

EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

JANUARY 5, 2017

Case No. 17-31

A request by Engineering Surveys and Services (agent) on behalf of Alpha Phi Sorority (owner) for approval of a one-lot final plat to be known as "Alpha Phi Subdivision" and an associated variance to Section 25-43 regarding right-of-way widths. The 0.66-acre subject site is located on the east side of Providence Road, approximately 150 feet south of Burnam Avenue, addressed as 906 Providence Road and 911 Curtis Avenue.

MR. STRODTMAN: 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 plat and variance, subject to a minor technical revision to comply with the State Surveying rules, if necessary.

MR. STRODTMAN: Thank you, Mr. Zenner. Commissioners, any questions for staff? I have a question and it's -- I mean, it doesn't really specifically relate to this, Mr. Zenner, but has MoDOT referenced any discussion about restricting access to Providence at any future point; i.e., would either one of their entrances long term maybe be discussed eliminating it for any reason? Does MoDOT --

MR. ZENNER: I am unaware of anything. I believe that the Bingham access may be restricted as part of the Providence Road improvements, potentially to a right-in/right-out only. I don't believe there are median improvements that are proposed on Providence in this location. Ms. Burns may have a better understanding due to her personal interest in the roadway.

MS. BURNS: Yes. I believe you are right, Mr. Zenner, that right-in/right-out both on -- and Mr. Farnen also knows about this. The right-in/right-out on Burnam and -- or on Brandon and Bingham, with the light moving from Rollins south up to Burnam.

MR. ZENNER: Burnam. That's correct.

MS. BURNS: But were you asking about a median, Mr. Strodtman?

MR. STRODTMAN: No, not necessarily. I was just asking if -- it was kind of to your point is, you know, what was MoDOT's plan for Providence and how would that potentially -- and it doesn't really relate to this matter at this moment. It was just more of a question to staff.

MS. BURNS: I do know that Kentucky has a sign that says no left turns out of it so that you can't head south onto it. Sometimes that's observed, sometimes it's not.

MR. STRODTMAN: I understand. Thank you, Ms. Burns. Commissioners, any other additional questions for staff? I see none. This is not a public hearing, but we will, as we have in past customs, if there's anyone in the audience that would like to come forward and share some relevant information with us that would be helpful, we would appreciate it. Just give us your name and address.

MR. REED: Good evening. My name is Tim Reed with Engineering Surveys and Services. We prepared this plat for the Alpha Phi Sorority just as Mr. Zenner explained, and I don't have anything further to add. I'd be happy to answer any questions.

MR. STRODTMAN: Thank you, Mr. Reed. Commissioners, any questions for Mr. Reed? I see none, but we appreciate you coming up here. Thank you, sir. Any additional folks like to come forward? I see none. Commissioners, discussion, questions, a motion? Mr. MacMann?

MR. MACMANN: I'd like to make motion.

MR. STRODTMAN: Yes, sir. Please go ahead.

MR. MACMANN: In the case of 17-31, a request by Engineering Survey and Services on behalf of Alpha Phi Sorority for approval of a one-lot final plat to be known as Alpha Phi Subdivision and an associated variance to Section 25-43 regarding right-of-way widths, I move for approval.

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

MS. RUSSELL: Could we add something to that? Subject to the minor technical revision to comply with the state surveying rules, if necessary.

MR. MACMANN: To comply with state surveying rules, as necessary. Thank you.

MS. RUSSELL: Then I'll second that.

MR. STRODTMAN: Thank you. We have a motion from Mr. MacMann and it has been seconded by Ms. Russell. Any discussion, Commissioners, on this motion? I see none. Ms. Burns, when you're ready.

MS. BURNS: Yes.

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

MS. BURNS: Nine to zero, motion carries.

MR. STRODTMAN: Thank you, Ms. Burns. Our recommendation for approval will be forwarded to City Council.

V) PUBLIC HEARINGS

MR. STRODTMAN: At this time, I would ask any Commissioner who has any ex parte communications prior to this meeting related to Case 17-32, please disclose that now so all Commissioners have the same information to consider on behalf of this case in front of us. I see none. Thank you.