

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
August 5, 2021

Case Number 216-2021

A request by Engineering Surveys and Services (agent), on behalf of Chris and Tracy Bach (owners), for the assignment of R-1 zoning upon annexation for property addressed 5170 S. Scott Boulevard. The 2.1-acre site is located on the east side of S. Scott Boulevard, approximately .25 miles north of the T-intersection of S. Scott Boulevard and Steinbrook Terrace.

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

Staff report was given by Ms. Rachel Smith of the Planning and Development Department. Staff recommends approval of R-1 zoning as permanent City zoning, upon annexation.

MS. LOE: Thank you, Planner Smith. Before we ask questions of staff, I would like to ask any Commissioner who has had any ex parte related to this case to please disclose that now so all Commissioners have the benefit of the same information on the case in front of us. Seeing none. Are there any questions for staff? Commissioner MacMann?

MR. MACMANN: Shocking, I know. Planner Smith, I have a -- I don't know, maybe it's a rabbit hole. I don't mean it to be a rabbit hole. This property owner will eventually -- I'm assuming everything goes forward as planned for them -- dedicate a half width for West Crab Apple or Crabtree or whatever it is. Will the County then plat or plan another half-width south of it?

MS. SMITH: So it wouldn't be an automatic action, however, I will note that the County is a part of the CATSO plan. Right? So it's the City, it's the County, and MoDOT. So everyone -- all three bodies equally respect and reflect and adopt the MRP. So if the subject site to the south were to plat, then, yes. That would be a prior requirement whether it comes in the City or the County.

MR. MACMANN: Okay. I -- the reason I bring that up is --

MS. SMITH: A good question.

MR. MACMANN: Well -- well, we had a situation south of Bridgemont Ridgefield whereby there was a half right -- a half-width right-of-way stuck there forever, and that caused access and easement issues for a variety of people because I don't -- Tim might remember. It was either given away or it was never platted, and it was the easiest road, but it wasn't wide enough, and we couldn't seize the property, yadda, yadda, yadda. All right. Thank you. I just wanted to get that arcane point out of the way.

MS. SMITH: I think it's a good question, yes.

MR. MACMANN: Thank you very much. Thank you, Madam Chair.

MS. LOE: Any additional questions for staff? Seeing none. We'll open up the floor to public comment.

PUBLIC HEARING OPENED

MS. LOE: If anyone has any public information they would like to share? Seeing none. We're going to close public comment.

PUBLIC HEARING CLOSED

MS. LOE: Commissioner comment? Commissioner MacMann?

MR. MACMANN: I feel like it's my show tonight. I feel weird. I have a motion if none of my fellow Commissioners have questions or comments or motions of their own. Seeing none. In the matter of Case 216-2021, property addressed 5170 South Scott Boulevard, assignment of permanent zoning upon annexation from County A-2, excuse me, to City R-1, I move to approve.

MR. STANTON: Second.

MS. LOE: Seconded by Commissioner Stanton. We have a motion on the floor. Any discussion on that motion? Seeing none. May we have roll call, please.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Rushing, Mr. MacMann, Ms. Geuea Jones, Ms. Placier, Ms. Kimbell, Ms. Carroll, Ms. Loe, Mr. Stanton: Motion carries 8-0.

MS. CARROLL: We have eight votes to approve. The motion carries.

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