

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
December 21, 2017

Case 17-64

(A request by Engineering Surveys & Services (agent) on behalf of Paul Alan Branham (owner) for approval of a two-lot final plat of R-1 (One-family Dwelling District) zoned land, to be known as "Branham-Renfro Subdivision - Plat 2" and an associated variance to waive sidewalk construction. The 1.59-acre subject site is located at the northwest corner of West Boulevard and Stadium Boulevard, and addressed as 1028 and 1100 Westwinds Drive.

MR. STRODTMAN: Moving onto our first subdivision case of the evening.

At this time I would ask any Commissioner who has had any ex-parte communications prior to this meeting related to Case 17-64 please disclose that now so all Commissioners have the same information to consider on behalf of this -- on behalf of this case in front of us.

Thank you, Commissioners.

MR. STRODTMAN: May we have a Staff report, please?

(Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff supports waiver of the sidewalk in this location.)

MR. STRODTMAN: Thank you, Mr. Smith.

Commissioners or any questions of Staff?

Mr. MacMann.

MR. MACMANN: Thank you Mr. Chairman.

Mr. Smith, just real quickly. The frontage on Westwinds is fifty-four feet and change?

MR. SMITH: Correct.

MR. MACMANN: And we're going to have two houses fronting?

MR. SMITH: Correct.

MR. MACMANN: Could you help me?

MR. SMITH: Yes. So they have the adequate lot width at the portion of the lot.

Excuse me. They have adequate lot width, which is sixty feet minimum at a portion -- at a location along their lots at some point. So generally the setback is at twenty-five feet, but the way the code was previously written, as long as there's basically a sixty foot width somewhere along that portion it is considered to be a legal lot.

MR. MACMANN: That's why I referred to you, because I know what the new one says. I wasn't sure what the old one says. That was my question. Thank you very much.

MR. SMITH: Sure.

MR. STRODTMAN: Any additional questions, Commissioners?

Even though this is not a public hearing, this is a subdivision matter, if there's anybody in the audience that would like to come forward and give us any information related to this case. We would just ask that you give us your name and address before you start speaking.

MR. REED: Good evening. My name is Tim Reed. I am with Engineering Surveys & Services at 1113 Fay Street.

Mr. Branham has owned, and his family have owned this property for seventy-eight years. It was cut in half by Stadium Boulevard. Those two lots that are right below the subject tract were once part of the Branham tract.

And these two houses have also been here for a long time.

And Mr. Branham has no plans for the property other than to make each house sitting on its own legal lot. He'll gladly build that sidewalk along Westwinds Drive when the time comes. That's -- that's logical.

The sidewalk along West Boulevard just doesn't make any sense. It would really -- really be a very dangerous sidewalk since the road's not improved.

If you have any questions I would happy to try to answer them.

MR. STRODTMAN: Thank you.

Commissioners, any questions for this speaker?

I see none.

MR. REED: Thank you.

MR. STRODTMAN: Thank you, sir.

Anyone else like to come forward?

Thank you.

Commissioners, any further discussion, information needed, motion?

Mr. MacMann.

MR. MACMANN: I have a motion.

MR. STRODTMAN: I will take it.

MR. MACMANN: In the case of 17-64, the final plat and variance, I move that we approve same.

MR. STRODTMAN: Thank you.

MS. LOE: Second.

MR. STRODTMAN: Miss Loe. I have a motion made my Mr. MacMann for Case 17-64.

Seconded by Miss Loe.

Is there any discussion or additional information needed on this motion?

I see none.

Mrs. Secretary, when you're ready.

MS. BURNS: Yes.

(Roll Call vote (Voting "yes" is to recommend approval.)

Voting Yes: Mr. Harder, Mr. MacMann, Mr. Stanton, Mr. Strodtman, Ms. Rushing, Ms. Russell, Ms. Loe, Ms. Burns. Motion carries 8-0.)

MS. BURNS: 8 to zero. Motion carries.

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