Introduced by		
First Reading	Second Reading	
Ordinance No	Council Bill No	<u>B 101-13</u>
AN ORDIN	ANCE	
approving a revision to the Misson United Methodist Church O-P De located on the north side of Amror Drive (3601 Amron Court); and ordinance shall become effective.	velopment Plan for pro n Court and east of Woo l fixing the time when	perty odard
BE IT ORDAINED BY THE COUNCIL OF TH FOLLOWS:	E CITY OF COLUMBI	A, MISSOURI, AS
SECTION 1. The City Council hereby a Conference of the United Methodist Church O-2013, for property located on the north side of (3601 Amron Court) and for property previous passed on April 20, 1998 and described as follows:	P Development Plan, on Amron Court and east sly zoned O-P by Ordin	dated February 25, of Woodard Drive
Lot 1A of Centerstate Plat 11A Administ Page 36, City of Columbia, Boone Coun		Book 3150,
This revision allows for construction of a 8,10 classroom, assembly, storage space and a future and Development shall use the design parameter to and made a part of this ordinance, as guidance the O-P Development Plan, and replaces the design passed on September 7, 2004.	re parking area. The Ders set forth in "Exhibit Ace when considering any	Director of Planning," which is attached or future revisions to
SECTION 2. This ordinance shall be in passage.	n full force and effect	from and after its
PASSED this day of	, 2	013.
ATTEST:		
City Clerk	Mayor and Presiding 0	Officer

APPROVED AS TO FORM:	
City Counselor	



## Design Parameters Worksheet

For office use:

Case #: 13-36 Submission Date: Planner Assigned:

### Please provide the following information:

1.	The mi	nimum	distance	between	any buildi	ng and a	any adjace	ent property	y line or	street r	ight-of-
	way.	15	FEET								

2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.

SFEET

3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.

2 MONUMENT SIGNS @45 S.F. MAX. AREA & 4.5 FEET MAX. HEIGHT

4. The minimum percentage of the site to be maintained in open space shown by the percent in landscaping and the percent left in existing vegetation. (not applicable to **M-R** districts)

40%-0%

5. The maximum height and number of light poles and type of fixtures.

15 LIGHT POLES C 20'- INWARD & DOWNWARD SEMI-CUTIOFF



Source: Community Development - Planning

Agenda Item No:

To: City Council

From: City Manager and Staff /V

**Council Meeting Date:** 

Apr 15, 2013

Re:

Missouri Annual Conference of the United Methodist Church O-P development plan amendment (Case 13-36)

#### **EXECUTIVE SUMMARY:**

A request by Missouri Annual Conference of the United Methodist Church (owner) for approval of a major amendment to the Missouri Annual Conference of the United Methodist Church O-P Plan. The subject site contains 4.49 acres of land located on the north side of Amron Court, and is addressed 3601 Amron Court. (Case #13-36)

#### **DISCUSSION:**

The applicant is requesting approval of a major amendment to the Missouri Annual Conference of the United Methodist Church O-P Plan, which includes an 8,100 sq. ft. building addition to include office, classroom, assembly, and storage space. The requested expansion would incorporate Lot 1A of Centerstate Plat 11A into the existing O-P development plan for the site.

The proposed development plan and design parameters meet all of the O-P district standards.

At its meeting on April 4, the Planning and Zoning Commission voted unanimously (8-0) to recommend approval of the proposed development plan amendment. Commissioners questioned whether the proposed number of parking spaces, which meet minimum off-street parking requirements, would adequately accommodate the designated office and assembly hall uses. The applicant noted that the existing building, which contains a similar use mixture and parking ratio, has not caused parking problems, and the proposed plan amendment includes a future parking area that would add 32 spaces beyond the minimum requirements. No one from the public spoke either for or against this request.

A copy of the Planning and Zoning Commission meeting minutes, and staff report, including locator maps, a copy of the development plan and design parameters are attached.

