

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

**April 5, 2018**

**Case No. 18-81**

**A request by McClure Engineering Company (agent) on behalf of the City of Columbia (owner) for approval of a Planned Development (PD) Plan to be known as "Auburn Hills Plat 16 PD Plan". The 8.55-acre subject property zoned as PD (Planned Development) and located approximately 300 feet east of Rangeline Street and south of International Drive.**

MR. STRODTMAN: May we have a staff report, please?

Staff report was given by Ms. Rachel Bacon of the Planning and Development Department. Staff recommends approval of the Auburn Hills Plat 16 PD Plan subject to minor technical corrections prior to forwarding to City Council.

MR. STRODTMAN: Thank you, Ms. Bacon. Commissioners, any questions of staff?  
Mr. MacMann?

MR. MACMANN: Thank you, Mr. Chairman. Ms. Bacon, I have two questions. One is about use and one is about parking, but they are related. Many months ago, I attended -- I believe our chairman was there, too -- the public hearing on the utilization and planning of the Auburn Hills facility. And at that time, it was put forward that there will be some community space in this building. Do you know if that still holds -- holds true?

MS. BACON: As far as I know, but we do have the agent here, if you would like to direct that question to the agent.

MR. MACMANN: Okay. All right. The second one follows up on that, and that's -- if that is the case, has the parking taken that into -- that into account. So I'll wait till the agent speaks. Thank you very much.

MR. STRODTMAN: Any additional questions, Commissioners, of staff? Ms. Bacon, I have a question. What was my question -- I just drew a blank. I had a question. It was very important, too.

MR. MACMANN: I move that we vote that Rusty's question is going to be important.

MR. STRODTMAN: Oh, now I'm just drawing a total blank. All right. I know what it is now. There was 107 secured spots -- parking spaces, 107, in secured rear lot. Describe to me how that looks. Is it, like, a fence. Is it a wall? Is it -- you know, that's -- that seems like a big -- you know, that's a big fenced-in area, but how is that going to look? Do we know any way? I mean, is that going to be landscaped or --

MS. BACON: Well, so we are required to have the landscaping under the Code, and on terms of what it looks, we have not been provided with a demonstrative, but I could also direct that question to the

applicant, if you would feel comfortable doing that.

MR. STRODTMAN: Sure. Sure. Thank you. Commissioners, any additional questions of staff? I see none. This is a public hearing. We'll go ahead and open it to anyone that's in the audience who would like to come forward.

### **PUBLIC HEARING OPENED**

MR. STRODTMAN: We would just ask for your name and address.

MR. WOOTEN: Good evening. My name is Tom Wooten; I'm an engineer with McClure Engineering Company. Our offices are at 1901 Pennsylvania, Columbia 65202. Answer any questions you have.

MR. STRODTMAN: Thank you, Mr. Wooten. Commissioners? Mr. MacMann?

MR. MACMANN: I'd like to -- thank you, Mr. Chairman. I'd like to ask the questions of you that I was asking of Ms. Bacon. As far as you know, is the public-use component still involved in this project?

MR. WOOTEN: As far as I know, it is. Yes.

MR. MACMANN: Okay. And the parking does take that into account, as far as you know?

MR. WOOTEN: As far as -- as much as the site will allow, yes.

MR. MACMANN: Okay.

MR. WOOTEN: That's -- that's been part of the discussion.

MR. MACMANN: Okay. Do you know anything about this screening that the chairman asked about?

MR. WOOTEN: I do not, beyond, the -- obviously, the secured -- what would be some type of a secured gate at the entrances.

MR. MACMANN: Well, we had talked -- yeah. There had been some discussion, and maybe the chairman's memory is better than mine, that some of these outsource facilities will be -- the storage will be secured, locked?

MR. WOOTEN: I believe there is an intent to put a perimeter fence around the entire site, yes.

MR. MACMANN: Okay. And my last question would be in regards to -- I don't mean to monopolize anyone's time -- this in the flood overlay area, the protected area there. We're going to use landscaping there, we're going to build that up? How are we going to address that?

MR. WOOTEN: In that particular area, there -- a little bit of landscaping, but I believe the bulk of it will be outside of the floodplain overlay. So we've got a little bit of parking, some landscaping that would touch that. The bulk of that overlay is with the creek.

MR. MACMANN: Right.

MR. WOOTEN: We've also got a sanitary sewer easement that kind of parallels the creek that we'll be trying to stay away from, as well. So --

MR. MACMANN: That's where those -- it looks like a bit of an engineering challenge and it gets steep as we head to the southwest.

MR. WOOTEN: We've got steep areas over there. So, generally, we're trying to stay away from

that area all together, as much as possible.

MR. MACMANN: Okay. Those are my questions at this time, Mr. Chairman.

MR. STRODTMAN: Thank you, Mr. MacMann. Commissioner, any additional questions for this speaker? I see none. Thank you, Mr. Wooten.

MR. WOOTEN: Thank you.

MR. STRODTMAN: Anyone else like to come forward? I see no one. We'll go ahead and close the public hearing portion of this meeting.

### **PUBLIC HEARING CLOSED**

MR. STRODTMAN: Commissioners, questions, discussion? Yeah. Mr. MacMann, I think maybe what you were asking earlier on, and I remember seeing the notes, they did make reference that, you know, if there was a need for more than 33 parking spots for the public, that the street would accommodate some on-street parking. So I think, you know, we did hear -- at that meeting, we did hear that there was a large presence of the public from the neighborhood that were hoping to use this as a community center of some type. And so I was, you know, thinking the same, I thinking a little bit at first as maybe, you know, 33 wasn't adequate enough for the -- you know, obviously, it's a police station, so the primary use would be a police station. But I do know that the neighborhood was very adamant about using it as a -- you know, as a community room, too. So hopefully that 33 stalls and then maybe some street parking, if needed, will accommodate that public use. I think it's going to be a nice amenity for that side of town and that area. Yes, sir?

MR. MACMANN: I just have one quick comment. As you know, the chairman and I were both present for this, and I think just -- just a comment. This was a very good example of public input on a process and they've got a pretty nice facility planned, and that it also addresses multiple issues with a civic building that's, you know, normally just something that's all secure. I think it's a pretty good exemplar of maybe where we want to go with civil buildings in the future.

MR. STRODTMAN: I have to agree. You know, this is a long ways from downtown and that's predominantly where we see our City buildings are downtown. And so it will be nice to have a -- another auxiliary facility for our community to use outside of downtown, and this -- I think it will be a nice addition to the neighborhood. I plan on supporting it. So, Mr. Stanton?

MR. STANTON: If there's not any more questions, I'll make a motion.

MR. STRODTMAN: We would love to entertain a motion.

MR. STANTON: As it relates to Case 18-81, Auburn Hills Plat 16 Planned Development Plan, I move to approve Plat 16 PD Plan subject to minor technical corrections.

MR. STRODTMAN: Thank you, Mr. Stanton. Do we have a second?

MS. RUSSELL: Second.

MR. STRODTMAN: Ms. Russell. Commissioners, we have received a motion to approve Case 18-81, and it has received a second from Ms. Russell. Do we have any discussion or comments needed on this motion? I see none. Ms. Vice Chair, when you're ready for a roll call.

MS. LOE: Yes, Mr. Chair.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Russell, Mr. Toohey, Ms. Loe, Mr. Harder, Mr. MacMann, Mr. Stanton, Mr. Strodman, Ms. Rushing. Motion carries 8-0.**

MS. LOE: The motion carries eight to zero.