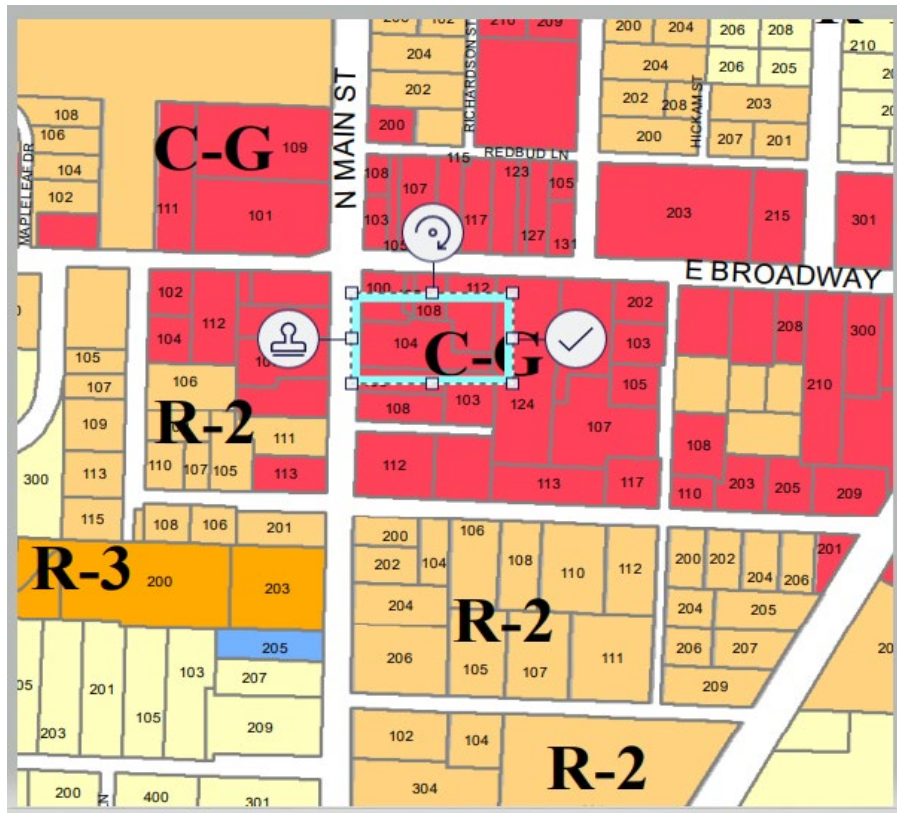
Zoning Classification: C-G (General Commercial).

Proposed Zoning Classification: R-3 (High Density Residential)

LOCATION MAP



ZONING MAP



ANALYSIS

The 2020 Comprehensive Plan anticipated this property to be Downtown/ Mixed Use zoning. The owners of this property contacted city staff earlier this year to discuss replacing the Main Street Car Wash with multi-family housing. Since residential is not a permitted use, only conditional in C-G zoning and after discussing options, R-3 zoning seemed to be the best fit for this site. Although this parcel is not contiguous to other R-3 zoned properties, mixed use is anticipated for this site as part of the City's Future Land Use Map and similar zoning is in close proximity to the subject property. Affordable and attainable housing are target goals for the City as we rarely see proposals come along for higher density housing or multifamily housing. The proposed project would add new multifamily housing stock in close proximity to our downtown core. The proposed redevelopment would add value to the area and would lend towards reinvestment and revitalization efforts in our downtown.

CITY STAFF OPINION

Since housing, especially affordable and attainable housing is in short supply in Ashland, this would be one of a few new developments in downtown, staff is supportive of this rezoning and the proposed redevelopment project.



Community Development

Land Use Staff Report

DATE: July 11, 2023
TO: Planning & Zoning Commission
FROM: Darin Ratermann, Community Development
SUBJECT: Request for rezoning of 11550 S Hardwick Lane, from C-G to I-L

This report is to provide you with information regarding a request by Timeless Treasures of Columbia LLC to the Planning & Zoning Commission, for the rezoning of approximately 5 acres at 11550 S Hardwick Lane.

GENERAL INFORMATION

Parcel Information. 21-900-00-00-001.01 01.

Parcel Size / Physical Characteristics. The subject property is approximately 5 acres, situated east of Highway 63 off South Hardwick Lane across from the Maude Hall Jones roadside park.

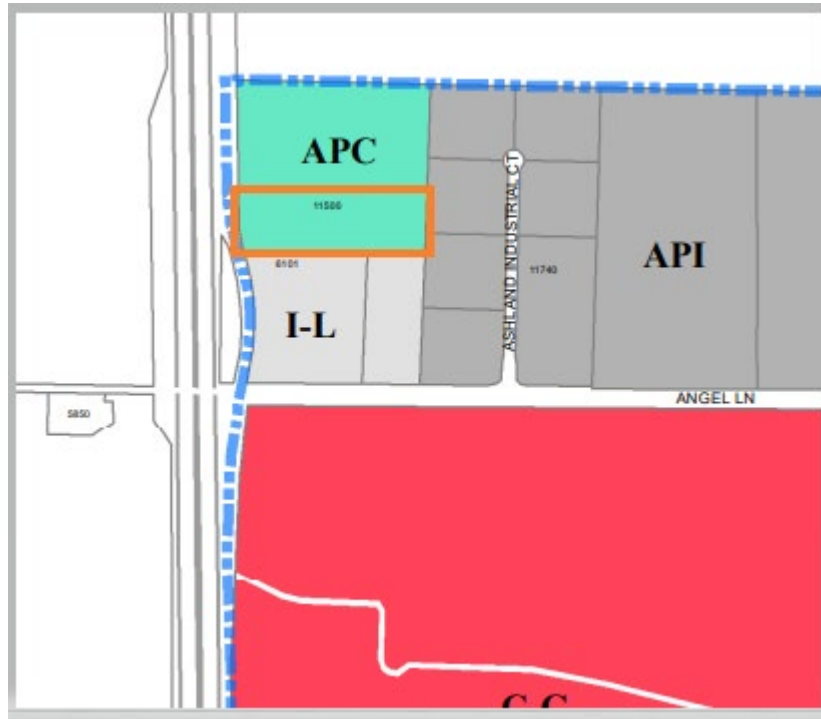
Zoning Classification: C-G (General Commercial).

