

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
NOVEMBER 5, 2020

Case Number 02-2021

A request by Simon & Struempf Engineering (agent), on behalf of Jeremy Spillman and Brooks Chandler (owners), seeking permanent R-MF (Multiple-family Dwelling) zoning on 2.4 acres subject to annexation. The subject property is located at 200 West Old Plank Road.

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 requested R-MF permanent zoning, pending annexation.

MS. LOE: Thank you, Mr. Palmer. Question for staff? Mr. MacMann?

MR. MACMANN: Before we get to that juncture, I need to recuse on this.

MS. LOE: And I need to ask ex parte. So if there's any Commissioner who has had any ex parte prior to this meeting related to this case, please disclose that now so all Commissioners have the same information to consider on behalf of this case in front of us. Seeing -- Ms. Burns?

MS. BURNS: I have nothing with regard to ex parte.

MS. LOE: No ex parte. Okay. Seeing none. Questions?

MS. BURNS: Mr. Palmer, and I'm sure this was in your report. For your postcards and newspaper ad, did you have any response?

MR. PALMER: I didn't have any direct comments. I had a couple of questions, basically, about what was being proposed, and at this time, nothing is being proposed. We had a concept meeting on it, but that was it. The other one was because there was a typo in the ad, so I fixed it when I sent the property owners letters out.

MS. BURNS: Thank you.

MS. LOE: Any additional questions for staff? Ms. Geuea Jones?

MS. GEUEA JONES: How many more properties need to be annexed before the City can widen the road?

MR. PALMER: Well, immediately adjacent here, you're seeing these yellow -- yellow lines. Those are property lines, so there would be this guy, this guy, and this one, and then I guess there's another property here. So just in this kind of block, if you will, those properties, plus whatever is across the street, which is basically the one large property with the pond and the property here. So in order to get from here to here all the proper right-of-way, all of those properties would have to be platted at least before we could get that right-of-way.

MS. GEUEA JONES: Got it. So there's no way to -- there's no way to fix the problem because it's already bad?

MR. PALMER: Right.

MS. GEUEA JONES: All right. Thank you.

MS. LOE: Additional questions? Mr. Palmer, is Old Plank Road adequate beyond those boundaries?

MR. PALMER: I didn't do much further past where I just kind of indicated. I kind of -- the city boundary here and the city boundary here, or the Bethel. But, generally, I -- from personal knowledge, I think it's roughly the same width all the way down. It doesn't have a shoulder anywhere and ditches on both sides, but -- but basically, yeah. It's -- it's substandard as far as width is concerned and, of course, to gain more width, a lot of it will have to require some more right-of-way, as well.

MS. LOE: What density is the property to the -- the multi-family property within city to the west of the subject site?

MR. PALMER: I can -- let me run over all of those. So the property to the west is seven and a half units per acre. There's actually 163 apartments on that property, so a pretty -- pretty good chunk of multi-family, but it's on a much larger property, so it's spread out. Again, the property to the east at the intersection is 6.7 units per acre and, again, it's -- I believe those are kind of duplex-type cottage-ish buildings. And the property to the south is 16.9 units per acre, and yeah. That's the one kind of comparable to what we might see on this property.

MS. LOE: You mentioned that the road was substandard as infrastructure. The sewer in this area, we've discussed it before.

MR. PALMER: Yeah.

MS. LOE: Is it -- the capacity okay?

MR. PALMER: The capacity is there. It's one of the strange situations on the south side of town where they will actually be tapping into a county sewer that then flows into a city sewer. So they are being served by the city, but it requires them to tap the county first.

MS. LOE: All right. Any other questions for staff? Seeing none, we will open up the floor to public comment.

PUBLIC HEARING OPENED.

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

MR. SIMON: Hello. My name is Keenan Simon, address is 210 Park Avenue here in Columbia. I'm the civil engineer that's working with the property owner to request permanent zoning and annexation to the City of Columbia. I think there's a few points that I -- the property owner would like to touch on with regards to the redevelopment and intent of this property. Obviously, the property would be required to be replatted, and at that time, we would be dedicating some additional right-of-way and utility easements to bring it kind of up to the standard of what's required from the City which would then allow for any future redevelopment of Old Plank Road if -- if necessary. Currently, the site does have all the utilities necessary to support a redevelopment. There's a 12-inch water main on the north side. There's ample

sewer capacity to -- to redevelop that in a higher density, and there's also electric and everything else that would be -- that would support this, as well. Although the R-MF zoning has a maximum allowed density of the 17.4 units per acre, it's really not in the owner's intent to -- to redevelop that property similar to like what is shown at the Walnut Brook Condominiums, the apartments to the south, which is shown in that display. Their density that they're looking at that would be sustainable would be somewhere in the range of the 13 to 14 units per acre. It's not really the intent to do a maximum density, but rather it's the approach that's going to best fit the site and the layout versus trying to force it. I do -- I mean, there's no doubt that Old Plank is an unimproved roadway. It does lack the city standard of the width, but if you look at it from a standpoint of, you know, a typical MoDOT state highway, it is sufficient for traffic, but it is not necessarily the standard of what the City of Columbia would want. So with that, I'm here for any questions or comments or anything else you might have.

MS. LOE: Thank you, Mr. Simon. Are there any questions for this speaker? I see none. Thank you.

MR. SIMON: Thank you very much.

MS. LOE: Any additional speakers on this case? If there are none, we'll close the public comment period.

PUBLIC HEARING CLOSED

MS. LOE: Commission discussion? Ms. Russell?

MS. RUSSELL: If there are no comments, I'll make a motion. In the case of 02-2021, 200 West Old Plank Road of permanent zoning, I move to approve the requested R-MF permanent zoning pending annexation by the Council.

MR. STANTON: Second.

MS. LOE: Second by Mr. Stanton. We have a motion on the floor. Any discussion on that motion? Seeing none. Ms. Carroll, may we have a roll call, please.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Geuea Jones, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Carroll, Ms. Loe, Mr. Stanton. Abstention: Mr. MacMann. Motion carries 8-0 with one abstention.

MS. CARROLL: There are eight votes in favor and one abstention. The motion carries.

MS. LOE: Recommendation for approval will be forwarded to City Council. That brings us to the end of our cases for the evening.