

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
JANUARY 7, 2021

Case Number 38-2021

A request by A Civil Group (agent), on behalf of McNary Properties, LLC (owners), for approval of an eight-lot preliminary plat on 5.92 acres, located at the terminus of Scarborough Drive. A concurrent request (Case Number 37-2021) to rezone the subject property from PD (Planned District) to R-1 (One-Family Residential) is also under consideration.

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

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the preliminary plat subject to minor technical corrections.

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

MR. MACMANN: I have a question and it might be for Mr. Zenner, it might be for staff or for our staff attorney. When we make this motion, as all the details are not ironed out, does it have to be a conditional motion? Do we have to word that in some special way to cover the turn-around, or what's the story there?

MR. ZENNER: I would recommend that the motion be made subject to technical corrections.

MR. MACMANN: Like resolution of the technical issue of the turn-around. All right. I just want to make sure that we were worded correctly so everyone gets what they need.

MR. ZENNER: Thank you, sir.

MS. LOE: Any additional questions for staff? Mr. Palmer, I have a question. The maintenance access easement, would the neighbors be able to use that to access the --

MR. PALMER: Yeah. It's -- it's private property, but it's there. It's an easement across private property to grant access to that tree preservation area. As far as I know, there is no plan to, like, put a trail through there because of a lot of it is encumbered by the -- the drainage channel, so improvement in it might not be feasible or desirable even, but it will be used to -- to access the tree preservation area for the minimal amount of maintenance that it would require.

MS. LOE: Thank you. If there's no additional questions for staff, we will open the floor to public comment.

PUBLIC HEARING OPENED

MS. LOE: If anyone has any public comments they would like to make on this case, please give your name and address for the public record.

MR. MURPHY: Hello, again. Kevin Murphy, A Civil Group, 3401 Broadway Business Park Court. In developing this plan, it became aware of us -- to us that in the last few -- several months, the fire department has

been requiring larger sized cul-de-sac bulbs. Typical would be a 76-foot diameter. The IFC Code -- the International Fire Code stipulates a 96-foot. They've -- starting -- started to adhere to that. The conflict is the UDC still does not recognize that. But then back to the IFC, they have not only a regular cul-de-sac bulb, they have several other different options for allowing appropriate turn-around and access for fire trucks. We picked this one. It's just the least amount of pavement, least amount of impact on -- on the environment. We feel at the end of this cul-de-sac, that really you're going to see the houses. You're going to figure out what you've got to do if somebody inadvertently comes down here. Mainly, the people that come down here are the people that live down there. The idea would be on the west end of the T going into that larger lot, there would be signage there definitely noting that it was a private drive, and they would do what they need to do. Again, that would be the -- the contract purchaser/developer's own lot, so he's not concerned with it. The fire department is happy with this type of turn-around. I think the traffic division was okay with it. Planning was -- seemed to be okay with it. I just think it was a -- a single person has got a hiccup in their head that it doesn't quite meet the UDC's standard, because, again, they're just showing in the UDC your typical round bulb. But, again, not a high-traffic area, and -- and we feel that that would work well in this instance without putting down a ton more pavement and concrete and whatnot.

MS. LOE: So the turn-around is the only technical issue?

MR. PALMER: Yes.

MR. MURPHY: Yes.

MS. LOE: Yeah. Okay. Any questions for Mr. Murphy? I see none. Thank you.

MR. MURPHY: Thank you.

MS. LOE: Any additional speakers on this case? Seeing none. Come on up.

MR. BOEHM: I didn't plan on speaking, but since there's been a couple of questions about Cambridge. My name is Randy Boehm, and I live at 4158 Juniper Place. Our property actually backs up onto this piece of property. I'm currently the president of the Cambridge Place Neighborhood Association. We don't have any official position because we did not take a vote. But I will tell you that the board did meet and talk about this. Also talked to Mr. Wilson at some extent. And we -- although I can't tell you there's complete consensus -- I don't know if that every happens these days -- there are certainly members of our group who would like to see it not be developed, but we don't really think that that's possible. So looking at the fact that it will ultimately be developed in some fashion, we think that this proposal is best for all involved and we trust and like Mr. Wilson's plan, and so I can tell you that the majority of the Cambridge folks are in agreement with this plan. And I will say that in conversation with Mr. Wilson, he does not have any plans of asking to become part of our neighborhood association. He thinks that we already have enough people using our facilities and we agree with that. Okay. Thank you.

MS. LOE: Thank you. Are there any questions for this speaker? I see none. Thank you. Any additional speakers? Seeing none, we'll close public hearing.

PUBLIC HEARING CLOSED

MS. LOE: Commission discussion? Mr. Stanton?

MR. STANTON: If my colleagues don't have any other discussion, I would like to entertain a motion, ma'am. As it relates to Case 38-2021, Cambridge Place Phase 4 Preliminary Plat, I move to approve the Phase 4

Preliminary Plat pursuant to minor technical revisions in relation to the final turn-around layout to be coordinated with staff with the applicant.

MR. MACMANN: Second.

MS. LOE: Second by Mr. MacMann. I can't see anyone's mouth.

MR. MACMANN: Second. Two. I say two.

MS. LOE: 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. Russell, Mr. Toohey, Ms. Burns, Ms. Carroll, Ms. Loe, Mr. MacMann, Mr. Stanton, Ms. Geuea Jones, Ms. Rushing. Motion carries 9-0.

MS. CARROLL: We have nine votes to approve. The motion is carried.

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