#### **FISCAL IMPACT:**

None

#### **VISION IMPACT:**

http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php

None

### **SUGGESTED COUNCIL ACTIONS:**

Approval of the proposed O-P development plan as recommended by the Planning and Zoning Commission.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	Vision Implementation	ı impact
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that app Refer to Web si	•
Estimated 2 yea	ar net costs:	Resources Rec	uired	Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	NA
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	NA
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	NA

# AGENDA REPORT PLANNING AND ZONING COMMISSION MEETING APRIL 4, 2013

#### SUMMARY

A request by Missouri Annual Conference of the United Methodist Church (owner) for approval of a major amendment to the Missouri Annual Conference of the United Methodist Church O-P Plan. The subject site contains 4.49 acres of land located on the north side of Amron Court, and is addressed 3601 Amron Court. (Case # 13-36)

#### **DISCUSSION**

The applicant is requesting approval of a major amendment to the Missouri Annual Conference of the United Methodist Church O-P Plan, which includes an 8,100 sq. ft. building addition to include office, classroom, assembly, and storage space. The requested expansion would incorporate Lot 1A of Centerstate Plat 11A into the existing O-P development plan for the site.

The proposed development plan and design parameters meet all of the O-P district standards.

#### **RECOMMENDATION**

Approval of the proposed O-P development plan amendment and accompanying design parameters

#### **ATTACHMENTS**

- Aerial & topographic locator maps
- O-P development plan
- Design parameters

#### SITE HISTORY

Annexation date	1969
Zoning District	O-P (Planned Office District)
Land Use Plan designation	Commercial District
Previous Subdivision/Legal	Legally platted as Lot 1 of Centerstate Plat 4, and Lot 1A of Centerstate
Lot Status	Plat 11A

#### SITE CHARACTERISTICS

Area (acres)	4.49 acres	
Topography	Slopes gradually downward from west to east, losing approx. 15 ft	
	elevation. A small drainage flows west to east through middle of site.	
Vegetation/Landscaping	West lot is developed; east lot is grassland with no trees	
Watershed/Drainage	Hinkson Creek	
Existing structures	Office building on west lot	

#### **UTILITIES & SERVICES**

Sanitary Sewer	
Water	All City services are available to the site
Fire Protection	All City services are available to the site
Electric	

### **ACCESS**

Access to the site is only available via Amron Court.

Amron Court			
Location	South side of site		
Major Roadway Plan	City-maintained local non-residential street, improved with curb and gutter. No additional ROW needed		
CIP projects	None		
Sidewalk	5-ft sidewalk needed along eastern lot frontage		

Woodard Drive		
Location	West side of site	
Major Roadway Plan	City-maintained local non-residential street, improved with curb and gutter. No additional ROW needed	
CIP projects	None	
Sidewalk	5-ft sidewalk is in place	

Mexico Gravel Road		
Location	North side of site	
Major Roadway Plan	City-maintained major collector street, without curb and gutter. No additional ROW required	
CIP projects	None	
Sidewalk	5-ft sidewalk is needed along eastern lot frontage	

US Highway 63		
Location	East side of site	
Major Roadway Plan MoDOT-maintained freeway. No additional ROW needed		
CIP projects	None	
Sidewalk	No sidewalk required	

#### **PARKS & RECREATION**

Neighborhood Parks	N/A
Trails Plan	No trails planned adjacent to site
Bicycle/Pedestrian Plan	N/A

#### **PUBLIC NOTIFICATION**

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on <u>March 12, 2013.</u>

Public information meeting recap	Number of attendees: None
	Comments/concerns: None
Notified neighborhood association(s)	Mexico Gravel
Correspondence received	None as of this writing

