

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
DECEMBER 6, 2018

MS. LOE: Moving on to subdivision section.

Case 05-2019.

This is a request by Crockett Engineering on behalf of Columbia Public School District for approval of a one-lot replat to be known as the Jefferson Middle School, Plat No. 1, and design adjustment from Section 29-5.1 (g)(4) of the UDC pertaining to the dedication of utility easements. The subject 6.76-acre property is located at the north side of Rogers Street between Fifth and Eighth Streets and is addressed 713 Rogers Street. The property is zoned RMF, M-N and FPO districts.

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

MS. BACON: Yes, Madam Chairman. As you mentioned this is Case 5-2019. You'll notice that we have in recent months reordered how we order our cases. This is the site of the Jefferson Middle School, formally the Jefferson Junior High and then also Columbia's first high school. It's at 713 Rogers Street. The request tonight is a final plat to take 11 previously platted lots under Guitars addition to Columbia in 1883 and to create one final lot. At this time we do not have any redevelopment or building addition plans to review. It's just the plat redesign adjustment request. We had a public information meeting on October 30th. No one from the public attended. We sent 31 postcards. We advertised this case on November the 20th. We also sent 31 information letters to adjacent property owners. We have received some correspondence from a member of the Northcentral Neighborhood Association regarding information on the process of platting and the design adjustment and moving forward as well. So in context for the subject's site we've got Columbia College right through here. We've got Hickman High school site here. This is Providence Road. This is Hickman Avenue right here. We've got Fifth Street, Eighth Street, and Rogers Street as well as Douglas Park here to the south and west of the site. As I mentioned this will be plat lots 38 through 47 and the public school grounds of the original Guitars addition to the City of Columbia and to the single lot. The zoning on the site all allows the existing use of a school outbuildings and a track as well as parking. The tract -- track is located here. That's generally where the FPO overlay is located. That track structure is allowable within the floodplain overlay. Any

additions or new structures would be subject to a floodplain overlay permitting process. They are -- the applicant is seeking a design adjustment to Section 29-5.1(g)(4) and -- see this is a partial design request along Hickman Avenue. So, for the most part I'll show a slide here that zooms in a moment. The 10 foot required utility easement adjacent to the public roadways, so it's full here on Rogers, Fifth and Eighth Street. On Hickman -- we'll zoom in here in a moment -- they are requesting a very slight modification at the location of the existing building and staircase where it would encroach in that 10-foot right-of-way. I'll talk more about that here in a moment. Per the UDC this plat will also be brought up to other standards. So we are going to be having corner truncations at all of the intersections, which is required by the code. And like I said, the other utility easements adjacent to the public roadways. So zooming in right here you can see that this is a point at which it will be reduced to about two feet at its narrowest point. In this we have additional information about how far exactly away from the right-of-way on Eighth Street this is located. This is a historical structure and is recognized as the most notable property. The original school building was torn down and the existing Jefferson Middle School has been around since 1910. The utility staff reviewed the design adjustment request in addition to the plat as well. They worked with the applicant to identify where existing utilities were in terms of the overhead powerlines on Hickman Avenue, where there were some existing manholes, where the utilities are in the street and aboveground and then also where that existing building and staircase will potentially encroach that full 10-foot would be applied throughout the entire roadway. The utilities department supports the design adjustment as presented. Planning staff also reviewed from the criteria of the code for design adjustments. In particular we feel that this design adjustment is the least amount possible to accommodate an existing site feature. That's the five criteria within the code. Additionally, it's not inconsistent with the comp plan. It's not detrimental to public safety. It doesn't injure public properties. It has no negative impact on either pedestrian or vehicular access to the site. And so because of all those reasons and the support of the utilities department, we are recommending that the plat and the design adjustment be approved this evening. As I said, we feel the design adjustment addresses a unique feature of a historic site and overall does meet the five design adjustment criteria in 29.5.2(b)(9). So tonight we are asking for approval of Jefferson Middle Plat Number 1, design adjustment Section 29-5.1(g)(4) as requested. And the applicant's here should you have any questions. I'm also happy to answer questions as well.

MS. LOE: Before we go to commissioner questions, I would like to ask any commissioner who has had any ex parte prior to the case related to -- or prior to

the meeting related to Case 5-2019 please disclose that now so that all commissioners have the same information to consider on behalf of this case in front of us. Seeing none, were there any questions for Staff? Mr. Strodman?

