

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
JULY 6, 2017

Case # 17-155

A request by Allstate Consultants, LLC (agent) on behalf of Arrowhead 111, LLC (contract purchaser) for the rezoning of approximately 24.19 acres of land from A (Agriculture) to R-1 (One-family Dwelling). The subject site is currently undeveloped and is approximately 1200 feet north of Sinclair Road on the east side of West Arrowhead Lake Drive.

MS. LOE: May we have a staff report, please?

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the requested zoning change to R-1.

MS. LOE: Are there any questions for staff? Seeing none. At this time we would like to open up the floor to the public.

PUBLIC HEARING OPENED

MS. LOE: If anyone would like to speak, please come forward to the podium and state your name and address for the record.

MR. STATES: Good evening, Commissioners. My name is John States. I live at 2925 West Arrowhead Lake Drive. I am one of the members of the development company that is seeking this annexation and rezoning -- two separate cases here. Basically, we're -- our contract purchasers, as Pat mentioned, for -- with the University of Missouri as well as contract holders on a piece of -- that is yet to come on the -- on the annexation. So I'm here to answer any questions. I think that the way we've went about this in bringing it up to the new UDC Code, it works out well, and it's consistent with the neighborhood. I do have a letter from the president of the HOA I would like to present. In doing this we had to file a -- we had to file a new amended covenant and restrictions which was voted on and approved by the HOA and had to have signatures and record that document -- so just as an evidence that the neighborhood supports it. I'd be happy to answer any questions.

MS. LOE: Waiting a minute while your handout got around. Are there any questions for Mr. States? Mr. MacMann?

MR. MACMANN: Thank you, Ms. Loe. Is the sale contingent upon the rezoning?

MR. STATES: No.

MR. MACMANN: It's not anywhere in the contract? Totally freestanding?

MR. STATES: Yes, sir.

MR. MACMANN: All right.

MS. LOE: Any additional questions for this speaker? I don't see any at this moment. Thank you, Mr. States.

MR. SHORR: Good evening, my name is David Shorr. I live at 3045 West Arrowhead Lake Drive. There is an email in your packet, I believe, with regard to my family's position regarding this subdivision -- or this improvement. We are the only residential adjacent property owner to this project. We immediately abut it. We are -- if you look at your drawing, we are immediately south of the subject and south of the annexation request. We wholeheartedly support this development. It's been completely vetted with regard to our subdivision. It has been vetted and introduced in our home by the proposed developer. And we would encourage your accepting it. Thanks.

MS. LOE: Thank you --

MR. SHORR: Questions?

MS. LOE: -- Mr. Shorr. Any questions for this speaker?

MR. SHORR: Thank you all.

MS. LOE: I don't see any. Thank you.

PUBLIC HEARING CLOSED

MS. LOE: Commissioners, comments? Before we get started, I want to read -- ask Commissioners if they've had any ex parte prior to this meeting related to Case 17-155, to please disclose that now so all Commissioners have the same information to consider on behalf of the case in front of us. I see none. Any comments? Mr. -- well, Ms. Rushing.

MS. RUSHING: We're probably doing the same thing. I make a motion to approve the request by Allstate Consultants on behalf of Arrowhead LLC for the rezoning of approximately 24.19 acres of land from A (Agriculture) to R-1 (One-Family Dwelling). The site is currently undeveloped and is located approximately 1,200 feet north of Sinclair Road on the east side of West Lake [sic] Arrowhead Drive.

MS. LOE: Second?

MS. RUSSELL: Second.

MS. LOE: Thank you. Motion by Ms. Rushing; second by Ms. Russell. Any discussion on this? Seeing none. Can I get a roll call, please.

MS. BURNS: Yes.

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

MS. BURNS: Motion carries eight to zero.

MS. LOE: Thank you, Ms. Burns. Recommendation for approval will be forwarded to City Council.