

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
March 18, 2021

Case Number 88-2021

A request by Civil Engineering Design Consultants (agent), on behalf of Bucky C, LLC (owner), seeking approval of a three-lot preliminary plat that will reconfigure Lot 1 of Crossroads North Subdivision Plat 1, which is zoned M-C (Mixed Use-Corridor) to provide separate parcels for potentially restaurant, retail and automotive repair uses, and will be known as Crossroads North Subdivision Preliminary Plat. The approximately 4.36-acre property is located at the southwest corner of Vandiver Drive and Range Line Street.

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

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the preliminary plat.

MS. LOE: Thank you, Mr. Smith. Before we move on to questions for staff, I would like to ask any Commissioner who has had any ex parte related to this case to please disclose that so all Commissioners have the benefit of the same information on the case in front of us. Seeing none. Are there any questions for staff? Mr. MacMann?

MR. MACMANN: Thank you, Madam Chair. Planner Smith, the right-of-way that's being granted by the Waffle House, will that ingress and egress throughout their current parking lot?

MR. SMITH: The right-of-way is being granted on Lot 3, so not on the Waffle House lot, per se. That is a separate lot. It's not included in this one. The access itself, as you -- as I think you're describing, coming from Range Line Street?

MR. MACMANN: Uh-huh.

MR. SMITH: Yeah. The dedication right-of-way there shouldn't impact it. I think they're -- any additional right-of-way dedications for Lot 1; was that the question?

MR. MACMANN: I'm just wondering, they're granting private easements. How is that going to play out? That's -- that's my -- that's where I'm going, ultimately.

MR. SMITH: Sure. So it is going to be a requirement of their final plat. We've communicated to them that we'll need to have that easement and be reviewed by our legal team for compliance with the UDC standards for what an access easement needs to grant, and then it'll need to be recorded and shown on the final plat before we'll take that to Council.

MR. MACMANN: All right. Just -- again, just following up. Thank you very much.

MR. SMITH: You bet.

MS. LOE: Any additional questions for staff? Seeing none. We will open up the floor to

public comment.

PUBLIC HEARING OPENED

MS. LOE: Please give your name and address for the record.

MS. GOUCH: Allison Gouch with Civil Engineering Design Consultants, at 10820 Sunset Office Drive, Sunset Hills. I have a quick presentation. I'll try to just zip through this. Okay. I'm Allison Gouch; we're the civil engineers on the project. You've seen the site. I think all that was covered already. Just to go into a little bit --

THE COURT REPORTER: Please speak into the microphone. I'm not picking her up. Sorry.

MS. GOUCH: Sorry. Okay. So just to show kind of how we got to where we -- we are now, we started with a concept meeting with City staff, and that's how we came to the agreement that we would develop the Starbuck's lot -- or the Starbuck's portion first because they already had Starbuck's kind of on board and they were ready to go. So we didn't want to take the time to do the whole subdivision and then start developing the Starbuck's lot since that lot was -- already had some interest. So one thing that's a little unique is as we were doing that Starbuck's development, we did actually pick up a lot of the requirements that were going to be needed for this subdivision. So you can see all the shared roads are being installed under the Starbuck's project. The public sanitary sewer that will serve all three lots is -- is installed under the Starbuck's project in an easement. And then also we designed the water quality detention and storm sewers with the intent that it would serve all three lots ultimately. The only thing we did not pick up under that Starbuck's project would be the water mains. The City wanted them served a little differently, so they wanted the Starbuck's served off of Range Line, and the other lots served off of Vandiver, so that's why we did the Starbuck's lot, but not the other two. So in the preliminary plat, that would be the only real infrastructure that we still need to build with -- with that portion of it, so we'll be dedicating the right-of-way along Vandiver. We'll be dedicating the cross access for all the lots. And the owners do -- the same owners own Waffle House, too, so that is under the same ownership. And then we'll be granting all the utility easements that the City has asked for. Does anyone have any questions for me?

MS. LOE: Mr. MacMann?

MR. MACMANN: Yes, ma'am. Thank you, Ms. Gouch. I noticed that there were 32 notices sent out and the majority of -- I'll call it the biore for the sake of the conversation. Neighbors are commercial properties. Did you receive any feedback, positive, negative, neutral?

MS. GOUCH: I have not.

MR. SMITH: No. I did not receive any -- any feedback from any notices we sent out.

MR. MACMANN: All right. They give a lot of commercial neighbors. I just wanted to see if anybody had said anything. I do not have any more questions at this time.

MS. LOE: Thank you. Any additional questions for this speaker? I see none at this time. Thank you. Any additional speakers on this case? Seeing none, we'll close the public comments.

PUBLIC HEARING CLOSED

MS. LOE: Commission comments? Ms. Russell?

MS. RUSSELL: Since there are no comments, I'll go ahead and make a motion. Regarding the Crossroads North Subdivision Preliminary Plat Case 88-2021, I move to approve the preliminary plat of Crossroads North Subdivision.

MS. MACMANN: Second.

MS. LOE: Second by Mr. MacMann. We have a motion on the floor. Any discussion on that motion? Seeing none, Ms. Carroll, may we have roll call, please?

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

MS. CARROLL: We have eight to approve; the motion carries.

MS. LOE: Recommendation for approval will be forwarded to City Council.