Report prepared by Steve MacIntyre; Approved by Patrick Zenner



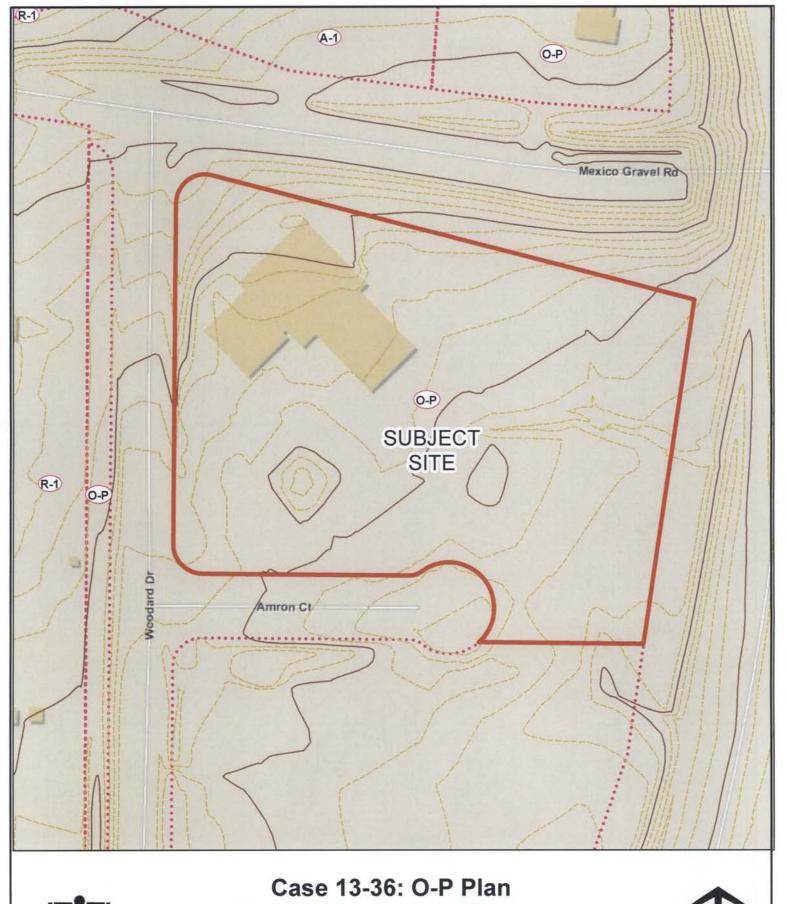


# Case 13-36: O-P Plan Missouri Annual Conference



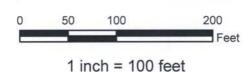


2011 Orthophoto Souce: Boone County Assessor 1 inch = 200 feet

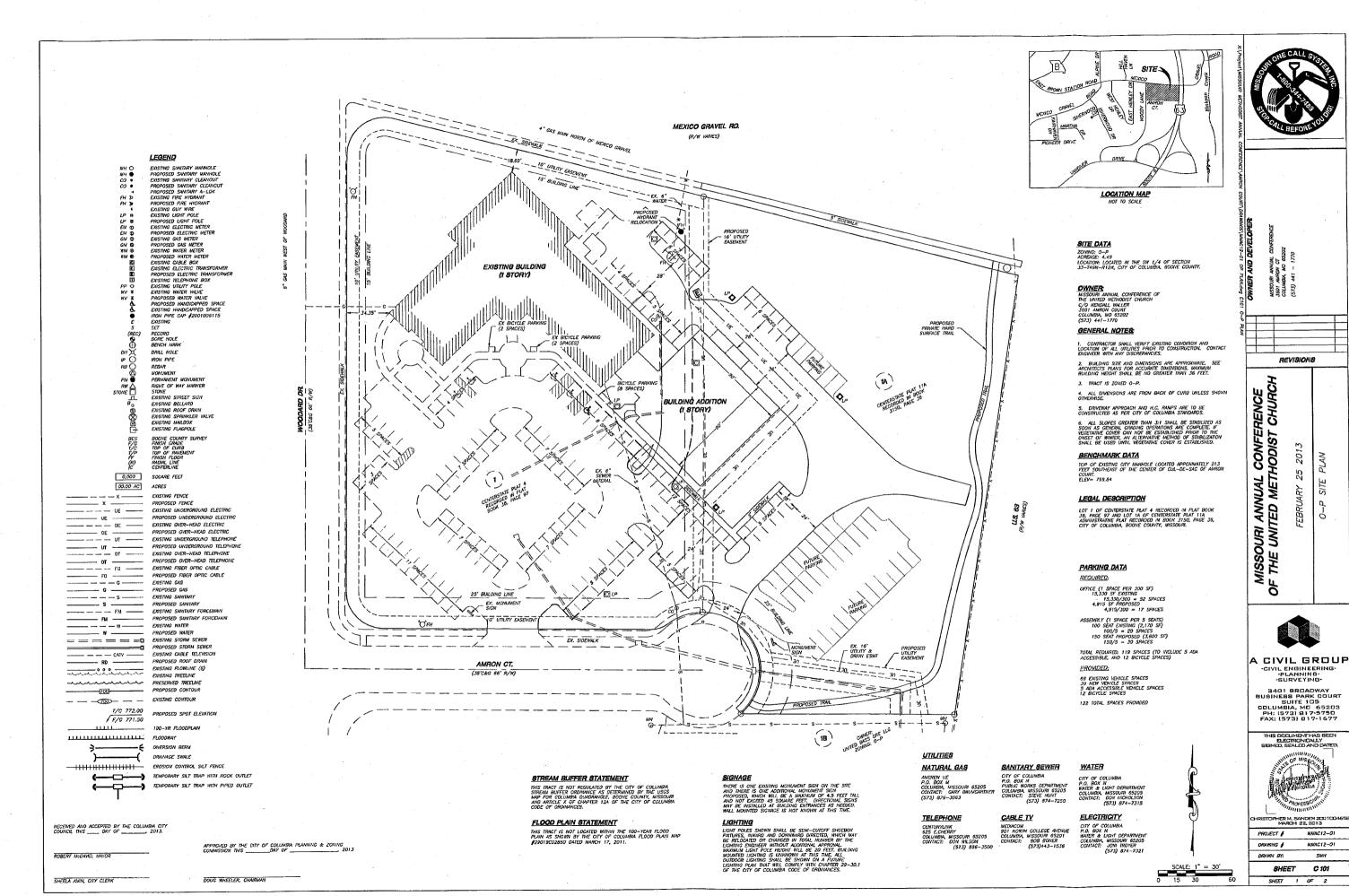


