

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBERS
701 EAST BROADWAY, COLUMBIA, MISSOURI
AUGUST 6, 2020

Case 135-2020

MS. LOE: That brings us to Subdivision and Public Hearing. The first case is the only case. This Case 135-2020, a request by McClure Engineering on behalf of Boone Electric Cooperative for one lot final minor subdivision plat and design adjustments from Section 29-5.1 of the Unified Development Code relating to a request for an alternative location for the required utility easement on State Route 763, otherwise known as Rangeline Street, and to allow a structure, otherwise known as a driveway, to be built over lot lines. The Boone Electric Plat 2 includes approximately 19.22 acres of land located on the west side of Rangeline Street north of Business Loop 70 and south of I-70 and addressed 1413 Rangeline Street. The plat is desired to facilitate improvements to the Boone Electric campus in accordance with their master plan. May we have a staff report please.

MS. BACON: Yes, Madam Chair. This is a one lot final plat and the two design adjustments as you mentioned. Because of COVID, we are not having public information meetings at this time, so we sent two rounds of early public notification postcards. Between the first postcard and the second postcard the request changed slightly, so that's why I sent out the second round of postcards. I did that on June 22nd and on July 10th. We also put an advertisement in the Tribune on July 21st, and I sent 23 letters and postcards times two to those same 23 individuals. So, here's aerial photography. You can see this 19-acre parcel is pretty large compared to some of the other properties in this area. We've got Business Loop 70 here. We've got the I-70 interstate through here and then Rangeline in this vicinity is a MoDOT facility. So, this will not plat to the grant legal lot status to this property. Boone Electric Cooperative desires to do some improvements to their main campus primarily to the portion of the 19-- or excuse me, the 1952 portion of the main building will be demolished and replaced having some aging building issues. On the website that I provided the link to for their master plan update they also have some information on roof replacement, some paving, those sorts of improvements. The property is zoned IG or industrial. It does permit the public utility use and it does allow multiple structures on the property. So presently we have the main Boone Electric Cooperative building. There's a community room there that's very nice for the community to use. And then there's some ancillary buildings and some parking already on the lot. The plat provides the required right-of-way dedication on Rangeline. It's a 15-foot additional dedication and then a five-foot additional dedication of right-of-way on North Seventh Street. The plat does provide the required ten-foot utility easements that are required adjacent to roadways with one exception and that is subject to the design adjustment this evening. You can see here where the big tree is. We'll talk about that a little bit more in detail. There are no sidewalks presently on the property

adjacent to Rangeline or North Seventh Street. That will be required as a condition of the plat. And I just want to note since this is a MoDOT facility, the applicant has been in contact with MoDOT talking about the location of the sidewalk within the right-of-way, how to make sure it's got good ADA transitions and ramps relative to their driveway locations and other sorts of ADA improvements for this area. So, the two design adjustments, very briefly, one of them really has to do with the Magic Tree. This is a large tree that is on the Rangeline frontage that's used for community purposes and it's considered a Heritage Tree. It's also a significant tree that is subject to our tree preservation requirements, but I think beyond that, it's an important tree to the Boone Electric Cooperative. So, they are requesting a design adjustment to jog the required ten-foot utility easement in the vicinity of the tree around the tree. This is to protect the health of the tree to try and keep any bearing of utilities outside of the drip line. They are providing the additional 15 feet of right-of-way dedication and that could be used for utilities as well. I did want to know note that. The second design adjustment has to do with a structure, in this case a driveway; we do consider a driveway a structure in the UDC, crossing the southern property. So, the property line is right here, and you can see that this parcel, this big parcel that's the subject of this plat and then this parcel right here are all Boone Electric's property. And ultimately to enhance connectivity on their campus they are proposing -- this is demonstrative, but they are proposing a general driveway location that would cross the lot lines in generally this area. So, in looking at the section of the code 29-5.2(b)(d) that has the criteria by which you may consider a design adjustment, generally we're able to support both of these design adjustments. I've got the code sections here listed, 5.1(g)(4) and 5.1(f) (3.) specifically, it's requesting an alternative location for your required ten-foot utility easement to jog around the Magic Tree that they've got on their property. And the second one is requesting that a structure, the driveway, cross the southern lot line to provide internal connectivity. In general, we talked to MoDOT staff and all the utility providers and weighed that criteria and generally are able to find support using the criteria for each of those design adjustments. So, this evening we do once again have Mr. Fuller from McClure available to speak, but we are recommending approval of both of the design adjustments and the final plat, Boone Electric Plat 2.

MS. LOE: Thank you, Ms. Bacon. Before we move on to commissioner questions, I'd like to ask any commissioner who has had any ex parte prior to this meeting related to this case to please disclose that now so all commissioners have the same information to consider on behalf of the case in front of us. Seeing none, are there any questions for staff? I see none. Good job. All right. We will open up public comment. If anyone has any public comment that they would like to make, please come forward and give your name and address.

MR. FULLER: Hello again. Ryan Fuller, 1901 Pennsylvania Drive with McClure Engineering. I had --

MS. BACON: There you go.

MR. FULLER: -- a slide show for you.

And Rachel did a good job, even stole my picture. But Rachel I think addressed everything in our design adjustments. The one item I wanted to clarify, Rachel was using an exhibit that I had sent her early on in our request and so you'll see that this exhibit is slightly different. We're in the process with MoDOT of discussing a new driveway onto Rangeline. We would still be crossing the lot lines that are shown in blue on this display like Rachel indicated, but we just -- we want to be as transparent as possible showing what the -- what our current line of thinking is for the design adjustment, so. Happy to answer any questions that you guys have for me.

MS. LOE: Mr. MacMann.

MR. MACMANN: Thank you, Madam Chair. Just a statement, Mr. Fuller. Would you pass along to Boone Electric hopefully, definitely my, and our kudos for going around the Heritage Tree.

MR. FULLER: I will.

MR. MACMANN: A lot of times we get reasons why these things have to be cut down, but they accommodate it. Thank you.

MS. LOE: Any additional comments or questions for this speaker? I see none. Thank you. Any additional speakers on this case? Seeing none, we will close public comment. Commissioner discussion. Ms. Russell.

MS. RUSSELL: I think I'll just go ahead and make a motion. In the case of 135-2020, Boone Electric Plat 2, I move to approve the final plat for Boone Electric Plat 2 to include approval of the design adjustment from Section 29-5.4.1(g)(4) to permit an alternative location for the required dedication of a ten-foot utility easement on a portion of Rangeline Street in the vicinity of the large tree as reflected on the plat and to approve the design adjustment of Section 29-5.1(f)(3) to permit a structure, i.e., a driveway, to be built over the lot line on the southern boundary of the lot.

MR. MACMANN: Second.

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

MS. BURNS: Mr. Toohey.

MR. TOOHEY: Yes.

MS. BURNS: My vote is yes. Ms. Carroll.

MS. CARROLL: Yes.

MS. BURNS: Ms. Loe.

MS. LOE: Yes.

MS. BURNS: Mr. MacMann.

MR. MACMANN: Yes, ma'am.

MS. BURNS: Mr. Stanton.

MR. STANTON: Yes.

MS. BURNS: Ms. Geuea Jones.

MS. JONES: Yes.

MS. BURNS: Ms. Russell.

MS. RUSSELL: Yes.

MS. BURNS: Eight to zero. Motion carries.

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