

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
January 23, 2025

CASE NUMBER 62-2025

A request by A Civil Group (agent), on behalf of TLI Real Estate Holdings (owners), for approval of a revised PD Plan and Statement of Intent (SOI) to the 2024 approved Fresh Karma PD Plan. The revision proposes to subdivide and add one lot to the existing PD Plan and make corresponding revisions to the "site-specific" SOI. The revised PD Plan will be known as Fresh Karma PD Plan. The approximately 2.00-acre subject site is located northeast of the intersection of Highway 63 and Stadium Boulevard, and includes the address 1407 Cinnamon Hill.

MS. GEUEA JONES: May we please have a staff report?

Staff report was given by Mr. Kirtis Orendorff of the Planning and Development Department. Staff recommends approval of the requested PD Plan revisions to "Fresh Karma PD Plan" and the revised Statement of Intent, subject to technical correction of the PD Plan and Statement of Intent to address signage related matters.

MS. GEUEA JONES: Thank you very much. Before we go to questions for staff, if any of my fellow Commissioners have had contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Questions for staff? Commissioner Brodsky?

MR. BRODSKY: I had a quick question in relation to Dr. Puri's e-mail.

MS. GEUEA JONES: Uh-huh.

MR. BRODSKY: If -- if folks did want to subdivide any of these other lots in this planned development, one, they would have to come to us to do that, and, two, would they -- you know, this subdivision doesn't involve any increase in density or use, they're just kind of splitting that square footage up. Would that be the case -- also the case if anyone else were to come forward wanting to subdivide lots, would they be held to that same kind of floor square footage?

MR. ORENDORFF: It would depend on what they're proposing, you know. As you mentioned in this case, because it is a pretty cut and dry subdivision, the structures all staying the same, it's triggering this Planning and Zoning Commission action which would be the case in any other situation because they are all planned developments. So every single subdivision would be subject to public hearing.

MR. BRODSKY: I guess my -- maybe a better question would be, if -- if these other lots were to come in and subdivide the way that Dr. Puri seems to be concerned about, that wouldn't necessarily -- that wouldn't trigger an increase in density? It would still be the same amount of square footage allowed?

MR. ZENNER: Mr. Brodsky, the approved Statement of Intent for all of Cross Creek has

allocated specific square footage limitations to each of the development parcels. So Dr. Puri's concerns as it relates to this parcel at question is not relevant because there is no square footage increase being asked for. Most of the projects that are out here already have either built to the maximum allowable square footage that they were allocated, and any additional allocation pursuant to private covenants of leftover square footage needs to be agreed to upon all of the property owners within Cross Creek. We have done one amendment to increase the total amount of square footage allowed, and it was with this particular tract when it was proposed as a hotel, because had it been allowed to have been developed using the available square footage left, it would have rendered three of the undeveloped tracts completely unavailable for development. So that is not what is happening with this request, and any project that would come forward because of its PD designation, as Mr. Orendorff has indicated, would require a public hearing and it would require a very thorough investigation of what available square footage is even left in those planned districts. So there are protections here that Dr. Puri's interests are for -- would be addressed. The mere subdivision of a piece of property does nothing to increase density in the grander scheme of this commercial development. It is an ownership-related issue as to wanting to have separate ownership of square footage that was already allocated to the lot. Residential densities, on the other hand, if it was a residential project, again, may not have even been changed. But again, this is a commercial project and the infrastructures supportive of what is being proposed. We would evaluate any additional commercial project the same way.

MR. BRODSKY: That's what I thought, just wanted to make sure I had a correct understanding of that.

MS. GEUEA JONES: Commissioner Loe?

MS. LOE: Thank you. Following up on Commissioner Brodsky's question, the other concern raised by Dr. Puri appears to be creating smaller lots. And per the report, the proposed lots meet UDC requirements. And my belief is that should Cross Creek limit lot size, that would be included in their Statement of Intent. Correct?

MR. ZENNER: That would be correct. And to my recollection in administering this particular planned district since I have been here, there is no such limitation. The limitations are associated with the square footages that were allocated to the project, originally, about 480,000 total square feet over roughly the ten or so lots that were originally proposed. There was no prohibition against subdividing any of those original ten lots. And to be quite honest, Lot 108A is a subdivision of what was originally proposed as Lot 108. So this is a -- this is a fairly normal practice of further subdividing down for ownership interest purposes only.

MS. LOE: Thank you.

MS. GEUEA JONES: Any further questions for staff? Seeing none. We open the floor to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Please come forward. State your name and address for the record, We

allow for three minutes for individuals, six minutes for groups or the applicant.

MR. MURPHY: Madam Chair and Commissioners, my name is Kevin Murphy; I'm with A Civil Group, offices at 3401 Broadway Business Park Court. I think staff has laid this out pretty simply. It's the exact same plan that was brought forth most recently. The only difference is we're showing a lot line to be able to sell the northern lot and building and parking either to another entity of the current owner, or another entity all together. There is no change, as far as Mr. -- or Dr. Puri's comments, no change in the density or more traffic or anything like that, again, just as staff laid out. So just pretty simple, just putting a property line in between all of this. Any questions, I'll be happy to answer.

MS. GEUEA JONES: Thank you very much. Any questions for this speaker? Seeing none. Thank you very much.

MR. MURPHY: Thank you, folks.

MS. GEUEA JONES: Any other members of the public to come forward about this case? Seeing none. We will close public comment and go to Commissioner comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any Commissioner comments on this case? Commissioner Stanton?

MR. STANTON: Madam Chair, if my colleagues don't have any further questions, I would like to entertain a motion.

MS. GEUEA JONES: Please.

MR. STANTON; As it relates to Case 62-2025, 1407 Cinnamon Hill PD Plan revision, I move to approve the proposed PD Plan and associated SOI revisions.

MS. LOE: Second.

MS. GEUEA JONES: Motion made by Commissioner Stanton; seconded by Commissioner Loe. Is there any discussion on the motion? Seeing none. Commissioner Stanton, when you're ready, may we have a roll call?

MR. STANTON: All right.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Walters, Ms. Loe, Ms. Geuea Jones, Mr. Stanton, Ms. Placier, Ms. Ortiz, Mr. Brodsky. Motion carries 7-0.

MR. STANTON: Unanimous.

MS. GEUEA JONES: Thank you very much. That recommendation will be forwarded to City Council.