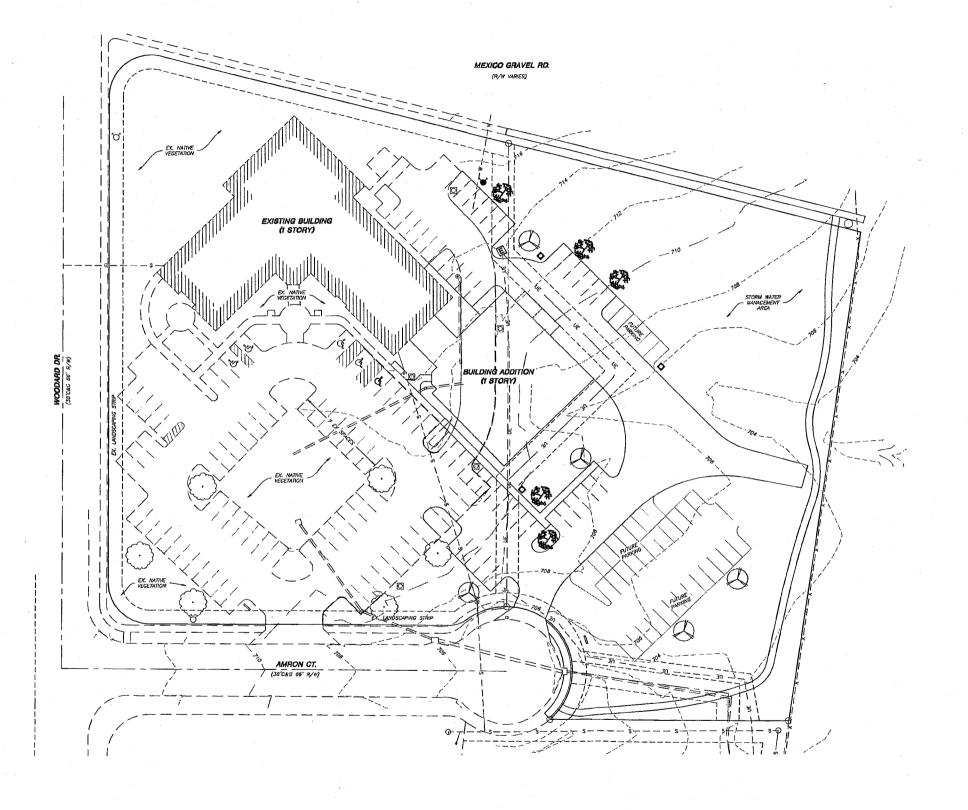


# Missouri Annual Conference











#### LANDSCAPING NOTES:

41,555 SQ FT. EXISTING PARKING 17,920 SQ. FT. PROPOSED PARKING 10,000 SQ. FT. LYTUNE PARKING 89,475 SQ. FT. / 4,500= 15.4 OR 16 TREES REQUIRED. 6 EXISTING TREES SHOWN ON SITE







