

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
December 8, 2022

Case # 247-2022

A request by A Civil Group (agent), on Lyn Miller Jr and Wendy Miller (owners), seeking approval of a 16-lot preliminary plat. The 5.0-acre site is currently zoned R-1 (One-family Dwelling), is located ~250' southeast of the Oakland Gravel Road and Blue Ridge Road intersection, and contains the address 3310 Oakland Gravel Road.

MS. GEUEA JONES: May we please have a staff report.

Staff report was given by Mr. Brad Kelley of the Planning and Development Department. Staff recommends approval of the preliminary plat Carpenters Ridge.

MS. GEUEA JONES: Thank you for your report. If there are any Commissioners who have had outside communication regarding this case, we ask that you now disclose it so that we will all be working from the same information. Seeing none. Are there any questions for staff? Mr. MacMann?

MR. MACMANN: Thank you, Madam Chair. Planner Kelley, a couple of things. Could you review the feedback you got for me from the southern neighbors one more time? What did they say?

MR. KELLEY: I - what I recollect is just strong interest in what is being developed here. I don't know that I had any --

MR. MACMANN: There were no --

MR. KELLEY: -- opposition to --

MR. MACMANN: -- specific objections or --

MR. KELLEY: They wanted to see -- to see what the plan would look like largely.

MR. MACMANN: That's what I thought --

MR. KELLEY: I think they --

MR. MACMANN: -- you said. I just wanted to be more specific. Their second issue I have is a clarification. If I heard you correctly, their stormwater retention facility as originally proposed is sufficient for their site, but they have agreed to expand that facility to help address other storm water issues in the area. Was that -- did I understand you correctly?

MR. KELLEY: Yes, in combination with the tree preservation as well.

MR. MACMANN: Thank you.

MR. KELLEY: No problem.

MS. GEUEA JONES: Any other questions for staff? Commissioner Loe?

MS. LOE: Mr. Kelley, your report identified that sidewalks would be required along Glorietta, and I just -- I know that the drawing showed the existing sidewalk. They don't call up the new sidewalk. And due to the new proposed right of way setback, I guess I was just a little unclear regarding if the sidewalk was shown and/or what the situation was.

MR. KELLEY: I believe it's shown right here. But, yeah, the sidewalk would be required if -- yes, sidewalk would be required. I mean, if the Commissioner would like a label added there, I guess we could add as a technical correction -- minor technical correction.

MS. LOE: If it doesn't need to be shown. I think -- I think we often see them, so I look for them.

MR. KELLEY: Okay. I -- we can speak to the applicant too, but I think it would be no problem to add just a simple label just pointing out where it is.

MR. ZENNER: They're simply shading it. It doesn't appear to be shaded at this point, which is what you typically are accustomed to seeing a shaded sidewalk location.

MS. LOE: Or a note with the width called out. I really was just calling the five-foot existing on the left hand. I'm too zoomed in to see where the north arrow is at this -- on Oakland Gravel. So I just wasn't sure what was being provided along Glorietta. Thank you.

MS. GEUEA JONES: Any other questions? Commissioner MacMann?

MR. MACMANN: I may have a second dip at the well. To follow up on Commissioner Loe, because we have had understandings in the past, I would feel a lot better if it was there and it was shaded in.

MR. KELLEY: Okay.

MR. MACMANN: Just clear. I know it's redundant but -- thanks.

MS. GEUEA JONES: Any other questions for staff? Commissioner Stanton?

MR. STANTON: I just want to make a comment. Yeah, we all know what assume does, so yeah, let's not assume and make sure that it's crystal clear on all documentation.

MS. GEUEA JONES: I see a note being made. Excellent. Any further questions? Seeing none. I will now open the public hearing. Please come forward if you have comments. We allow for three minutes for individuals, six minutes for a group. Please state your name and address and speak as close to the mic as you can.

