

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**JUNE 21, 2018**

**Case No. 18-109**

**A request by Crockett Engineering Consultants (agent) on behalf of Alan E. Easley Trust and Virginia Easley DeMarce Declaration of Trust (owner), Valley View Gardens, Inc. (owner) and Bristol Lake Home Owners Association Number 1, Inc. (owner) to annex 18.88 acres, 11.22 acres and 0.79 acres, respectively, into the City of Columbia and apply R-1 (One-Family Dwelling) as permanent zoning. The subject sites are zoned County A-1 (Agriculture), and generally located on the east side of Bearfield Road, approximately 1,400 feet north of Gans Road.**

MR. STRODTMAN: 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 suggested R-1 permanent zoning pending annexation.

MR. SMITH: But do we want to do a vote right now on the annexation or go ahead and do both of these at the same time?

MR. ZENNER: The annexation -- well, the annexation, we're doing a zoning vote on the R-1, not the annexation. Secondly, Mr. Smith's report, I don't believe he indicated that the bulk of this property is actually owned by the Easleys, if I am correct. And the Easley portion, it is a portion of the Easley tract of land. This is not an entire annexation. We just want to point that out to you. There is more property that is under the ownership of the Easleys to the north of what is proposed to be annexed. So we are applying zoning that would be, as Mr. Smith has pointed out, consistent with the development intensities surrounding and contiguous with the City. There is nothing within the City code that prohibits an applicant from proposing only a portion of their property to be brought into the City; however, we thought that it would be advisable to inform you that this is a portion of a larger tract of land that may, at some point in the future, be petitioned to be annexed, as well. With that, we would need to take a vote on the permanent zoning prior to moving forward to the subdivision plat or Mr. Smith can provide the subdivision report at this point and you can take the two votes separately after the subdivision report has been presented. I would suggest, however, for the purposes of containing comments as they relate to this request that you probably receive those at this point, so the minutes can connect the comments related in the annexation and permanent zoning, and then we can go to the subdivision and do the same.

MR. STRODTMAN: My suggestion would be as well just go ahead and vote this out and then we'll move on to the next one and keep it separate, but we know they're all together. Commissioners -- thank you for the reports. Commissioners, any questions or discussion for -- with City staff? I see none.

We'll go -- oh. Mr. Stanton.

MR. STANTON: Just a quick one. Okay. So we vote on the zoning. Do we have to tie it to the pending annexation or just vote the zoning and then leave it alone? Okay.

MR. SMITH: Typically, our recommendation is -- is permanent zoning, you know, pending the annexation of the property.

MR. STANTON: All right.

MR. STRODTMAN: Thank you. We'll go ahead and open it up to the public portion.

#### **PUBLIC HEARING OPENING**

MR. STRODTMAN: Just give us your name and address and the floor is yours.

MR. CROCKETT: Tim Crockett, Crockett Engineering, 1000 West Nifong. Like the last request, this is a zoning portion that coincides with the larger preliminary plat that will be the next item on the agenda. Again, this is like zoning for what's developed out there currently, and we believe it's suitable for the area. I don't have any presentation for this portion but will follow up with the preliminary plat. So happy to answer any questions should the Commission have any.

MR. STRODTMAN: Thank you, Mr. Crockett. Any questions for this speaker? I see none. Thank you, sir.

MR. CROCKETT: Thank you.

MR. STRODTMAN: Anyone else like to come forward from the audience this evening?

MR. BRIDGEMAN: Thank you for letting me speak. I'm Jay Bridgeman; I live on the west side of Bearfield directly across the -- this property. And the questions I had tonight are number one, has the Committee or the -- have you considered the traffic effects of the increased dwellings that would be built on Bearfield Road specifically? That was one concern we had as a family is that there would be increased traffic with the increased number of homes. Number two, does the property itself include an access road to Bearfield? So maybe you could clarify for me that if homes are built on this tract, would they have an access to Bearfield or would they have to exit their development through the current development? And then, lastly, would this -- would the zoning include a tree -- a request for a tree border in order to shield the -- you know, along Bearfield to make a tree border for the homes. And then -- and then, lastly, because I'm new to Columbia, if this in direct relation to the annexation, if this property is annexed, my understanding -- we currently live across the street, which is not City property, it's County property. And so how would the annexation of this property affect future annexations, for example, like, would my property be annexed into the City at some time in the future based on the annexation of adjacent properties? I don't know the answer to that. And would this affect, you know, property taxes? Like how would property taxes be affected if this -- this property became annexed by the City. So -- and there's another person that, I think, wants to come and speak is my daughter.