#### TREE PRESERVATION



REVISIONS

2013

25

LANDSCAPING

8

STORM

#### SITE DETENTION NOTES:

1. APPROXIMATE SIZE OF ON-SITE DETENTION IS 11,040 SO. F





A CIVIL GROUP

3401 BROADWAY BUSINESS PARK COURT SUITE 105 COLUMBIA, MO 65203 PH: (573) 817-5750 FAX: (573) 817-1677



MMAC12-01 MMAC12-01 SMH SHEET C102

RECEIVED AND ACCEPTED BY THE COLUMBIA CITY COUNCIL THIS \_\_\_\_\_ CAY OF \_\_\_\_\_\_\_ 2013. ROBERT McDAVID, MAYOR

SHEELA AVIN, CITY CLERK DOUG WHEELER, CHARMAN

#### **EXCERPTS**

## PLANNING AND ZONING COMMISSION

**APRIL 4, 2013** 

13-36 A request by Missouri Annual Conference of the United Methodist Church (owner) for approval of a major amendment to the Missouri Annual Conference of the United Methodist Church O-P Plan. The subject site contains 4.49 acres of land located on the north side of Amron Court, and is addressed 3601 Amron Court.

MR. WHEELER: May we have a Staff report, please.

Staff report was given by Mr. Steve MacIntyre of the Planning and Development Department. Staff recommends approval of the proposed O-P development plan amendment and accompanying design parameters.

MR. WHEELER: Are there any questions of Staff? Dr. Puri?

DR. PURI: Question on parking, how the parking is calculated. I guess if it's one parking per five seats or is that --

MR. MACINTYRE: I think we, if I'm not mistaken, calculated the parking based on the square footage, because that's a higher intensity use than the assembly use would be, I believe. So it's -- and it's actually a mixture of uses that they -- they want to have some flexibility in that building to accommodate not only storage or assembly space, but also some classrooms. So I think it's going to be a flexible floorplan; however, I'll let the applicant weigh in on that. And on the parking I can certainly look up the calculations, how they were --

DR. PURI: I think that's on the plan. It says one space per five seats --

MR. MACINTYRE: Oh, yeah, so pardon me.

DR. PURI: -- area. Then, I mean, it seems --

MR. MACINTYRE: You're correct.

DR. PURI: -- shallow on parking. I don't know. I mean, I thought you guys would've gone over that with --

MR. MACINTYRE: You're correct. They did break it down there. I'd forgotten. So it is all designated out with 100-seat assembly area and 150-seat proposed. So they have broken it out into -- for the new building, the office area as well as the assembly area. And it does -- it does meet our requirements.

MR. SKALA: So --

MR. WHEELER: Mr. Skala?

MR. SKALA: Yeah. So presumably that is covered by the mixed-use aspect of the -- in the flexibilty that they have in terms of the use of that building. Is that --

MR. MACINTYRE: Yes. It --

MR. SKALA: That's how it was calc-- I mean, that's what the Staff has based its recommenations on?

MR. MACINTYRE: Yes. They've -- since they've called out specifically -- oftentimes what they'll do is just go with the highest potential use that's permitted on -- in a building and use that as a basis for calculating the parking requirements. In this case they have called out specifically how much square footage is going to be used for what, so that's the model they've followed here for parking. It does comply.

MR. WHEELER: Are there any other questions of Staff? Seeing none, we'll open the public hearing.

#### **PUBLIC HEARING OPENED**

MR. SANDER: Good evening. I'm Chris Sander with A Civil Group; our office is at 3401 Broadway Business Park Court. We -- the existing facility has -- is primarily office. There is a meeting room space that doesn't specifically fit into the parking calculations very well. As we looked at how to calculate parking -- well, I guess I should first say that the additional spaces being added will be very similar in that there is some dedicated office space that will be, you know, broken up into what would be used as office. And so that fits very well with the City's requirement of one for 300 square feet. The additional space that would be kind of multipurpose, you know, we could have said was all storage and then it would be -- we'd need, like, three spaces for the entire large area. But that -- they periodically have members of various churches that would be coming to this facility for some sort of a training exercise or further learning in their faith. So we wanted to make sure that when they bring people in to use their facility there's adequate parking. And that's where we -- that's why we have broken it up this way into the areas that are dedicated for office, to provide the one for 300, but the open spaces that may be used for a large gathering or a training of some sort would -- we've used the assemble kind of designation of one per five, similar to what a church would be, one for five seats. The Conference is very focused on native vegetation and the landscape that they've got out there, they're very proud of the use of native vegetation throughout the side. A lot of the stormwater features that would be required by our ordinance now are even -- they actually have designed in excess of what the ordinance would require today -- was done on this site before those requirements were in place. And that was just part of the church's -- the Conference's desire to be good stewards of their property. We intend to landscape the additional area around the -- including some stormwater area in the north corner of the tract as well as the construction of the trail, which -- or path that would be -- they hope to possibly include maybe some exercise stations and make it available to the neighbors and to anybody who's interested to come enjoy the wildlife that is attracted by the native vegetation. I don't really have anything else. If you've got any quesitons, I'll try to answer it. I've got Kendall and Jeff from the conference here that can answer any questions as well.