PUBLIC HEARING OPENED

MR. GEBHARDT: Good evening. My name is Jay Gebhardt, I'm a civil engineer with A Civil Group here, and I'm here representing Lyn and Wendy, who own this five acres. The sidewalk is shown. It is not shaded, but we can -- certainly can add that label. But the intent is to build sidewalks on both sides of the new street and there is an existing sidewalk on Oakland. So -- and as far as the stormwater, you can see from the contours there those lots to the south of us have basically a three to one slope up to our property. We're going to make sure that our water doesn't cross that line. It goes into our pond and then gets into storm system without going into those peoples' yards. But other than that, I think this is a pretty straightforward request. And if you have any questions, I would be glad to answer them, and Lyn

and Wendy are here if you have questions for them.

MS. GEUEA JONES: Thank you very much. Are there any questions? Everyone? Okay. Commissioner MacMann and then Commissioner Placier?

MR. MACMANN: Just real quickly, just a comment. Mr. Gebhardt, thank you for the stormwater. Thank you for making adjustments on the trees as well. We appreciate when you all take that up. To the Millers also, thanks.

MS. GEUEA JONES: Commissioner Placier?

MS. PLACIER: I -- yeah, my concern is for the leveling pretty much of the wooded area, including the significant trees. There are not going to be that many of them left. Obviously, we can't preserve the ones in the middle of the street on Glorietta, but is all that destruction of forest really necessary or is it being done for economic reasons?

MR. GEBHARDT: On this project, Lyn is a builder himself, so I think he'll have an eye for each lot. And if there is a tree that he can save, I am sure that he will go to great lengths to try to save those. We don't have to clear cut everything all the way to the property lines. We do have to make a level space for a home to be built, and I think that is the intent. Don't confuse the 25 percent minimum, as we always show the minimum because we don't know how many trees. But our intent is not to take it all the way down to 25 percent. It is just to give us the flexibility to be able to kind of clear trees, so we can't --

MR. MACMANN: I think the recorder is having a hard time hearing you, Jay.

MS. GEUEA JONES: Oh, sorry. Thank you.

MR. MACMANN: Sorry to interrupt there, Madam Chair.

MR. GEBHARDT: Does that make sense?

MS. PLACIER: Yes.

MR. GEBHARDT: Okay. Thank you.

MS. GEUEA JONES: Any other questions or were you finished, Commissioner? Okay. Anyone else with questions for the speaker? Seeing none. Thank you very much.

MR. GEBHARDT: Thank you.

MS. GEUEA JONES: Is there any other member of the public who would like to speak on this point? Name and address.

MS. MACY: Jessica Macy, 2401 East Oakland Ridge Drive. We are the lot directly south of the water retention area, and obviously have significant concerns as a river runs through our backyard as to what this will do to our property, and how that stormwater will be retained and maintained. I'm not sure I realized it was a pond until just now. That makes a really big difference when that's in your back yard. So I just wanted to voice concerns from us as the directly south neighbors. Thank you.

MS. GEUEA JONES: All right. If you will just stay there for just a moment. Are there any questions for this speaker? Mr. MacMann?

MR. MACMANN: Hi. We know each other. You may have heard me praise Mr. Gebhardt for addressing that. A couple of things, when this is definitely being built, it shouldn't be any worse than it is

right now. And if it's built the way it's supposed to be built, it should be better than the way it is right now. So with that in mind, you're going to need to keep in contact with the -- that's ONS; is that correct? Or --

MR. KELLEY: Site development -- building site development.

MR. MACMANN: -- building site development. Mr. Simon?

MR. KELLEY: Yes.

MR. MACMANN: Yes. And just make sure it doesn't get any worse. And hopefully -- because you guys -- we have this problem a lot where someone has -- it's already flooding, and they're concerned. Keep an eye on those trees too, will you?

MS. MACY: We love the trees too. But, yeah. That's exactly our concern is making sure -- we've already had to fix our foundation twice, and so doing it again is a lot of expense. The whole neighborhood slopes that way. So I'm glad that they've actually addressed the issue, and hopefully it will not get worse.

MR. MACMANN: Madam Chair, if I may? If you would get with staff, they can give you Mr. Simon's contact information.

MS. MACY: Thank you.

MS. GEUEA JONES: Any other questions for this speaker? Seeing none. Thank you for coming.

Any other member of the public who would speak on this case, please come forward. Name and address for the record.