MR. STRODTMAN: Ms. Bacon, the right-of-way for utilities, is that a new easement or are they existing utilities, the ten-foot on the north side?

MS. BACON: That is a new dedication of easement.

MR. STRODTMAN: So that would be brand new?

MS. BACON: Yes.

MR. STRODTMAN: Thank you.

MS. LOE: Any additional questions? Mr. MacMann?

MR. MACMANN: Thank you, Madam Chair. Thank you, Mr. Strodman.

To follow-up on what Commissioner Strodman said, the utilities are fine there. The utility department within the city of Columbia on this two-foot -- it's a very short distance there. I familiar with it. I have to ask -- I'm sorry. I withdraw my question because it is too hypothetical, but thank you.

MS. LOE: Thank you, Mr. MacMann. Any additional questions? Seeing none, even though this is not part of the public hearing portion of the meeting, if there is anyone in the audience that would like to speak on this matter we would welcome that. Please come up to the podium and give us your name and address for the record.

MR. ZENNER: Before we begin, if I may. The design adjustment is a public hearing item. The final plat, of course, is a technical matter. So if there are any people that are here to present testimony in support or opposition to the proposed design adjustment pursuant to the provisions of the Unified Development Code it is a public hearing and it has been advertised as such.

MS. LOE: Okay.

MR. ZENNER: So those that would like to provide comment are welcome to come forward as it relates specific to the design adjustment.

MS. LOE: Everyone understands this is a public hearing and anyone may come up and provide public comment for the public record. Please give us your name and address.

Public Hearing Opened

MR. CROCKETT: Madam Chairman, members of the Commission, Tim Crockett. Office at 1000 W. Nifong. Here tonight representing Columbia Public Schools, with me is Randy Gooch. He is the chief operations officer for Columbia Public Schools and he is here to answer any questions that you may have that pertains specifically to Columbia Public. I will be brief in my presentation tonight.

Ms. Bacon did a great job. She summed it up very nicely, did a good job of that. Pretty much my information is going to be mimicking what she's always said. Again, it's a standard subdivision plat containing about 11 parcels, about 6.76 acres in size and it's going to grant additional right-of-way along Rogers Street as well as Hickman Avenue. The other streets, Fifth and Eighth have appropriate right-of-way at this time. Again, with the subdivision plat we are asking for one design adjustment. A copy of the final plat. The design adjustment, again, it's just a partial design adjustment to Section 29-5.1(g)(4) which is pertaining to the ten-foot utility easement that gets platted adjacent to -- gets adjacent to all platted right-of-ways. So it is -- what we're encountering is we have an existing building that would encroach into that easement. Again, that building was built back at the turn of the century somewhere around 1910, 1919. It's hard to tell with the records that we have. And this plat dedicates your prior easement work possible. The location we are talking, I believe Ms. Bacon had indicated is around the green circle. Here it is more specifically. If we look at -- zoom in on the building itself, the pink line and the magenta line is the ten-foot utility easement that will be platted according to the regulation. The blue line that kind of goes around that is the platted easement per the design adjustment. We worked with the utilities department, talked to planning staff. We believe that this location is the best location for that easement. It does come off of that building two feet is what we were asked to put that off by the utilities department. So it's not right up against the building. They have given us little leeway at their discretion and so that's what we were asking for. Here is a picture of the portion of the building. As you can see, pretty much the staircase, the main entryway where the gym addition and that whole frontage right there would be an in that easement. You can see the historic value of the building and where that would be. Again, in conclusion it conforms to the city standards with the exception of this design adjustment. By granting the design adjustment it prevents an existing easement rolling through a historic building. Again, it comes with support from the utilities department as well as City staff. With that, I'd be happy to answer any questions that the Commission may have.

MS. LOE: Any questions for this speaker? Mr. Strodtman?

MR. STRODTMAN: Mr. Crockett, the ten-foot easement will be ten foot everywhere you can go until that little blue line?

MR. CROCKETT: Absolutely. We're granting it everywhere we can expect just that one portion.

MR. STRODTMAN: And that one portion, what would the easement be at -- the width?

MR. CROCKETT: It varies, Mr. Strodtman. As far as the ten feet --

MR. STRODTMAN: The shortest distance through the corner?

MR. CROCKETT: The shortest in the corner is about three feet.

MR. STRODTMAN: Thank you.

MS. LOE: Any additional questions? I see none. Thank you,
Mr. Crockett.

MR. CROCKETT: Thank you.