MR. WHEELER: Are there any questions of this speaker? Dr. Puri?

DR. PURI: Will these people be driving here for training and then -- you know, just for training. I mean, obviously, if you have 200 people that are going to be in that space -- I mean, I know you show future parking on there. There's that cul-de-sac area. I mean, do you think people that are driving in will have ample space with only 50 spaces?

MR. SANDER: We do. There are actually 66 spaces already on the site and we're going to add 38 -- excuse me -- 39 spaces, 5 that would be ADA compliant. So that gives us a total of 110 parking -- vehicle parking spaces with the 12 bicycle spaces in addition to that. We feel like if adequate parking is not provided, this facility is not functional. And this isn't an out-of-town landlord that's looking to just throw it up and rent it out. The Church is very invested in this facility and intends to use it for a long period of time. The future parking that's shown would -- as needed, can be expanded to reach that 110 parking spaces.

MR. WHEELER: And I assume the trigger would be the additional need or blocking the street?

MR. SANDER: Yeah. If -- if the facility's not functioning properly, then it becomes necessary to add additional parking.

MR. WHEELER: Mr. Skala?

MR. SKALA: We -- we -- in the past we have occasionally faced this -- this parking issue, I think, and sometimes we've set some -- some place aside in the event of expansion, if it became necessary. That's not the case right here, but actually I'm inclined to be a little bit conservative on the parking site here until the need is demonstrated, and then, of course, you'll have to do something about it.

MR. WHEELER: Is this sidewalk along Mexico Gravel, does that connect up to the bridge over 63?

MR. SANDER: It does not.

MR. WHEELER: Is there any plan to connect it that you're aware of?

MR. SANDER: My understanding from Staff was that likely the sidewalk -- Mexico Gravel Bridge would be significantly higher in elevation --

MR. WHEELER: Oh, yeah.

MR. SANDER: -- above this sidewalk. And the intention would be that the sidewalk pass under the bridge and continue across on the north side of Mexico Gravel, so along -- parallel to 63, under the bridge is kind of the thought process for that.

MR. WHEELER: And go up 63?

MR. SANDER: Parallel to 63 under the bridge and then turn and go back on Brown School -- Brown Station -- Mexico Gravel. One of those roads.

MR. WHEELER: Man, you have me confused. Okay. I think I understand now. Okay. So basically, in order to -- for a pedestrian to get across that bridge, they're going to have to go up and get on the street.

MR. SANDER: Yes.

MR. WHEELER: Thanks for being frank. I just wanted to -- we're about to do CIP, so we're talking about that. Mr. Tillotson?

MR. TILLOTSON: Just a real minor little question was, on this Amron Court, sidewalk comes in and kind of stops on both sides. It doesn't go all the way around the little cul-de-sac, but you're going to develop that. Are you going to connect that sidewalk, bring it on around?

MR. SANDER: Yeah. As the existing sidewalk comes down to about where the proposed driveway comes off, right off the end of the cul-de-sac. And we would be extending that to the south property line along the frontage of this lot.

MR. WHEELER: All right. Are there any additional questions of this speaker? Thank you, sir.

MR. SANDER: Thank you.

MR. WHEELER: Are there any additional speakers?

MR. WALLER: Good evening. My name is Kendall Waller; I serve as Director of Financial Administrative Miniestries for Missouri Annual Conference and so would be one of the occupants of the building.

MR. WHEELER: If you will, give me an address, please.

MR. WALLER: That would be 3601 Amron Court there. And thank you. I've never addressed a body like this before, and if you're like any other, I know it's eight o'clock, we need to get done. We just say briefly, we used to rent office space in several locations around the state and when we were able to build this building, we brought all of those offices together but two, which currently also rent space. This addition just allows us to get all of our offices under one roof. One of the things that we learned when we did that, we hadn't anticipated the ability to do teaching events because all we had was office space. And so we added a couple of rooms on this that give us a little bit of flexible space and now there's demand for more of that. Around parking, many of the people that would attend that event come as groups in vans. And so it's really high-occupancy vehicle kind of transportation. That may or may not help in the conversation around parking, but that would be a part of it. And lastly, we've mentioned storage a couple of times, but one of our primary works across the state is to be a first responder in disaster response. We have coordinators in almost every county in the state as well as most cities and we work with those. And so this allows us to take in supplies and get them out in a very quick manner, and that's one of the reasons we needed just some additional storage space, allows us to do that. So that's all I had to share. I hope that's helpful to you.