Proposed Zoning Classification: I-L (Light Industrial)

LOCATION MAP



ZONING MAP



ANALYSIS

The 2020 Comprehensive Plan anticipated this property to be APC (Airport Commercial). In 2021, there was approval to rezone to C-G. The intent for this property, from the beginning, was to be used as a self-storage facility.

During a recent building inspection, it was noticed that the gravel pad at the rear of the lot, previously used as a staging area for building materials, now sat empty. After a discussion with the owner, it became clear the owner desired to use the gravel for temporary storage. When the parcel was rezoned in 2021, the owner was not fully aware of the parking surface requirements in C-G zoning. It is always preferred, when possible, to have a parcel zoned correctly for its intended purpose. With the current zoning (C-G) the only way to have a gravel back lot would be to apply for a variance. Applying for a variance can be a time consuming process and as previously mentioned, a variance is asking to use a property in a way not intended by the City Code. With I-L zoning, the owner would have the flexibility to use the back of the property for temporary gravel storage. Future phases would include removing the gravel parking area and building additional storage buildings.

CITY STAFF OPINION

Staff is supportive of this rezoning as the request meets the intended use of the property and the property shares boundaries with both Light Industrial zoned properties and Airport Planned Industrial zoned properties.



Community Development

Land Use Staff Report

DATE: July 11, 2023
TO: Planning & Zoning Commission
FROM: Darin Ratermann, Community Development
SUBJECT: Request for rezoning of 601 E. Liberty Lane from C-G to I-L

This report is to provide you with information regarding a request by Larkin Powers to the Planning & Zoning Commission for the rezoning of approximately 9.07 acres at 601 E Liberty Lane.

GENERAL INFORMATION

Parcel Information. 24-502-00-00-008.00 01.

Parcel Size / Physical Characteristics. The subject property is approximately 9.07 acres. This parcel is on the southwest corner of Highway 63 and East Liberty Lane.

Zoning Classification: C-G (General Commercial).

Proposed Zoning Classification: I-L (Light Industrial)

LOCATION MAP



ZONING MAP



ANALYSIS

Early this year, city staff met with Mr. Powers about a potential development on this parcel. His desire is to put 4 to 5 large white box buildings on the site. These could be either large warehouses and / or other types of leasable space. The 2020 Comprehensive Plan accounts for this property to remain C-G zoning.

With 28 of the 40 permitted uses being the same between C-G and I-L zoning, the two districts are closely related. Some examples of the interchangeable nature of C-G and I-L zoning are directly across the street from this property. There is a restaurant, dance studio and church, in I-L and self-storage units in C-G. After extensive research by city staff, and many discussions, it was determined that I-L zoning would be the most flexible for the owner's intentions. Section 9.245 of the city code lists the permitted uses for I-L zoning. The proposed use of the property, being multiple white box built to suit buildings, is in line with the demand seen in Ashland and the surrounding area. Staff has fielded multiple requests for such buildings. As we currently have no building stock of this type, the proposed use of the property and zoning request would bring many opportunities for commercial investment in Ashland.

CITY STAFF OPINION

After careful consideration, staff is supportive of this rezoning as this property shares boundaries with properties of like zoning. Furthermore, there currently exist few differences between General Commercial and Light Industrial, with Light Industrial simply adding a few additional non-retail type permitted uses. Staff is of the opinion that Light Industrial zoning allows for more flexibility for future tenants of this property, which in turn, allows for more immediate occupancy of the proposed units once constructed.



Community Development

PLANNING & DEVELOPMENT ACTIVITY

- Allstate is coordinating with Community Recode for delivery of the final draft of the Land Use Development Code for adoption.
- City staff continues to have concept review meetings for potential projects

COMMERCIAL BUILDING ACTIVITY

- Southern Boone Middle School. Temporary Occupancy was extended due to a few legacy items to be addressed. Expected to be complete soon.
- Yummy Yo’s is back on track, anticipate rough ins being completed soon.
- Boone Corner has broken ground and footings are in.
- Ranken is in the finishing stage inside, anticipated completion sometime this month.
- Cobblestone Park Storage has all buildings erected and pavement has been installed, there is still some site work to complete.
- Hardwick Lane storage has all buildings erected; pavement was installed last week finishing up electrical and some site work. Application for rezoning is in process.
- Baptist Home assisted living facility building permit has been issued. Site work has commenced.
- Southwest Stone is continuing to hall in inventory. Paver stones for parking have been installed and interior of office is being completed.
- Construction of the community storm water detention basin in East Ashland Plaza is nearing completion, excess material is being hauled off.

BUSINESS LICENSE ACTIVITY

BUILDING PERMIT ACTIVITY

Permit Type	Issued Prior Month	2023 YTD	2022 Totals
Residential (new) Building Permit	1	20	71
Commercial (New)	1	1	8
Commercial Remodel	0	0	5