MS. MAYS: Hello, my name is Susan Mays (ph). I live at 902 North Seventh Street and I am the current president of the Northcentral Columbia Neighborhood Association. I'm just here -- mostly to ask a couple of questions. I don't know if this -- sorry to be ignorant of the process. But there is a stormwater CIP project that has been on the three or five-year CIP list for over ten years now for a stormwater improvement along Hickman Avenue. Sorry. And so along Hickman Avenue, so I was asking if this would affect the project? I know it's being moved -- there is movement happening on that project.

MS. LOE: Mr. Zenner, is this something staff could help us with or --

MR. ZENNER: If there's a CIP project, I would imagine typically the coordination of any potential site improvements that will be made following the final plat, that would be coordinated between the applicant for the site improvements of the City to try to coordinate construction activities. Otherwise, planning action does not alter the trajectory of an existing CIP project. This is simply a consolidation action that is establishing a legal lot in order to potentially permit the submission of future construction plan for this site if there is one desired or planned. At this point, no the platting will not affect the trajectory of that. If improvements -- site improvements are proposed that coincide with potential construction there would likely be some -- hopefully some pulling of resources but not an elimination of the project. This site if and when development is proposed is going to have to comply with all city code requirements. Meaning it will need to meet any stormwater standards that exist or tie into those that are being proposed or have been installed. So all that will be part of evaluating criteria at the time of the building permit.

MS. MAYS: Okay. I'm not sure what that means the neighborhood needs to look for.

MR. ZENNER: You need to continue to coordinate with the City's public works stormwater utility.

MS. MAYS: Okay. That is not part of the planning process then, is what I'm hearing?

MR. ZENNER: No, it is not part of this process. It is an independent process.

MS. MAYS: Okay. Thank you.

MS. LOE: Thank you, Ms. Mays.

MS. HARRISON: I'm Barbara Harrison. Why is this plan needed?

MS. LOE: Ms. Jefferson (sic), may we have your address?

MS. HARRISON: Okay. So why do you need to have this utility easement done now?

MS. LOE: I'm sorry. May we have your address?

MS. HARRISON: Why do you need my address? It's 305 N. Fifth Street. I just wonder why you need it, though.

MS. LOE: For a public record if you're making a public comment.

MS. HARRISON: At the City Council, you don't have to give your address. Why is this a little bit different. But it's 305 N. Fifth Street.

MS. LOE: Thank you.

MS. HARRISON: Which, is right -- it connects with that Rogers Street.

MS. LOE: Okay.

MS. HARRISON: Back to why, now, do you feel like this utility easement has to be done now? That's my question. Because it really sounds to me like you really truly do know that you're planning to put something there soon, a structure.

MS. LOE: The easement is a recorded element on the plot and maybe staff would describe this better and more technically than I do. But we're in the process of recording something so easements need to be included with that.

MR. ZENNER: That's a very good summary. The original property -- at the time that the original property was platted as part of Guitars addition to the city of Columbia back in the late 1800s or early 1800s or thereabouts, the standard for utility easements was not part of our -- part of the planning process, dividing lots up. As we have evolved as a city and we have utilities now that require a particular location on a parcel of property, whenever an individual comes in to replat their lot, they are asked to provide the required utility easement so we can standardize where our utilities are generally located and they are required to provide any additional right-of-way, roadway width, to accommodate future road improvement. So we -- when people subdivide or re-consolidate property like this proposal, we are trying to set the lots up to ensure that they are capable of being able to receive contemporary infrastructure improvements, water sewer, electric, and that road improvements should they be planned in the future. So the action and the request of the applicant is no different than we would apply to any other property within the neighborhood or any other new development that is on raw ground, it's on greenfield property today. It's a consistent practice that has just evolved over time and is now part of our regulatory standards.

MS. HARRISON: Okay. I understand that pretty much.

MS. LOE: I just want to add, the only reason it's coming forward today is there is existing conditions on this property that preclude the normal measures from being met. So we are evaluating whether or not we can make those concessions.

MS. HARRISON: Well, it just seems kind of strange to me that now you're concerned about that area coming up to standard. Is that pretty much what you're trying to say?

MS. LOE: It's -- I think Mr. Zenner was more explaining the standards have evolved over time and that at any time a parcel is platted after a date that those standards are adopted, then it would be evaluated by those new standards. This parcel hasn't been changed since --

MS. HARRISON: The early 19. I got that.

MS. LOE: Right.