MR. WHEELER: Are there any questions of this speaker? Thank you, sir.

MR. WALLER: Thank you.

MR. WHEELER: Are there any other speakers? Seeing none, we'll close the public hearing.

#### **PUBLIC HEARING CLOSED**

MR. SKALA: Don't look at me.

MR. WHEELER: Dr. Puri?

DR. PURI: I think it's a good project. I just had concern about parking. Whenver you have assembly or teaching going on, do you have adequate -- you know, as long as people aren't parking in that cul-de-sac eventually, this future parking there, that was the only concern. I think the building is nicely done, the existing building; I'm sure the new addition will be nicely done also. With that said, I mean, just, you know, when you have assembly of 250 people and only, you know, 50 spaces, it sort of triggers that, you know, alarm that are you going to park on the street. And, you know, that's not something that people across from that would want and so forth. So that's my only concern. If the parking -- the rest of the commissioners see how they feel about that.

MR. SKALA: Well, I agree with what -- mostly what Dr. Puri has to say in terms of the development itself. I think, actually the parking number is somewhere closer to 100. But I'm inclined to endorse this plan because I'm reluctant to overpark -- to -- to provide too much impervious surface and so on, and I think it's adequate for, as I understand, the uses for this particular development. So I'm inclined to support this.

MR. WHEELER: Mr. Tillotson?

MR. TILLOTSON: I kind of go along with that. The parking was a bit of a concern, but I think they've addressed those issues very well. And having grown up in a very religious family and being drug off to training and lessons and learning, we usually piled in a van many times, so I can relate to that. I intend to support it.

MR. WHEELER: Well, I'll hop in here. I share the concerns. I think it's a good plan. I would've -- I don't really think it's the applicant's responsibility, but it would be nice to see a sidewalk across the new bridge. Just saying. But I do think that -- you know, and I'm curious and maybe Staff can answer this question. Is there some mechanism by which if parking becomes an issue here and this cul-de-sac's blocked all the time, would the City have any power to encourage the additional impervious surface? And I do agree with Mr. Skala on this. If we can keep it open, it's better for the watershed. But I also agree that if parking becomes an issue, that we need to have some mechanism by which we could maybe kick that into gear, for lack of a more eloquent term, because apparently it's late and I can't think.

MR. MACINTYRE: Beyond -- beyond our standard requirements for parking based on the uses identified, I suppose if there was a violation of cars being parked on the street for over 24 hours without moving, the police could get involved. Or if there was some overparking that was blocking adjoining driveways or affecting other property owners in the area, that could certainly trigger police involvement, and it's an enforcement issue. However, I don't think that we could directly through our codes, through zoning at least, require them to come back and install additional parking.

MR. WHEELER: So based on the calculations you've done now or to this point, 39 spaces complies with the rules. Is that what you're saying? Is that what I hear you saying?

MR. MACINTYRE: Well, the number of spaces on here, shown on the plan, does comply with the required number of spaces, given the uses identified. And the breakdown is a bit confusing, but

they've broken it down showing existing and proposed for both structures, the existing building and the future, and how they're broken down -- how the space is broken down within each of those, existing and proposed, structures. It's a little bit tricky to say, but I have gone through this, I assure you, with a fine-tooth comb and made sure that it does comply with our requirements upon my initial review.

MR. WHEELER: So if you don't mind, was that a yes or a no?

MR. MACINTYRE: Oh, yeah. It's a yes.

MR. WHEELER: Okay. All right. Mr. Skala?

MR. SKALA: Just one other thing: It's my undertanding, once this recommendation goes and gets before the City Council and they make a decision and so on, there is no compliance mechanism. However, public safety or nuisances, that kind of thing may trigger something. And with regard to that sidewalk business, I mean, I just want to say for the record that that Mexico Gravel improvement started on my watch while I was still in City Council, so this is the kind of thing where things happen after, these improvements, and it's very kind of difficult to fit them in. But I understand your concern. It would be nice to be able to connect this to the new construction.

MR. WHEELER: Ms. Peters?

MS. PETERS: I have a quick question of Staff.

MR. MACINTYRE: I'll try to provide a quick answer.

