

EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

JANUARY 7, 2016

IV) SUBDIVISIONS

Case No. 16-36

A request by Paris Road Properties, Inc. (owner) for a three-lot preliminary plat to be known as "Paris Road Village - Plat No. 2". The 6.195 acre subject site is located on the east side of Paris Road, approximately 400 feet south of Vandiver Drive.

MR. REICHLIN: 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 proposed preliminary plat.

MR. REICHLIN: Do we have any questions of staff? Seeing none. It is our practice with subdivision matters to allow for principals to help us with understanding any of the items that might be salient to our decision, so at this time I'll encourage somebody from the ownership group to come forward and share some additional information.

MR. LUECK: Good evening. I'm Ron Lueck, land surveyor of the plats concerned. I have offices at 914 North College Avenue. I've been a land surveyor in Columbia for 35 years. Just to give a short presentation on it, this is something that was started as a way of a minor plat of the entire area there that Mr. Payne had purchased. It used to be a trailer park in back and it was minor platted in 1987 -- it was the first time -- by another firm. And there were some administrative plats done off of this. There were a few buildings -- or a few parcels cut off of it. I entered into it in 1997 and did the Sonic and O'Reilly buildings as a three-lot subdivision, and what was remaining after certain portions were sold off. And we left this six-acre piece intact. Now that there is, you know, some interest in the thing, we have gone ahead and just proposed -- the only way to access the back end of it is with a public road about 230 feet long, and we designed that along with the sewer extension to accommodate three lots in this place. We've got some interest in it, so that is the purpose of doing the replat -- or, yeah, it is considered a replat. If you've got any questions on that -- it is three zonings. There is a C-2 zoning, there is some M-1 north of the power line and back, and C-3 up at the northernmost corner at the road north of the power line. It's a little bit different zoning -- a little special thing going on with this, like Pat said. If you've got any questions on anything?

MR. REICHLIN: Any questions of this speaker? Thank you very much.

MR. LUECK: Thank you.

MR. REICHLIN: So with that I will turn this matter over to my fellow Commissioners for their input. Mr. Stanton?

MR. STANTON: It seems like a technical exercise to me, and we'll get more information once they figure out what they are going to do with the land. So I would like to make a motion, if anybody else

doesn't have anything else to say.

MR. REICHLIN: Go right ahead.

MR. STANTON: I move to approve the preliminary plat as it relates to Case 16-36, Paris Road Village - Plat 2.

MS. RUSHING: Second.

MR. REICHLIN: Ms. Rushing. We'll take a roll call, please.

MS. LOE: Yes, Mr. Chairman. In the Case of 16-36.

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

MS. LOE: The motion carries. Recommendation for approval will be forwarded to Council.

MR. REICHLIN: Thank you, Ms. Secretary.