

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
May 9, 2024

Case Number 59-2024

A request by Crockett Engineering (agent), on behalf of Springbrook Crossing, LLC (owner), for approval of a ten-lot preliminary plat to be known as "*Springbrook Crossing North*" subdivision. The subject 42.02-acre site is zoned M-OF (Mixed-use Office) and is located northwest of the intersection of State Farm Parkway and Veterans United Drive.

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

Staff report was given by Mr. David Kunz of the Planning and Development Department. Staff recommends approval of the proposed ten-lot preliminary plat to be known as "Springbrook Crossing North".

MS. LOE: Thank you for the report. Before we move on to questions for staff, I would like to ask any Commissioners who have had any ex parte related to this case to please share 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? Good report. If there's no questions of Commissioners for staff, we'll move on to public comment.

PUBLIC HEARING OPENED

MS. LOE: We open up the floor to anyone who has any public comment on this case. We give six minutes for a group, three minutes for an individual. Please give your name and address for the record.

MR. CROCKETT: Madam Chair, members of the Commission, Tim Crockett, Crockett Engineering, 1000 West Nifong. I think Mr. Kunz did a good -- a good, thorough staff report, so I'll go through my presentation very briefly. Again, it's 42 acres. It's M-OF current zoning. We're not asking to rezone the property, we're asking for a preliminary plat to be approved utilizing the existing office district that's out there now. Pretty straightforward there. You've seen the preliminary plat. As Mr. Kunz indicated, our piece of property is just a small extension of the roadway network that's out there. What's highlighted in yellow is the -- the collector street that's coming from the University property that's to the west. It ties into the north. You can kind of see it has a little right intersection there. I think there's some discussion or some thought. I don't want to speak on MU's behalf by any means, but some thought that there may be a connection to Providence maybe in the future. I don't know, but here's our connection, as well. So with those roadway connections, once they get built, they'll comply with the CATSO map that

has roads running through that area, so connectivity works out pretty well. Of course, you've got Veterans United Parkway, you've got State Farm Parkway. Both of those are major collectors that handle the traffic. Again, we're looking at ten lots developed in phases. This -- you know, if you're familiar with Springbrook, the Springbrook, the original plat that was down on the -- down at the corner of Veterans United and Providence, due to existing circumstances, we had to utilize private streets. That's not what we're doing here. All the streets within this development will be public and in public right-of-ways. I think Mr. Kunz talked about easements. I think we're going, when they get built and constructed, we will actually plat them as right-of-ways, so there won't be easements on our property necessarily. The Competence of Traffic study was completed with input from City staff for this area, as well, that handles all of the proposed uses for the project. Again, I think our conclusion is pretty similar to what Mr. Kunz did, so I'm happy to answer any questions that the Commission may have.

MS. LOE: Thank you, Mr. Crockett. Any questions for this speaker? I see none. Thank you, Mr. Crockett.

MR. CROCKETT: Thank you.

MS. LOE: Any additional speakers on this case? Seeing none, we'll close public comment.

PUBLIC COMMENT CLOSED

MS. LOE: Commissioner discussion?

MR. MACMANN: If there's no discussion, I have a motion. In the matter of Case 59-2024, preliminary plat for Springbrook Crossing, I move to approve.

MR. STANTON: Second.

MS. LOE: Motion moved by Commissioner MacMann, seconded by Commissioner Stanton. Any discussion on this motion? Seeing none. Commissioner Carroll, may we have a roll call, please?

Roll Call Vote (Voting "yes" is to recommend approval). Voting Yes: Ms. Placier, Ms. Wilson, Ms. Loe, Mr. Stanton, Mr. MacMann, Ms. Carroll. Motion carries 6-0.

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

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