MS. PETERS: It is related to parking. In the event that they are a bit short, are we talking ten parking spaces?

MR. MACINTYRE: Short?

MS. PETERS: Yeah. Although, you say it's compliant. But there's a question of parking, of whether or not there will be overflow and whether or not they're compliant. And my understanding is, yes, they're compliant; is that correct?

MR. MACINTYRE: Yes. Yes.

MS. PETERS: Okay.

MR. MACINTYRE: This plan does meet the required parking. It looks like the engineer might be ready to step in and answer any detailed -- more detailed questions on the parking. I'm just noticing him there.

MS. PETERS: If he would like to comment, I don't --

MR. WHEELER: I think Mr. Vander Tuig's got a --

MR. VANDER TUIG: Oh, no. I actually have a question for him.

MS. PETERS: Oh, for him. Okay.

MR. VANDER TUIG: Go ahead.

MS. PETERS: I'll finish my comments later.

MR. VANDER TUIG: No. Go ahead.

MS. PETERS: No. I'm good. Go ahead.

MR. VANDER TUIG: Okay. I was just curious whether -- you know, you had mentioned some of the natural grasses and stuff they have there. Did you consider, out of curiosity, grass pave or anything, you know, that would be not impervious, but would serve the purpose if you were to get a lot of customers?

MR. SANDER: Well, I think maybe we did not really consider -- we considered grass pavers, but they are -- tend to be some maintenance trouble and so we didn't particularly head that direction. One thing that I think -- I want to make sure is clear that -- that the combination of the existing parking lot, which has 69 spaces, and the additional parking that is shown to be constructed with this plan, we'll have 110 parking spaces total. There are -- I'd have to count them here, but the future parking that's shown is in addition to that 110. So we're showing a 150-seat capacity if all of the meeting room, training rooms were full at the same time. It's not one large auditorium with 250 seats. It's broken into multiple spaces. But if everything was at capacity, there's 250 seats total, and we have 110 parking spaces for that. And so slightly over two people per vehicle to -- for attending these activities is not -- doesn't -- it doesn't seem to be out of line.

MR. VANDER TUIG: I think you've answered my question and addressed some of the concerns.

MR. WHEELER: Ms. Peters, do you want to --

MS. PETERS: No. I'm good. I just wanted to finish my comments.

MR. WHEELER: Okay. Thank you.

MR. SANDER: Thank you.

MR. WHEELER: There's no addition questions of this speaker? All right. Ms. Peters?

MS. PETERS: I'll start with what the top of my list, the sidewalk, the sidewalk to nowhere.

Could we possibly put that on this CIP comments that we're going to have at our next meeting, a question to Public Works?

MR. ZENNER: You're talking the sidewalk along Mexico Gravel Road?

MS. PETERS: Right. MR. WHEELER: Bridge.

MR. ZENNER: That will be constructed as part of this or the sidewalk that's already there?

MS. PETERS: How we get it connected so that it functions as a public sidewalk for citizens.

My next comment would be, there is a church across the way from here where if they, for some reason, had some major event, I'm sure that they could borrow parking from a church. So I don't see the parking as an issue. Not only did Staff indicate that it was okay, but in the event if they had soemthing, there's other parking spots. I know that many of these people occasionally, when they come to these things, stay in nearby hotels and take shuttle services to these functions. That's pretty much all I have. I intend to support this. I don't know if there's more comments coming. I'll wait to make a motion. I would like to make a motion for approval of Case 13-36, Missouri Annual Conference of the United Methodist Church O-P development plan major amendment --

MR. SKALA: Second.

MS. PETERS: -- amendment -- I'm sorry. Go ahead. Associated with design parameters.

 $\mathsf{MR}.\ \mathsf{WHEELER}\colon\ \mathsf{Thank}\ \mathsf{you}.$ 

MS. PETERS: You're welcome.

MR. SKALA: Second.

MR. WHEELER: Mr. Skala. Motion's been made and seconded. Discussion on the motion?

MR. VANDER TUIG: Okay. We have a motion and a second on Case 13-36 for approval of a major amendment to the Missouri Annual Conference of the United Methodist Church O-P Plan, including the associated design parameters.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Peters, Dr. Puri, Mr. Reichlin, Mr. Skala, Mr. Strodtman, Mr. Tillotson, Mr. Vander Tuig, Mr. Wheeler. Motion carries 8-0.

MR. WHEELER: Recommendation for approval will be forwarded to City Council.