MR. STRODTMAN: Sir, if you -- Mr. Bridgeman?

MR. BRIDGMAN: Yes?

MR. STRODTMAN: If you -- to answer -- I think if you will give us one more case, the next case, I

think, will answer a lot of your questions about the layouts and the roads and the access points and things of that nature.

MR. BRIDGEMAN: Sure. Yeah.

MR. STRODTMAN: To answer your last question briefly, you know, annexation is not something that someone annex -- you would have to annexate [sic] your own land.

MR. BRIDGEMAN: Yeah.

MR. STRODTMAN: So it's something that -- that, you know, has really nothing -- this is just something separate from -- you know, they can't annex your land --

MR. BRIDGEMAN: Right.

MR. STRODTMAN: -- so it has really nothing to do with your land.

MR. BRIDGEMAN: Perfect.

MR. STRODTMAN: So hopefully the next case will answer all your questions, but I think Mr. Smith might have something.

MR. SMITH: Yeah. I'll go ahead and interject there. Just so the speaker is aware, the City does have a number of annexation agreements that could come into play if this portion or this property is annexed. I don't know exactly which property he owns, but if he does own the property, he may be knowledgeable that he is subject to an annexation agreement. That is something that we could talk about later, but, right now, I do know that there could be annexation agreements that are affected by the annexation of this property.

MR. BRIDGEMAN: Good to know. Glad I came.

MS. BRIDGEMAN: Good evening. My name is Abigail Bridgeman, and I live at 4807 South Bearfield Road. I had a question concerning the environmental effects of the construction going on across the street. On our property, we do have a creek called Clear Creek, which directly funnels into the Rock Bridge State Park Cave, which could affect the population of special bats that lives there. I was wondering if the construction company has taken into account the possible environmental effects that it could have upon the state park?

MR. STRODTMAN: My general question is going to be -- answer is going to be yes, but I'm going to refer to City staff if they want to expand on that, or it may be discussed at a later case that might still be going on this evening.

MR. ZENNER: Generally speaking, the environmental -- environmental related, environmental protection measures are taken into account at the time of site plan submission by the developer. We do have a storm-water ordinance, we do have stream buffer protection standards. This particular property, as the plat will show in the following case, does have a stream corridor buffer along its northern boundary. We require through construction maintenance and management of all types of storm-water control devices to ensure that during rain events we are not discharging construction debris or sediment into the existing creek. Mr. Crockett with Crockett Engineering may be able to better express during our subdivision review some of the other measures that they may be instituting as a part of the construction

process. Given your question, we can probably cover that in our next case, sir.

MS. BRIDGEMAN: Thank you.

MR. STRODTMAN: Thank you, ma'am. Any additional speakers like to come forward? And we thank you for that last speaker. We really do appreciate you coming in. It was a good question. Commissioners -- we'll go ahead and close this -- I see no further -- anyone else coming forward. We'll go ahead and close that discussion from the public.

**PUBLIC HEARING CLOSED**

MR. STRODTMAN: And, Commissioners, discussion on the approval of R-1 zoning upon annexation? Ms. Russell?

MS. RUSSELL: I'll go ahead and do another motion.

MR. STRODTMAN: I don't see any questions.

MS. RUSSELL: In regards to Case 18-109, I move to approve the requested R-1 permanent zoning pending annexation into the City.

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

MS. BURNS: Second.

MR. STRODTMAN: We have -- Commissioners, we have received a motion by Ms. Russell for Case 18-109 to approve R-1 zoning upon annexation into the City. We received a second by Ms. Burns. Is there any discussion needed on this motion? I see none. Ms. Burns, when you're ready for a roll call, please.

MS. BURNS: Yes. Thank you.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton, Mr. Strodtman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder, Mr. MacMann. Motion carries 9-0.**

MS. BURNS: Nine to zero, motion carries.

MR. STRODTMAN: Thank you, Ms. Burns. Our recommendation for R-1 zoning upon annexation will be forwarded to City Council for their consideration.