MS. HARRISON: So I'm still saying for what? It **hasn't** been changed till now and then you keep throwing out like any future -- like there just might be something in the making, so therefore you're going to go ahead now and getting this taken care of.

MR. ZENNER: Roadway improvements, there may be future roadway improvements that are planned. We're not aware of any at this point. There obviously is a stormwater capital improvement project that is planned that is either going to be located within this easement that is acquired at this point as part of the planning action or would be requested to have been donated or given to the city to accommodate the drainage facility as that project moves forward. So in essence we -- again, with every property that comes in to be platted after we have adopted particular standards, they are required to comply with our new requirements. The school district is -- has had a valid referendum as it relates to this particular property. It is to our knowledge that there is a proposed improvement that will be built on this site. We do not have any plans associated with that at this point. We cannot comment on what it will be. When they do come it, they will be required to comply with all of our regulatory standards that we have. There is no public project here other than what has been identified as a CIP project that we are aware from staff -- the planning staff perspective at this point. The property is being platted to conform with our current regulations that just did not exist when the lots were originally created.

MS. HARRISON: When you get this -- what did you call these? Schools? How would that affect the community?

MR. ZENNER: I cannot respond to that.

MS. HARRISON: You cannot respond? Well, that is interesting. I

oppose. I live in that area and I just think it doesn't seem right. I understand that you're saying that this is kind of a routine thing to do, and that Jefferson Junior High School is kind of outdated, so you want to get a better utility structure aligned and more updated things. But I don't see -- it seems like to me it's going okay now. It's troublesome to me that you're trying to update something. I just feel like you're just not telling the community in that area the truth and we deserve to know the truth. You're just trying to get over on us. That's my feeling.

MS. LOE: Mr. Strodtman?

MR. STRODTMAN: I just want to respond that this is -- has nothing to do with this neighborhood. This is a very standard plat that we would do any part of the city and the applicant might have something in the future plan, but that's the city of -- that's the Columbia Public Schools as it happens; not the City and not us. So if you want to know what Columbia Public Schools future plans are then I would address that with Columbia Public Schools because this is just -- we're just asking for easements so that the city as taxpayers don't have to in the future -- if the city wanted to do something with Hickman Avenue or Rogers for either improving the roads or sidewalks or sewers or water, then if we didn't have these easements then the City would have to go buy that land or purchase that property from Columbia Public Schools at our cost. And so this is what we do with all of our properties throughout the city everywhere. And so we're not at all in anyway lying to you ma'am or trying to hide something from you. This is that we do every work session for properties throughout the city. And you know, there's nothing that we are trying to hide. So I was very offended by that comment. That's something that doesn't apply to me.

MS. HARRISON: I'm offended. Okay. You Know, we -- everybody gets to have their own opinion. I stick with mine.

MS. LOE: Any additional comments? Seeing none.

PUBLIC HEARING CLOSED

MS. LOE: Commissioner discussion? Mr. MacMann?

MR. MACMANN: I have a question for Staff. Planner Bacon you did say -- and I thought I saw it -- their -- they plan to do if they were to develop the corner locations there?

MS. BACON: Yes. They're required core locations are required with the plat.

MR. MACMANN: Okay. I just -- and we've been -- in North Village we have been very careful to maintain the existing roadways. I just wanted to be sure that -- I found it interesting that they were willing to do that. Thank you.

MS. LOE: Additional discussion? Mr. Strodtman?

MR. STRODTMAN: **I would like to make a motion for approval of**

Case 05-2019, a request approval on -- on behalf of Columbia Public School District of a one-lot plat -- replat to be known as Jefferson Middle School, Plat Number 1 and design adjustment from Section 29-5.1(g)(4) of the UDC pertaining to dedication of utility easements.

MS. RUSHING: Second.

MS. LOE: Second by Ms. Rushing. We have a motion on the floor. Any discussion on this motion? Seeing none, Ms. Burns may we have a roll call, please?

MS. BURNS: Mr. Harder?

MR. HARDER: Yes.

MS. BURNS: Mr. MacMann?

MR. MACMANN: Yes.

MS. BURNS: Mr. Stanton?

MR. STANTON: Yes.

MS. BURNS: Mr. Strodtman?

MR. STRODTMAN: Yes.

MS. BURNS: Ms. Rushing?

MS. RUSHING: Yes.

MS. BURNS: My vote is yes. Ms. Loe?

MS. LOE: Yes.

MS. BURNS: Seven to zero, motion carries.

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