MR. MACY: Chris Macy, 2401 East Oakland Ridge Drive. My wife and I both live in the lot on the far left side. As she mentioned, we do have storm water issues whenever it rains, but I think the bigger issue for us is that that's one of the reasons we bought the house was because of the open area behind us, not to mention the disc golf course across the street. But it's going to go away apparently, and it will become houses as opposed to kind of a scenic area that we purchased the house for in the first place. That's my comment.

MS. GEUEA JONES: Any questions for this speaker? Seeing none. Thank you for coming. Anyone else to speak on this case number?

MR. JOHNSON: Michael Johnson, 2506 Blue Ridge Drive. My question is regarding traffic flow through the area, especially when Oakland Middle School lets out, there can be quite a backup at the four way stop. I can see this -- I'm actually -- my driveways on Glorietta just to the north of that last lot there. I could see it becoming a very easy shortcut for people who already speed down Blue Ridge quite frequently. Are there any thoughts to putting speed humps -- speed bumps on the area?

MS. GEUEA JONES: That would be a question for staff, and they -- I'm sure they could answer all those questions for you. Do you have further comment or is that all?

MR. JOHNSON: That would be my only concern.

MS. GEUEA JONES: Okay. Thank you. Please don't walk away. Staff?

MR. KELLEY: This is for Glorietta you said. Correct?

MR. JOHNSON: Yeah. Glorietta.

MR. KELLEY: There wouldn't be any requirement that any speed bumps be installed.

MR. JOHNSON: None whatsoever?

MR. KELLEY: No. There's a process for neighborhood traffic calming program for the City to look into to study and then see what safety or traffic calming improvements could be made, which could include speed bumps.

MS. GEUEA JONES: Very good. Any questions for this speaker? Commissioner Carroll first?

MS. CARROLL: I was going to suggest that you get in touch with staff. There's -- you can give them the section from the City website that has that process. It's fairly straightforward to start on the path to request traffic calming --

MR. JOHNSON: Uh-huh.

MS. CARROLL: -- and that's something that I'd encourage that you do and involve your neighbors in the process.

MR. JOHNSON: Thank you.

MS. GEUEA JONES: Commissioner MacMann?

MR. MACMANN: Just the exact same thing. And this will require, essentially, a majority of your neighbors to do that, and with traffic calming --

MR. JOHNSON: So --

MR. MACMANN: -- I don't think you'll have any problem getting the majority of your neighbors together on something.

MR. JOHNSON: Sure. And I'm sure it's -- this would just be addressed as on Glorietta Drive currently. Correct? Those neighbors?

MR. MACMANN: Well, if there's traffic on -- they're going to be on Glor-- that's where -- yes. That would be those folks.

MR. JOHNSON: All right. Thank you.

MS. GEUEA JONES: Anyone else? Seeing none. Thank you for coming forward. Anyone else to speak on this case from the public? Seeing none.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any Commissioner comments? Seeing none. Commissioner MacMann?

MR. MACMANN: I have a comment.

MS. GEUEA JONES: And this is a note for us and staff. I would at some point in the future like to revisit the tree ordinance. Just -- I'm just putting that out there. I don't want to discuss it now; I've just had some thoughts for a while.

MS. GEUEA JONES: Very good. Any other comments? Commissioner Placier?

MS. PLACIER: Yeah. I would second that. I think that given the heavily wooded nature of the current area, this is a lot of -- not -- it's a lot of loss, not that the surrounding areas have lots of trees and this is perhaps inevitable, but if we could begin to mitigate a loss, that would be good. I'm not the Lorax,

but --

MS. GEUEA JONES: Very good. Any other comments? Commissioner Burns?

MS. BURNS: If there are no other comments, I would like to motion. Move to approve the preliminary lot plat in case number 247-2022.

MR. MACMANN: Second.

MS. GEUEA JONES: Is that subject to minor technical correction?

MR. MACMANN: Yes. Oh, sorry.

MR. KELLEY: I would advise that.

MS. BURNS: Subject to minor technical corrections.

MR. MACMANN: Second the addendum.

MS. GEUEA JONES: Thank you. Moved by Commissioner Burns and seconded by Commissioner MacMann. As the motion has been amended, is there any discussion on the motion? Seeing none; Commissioner Carroll, may we please have a roll call?

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Geuea Jones, Ms. Placier, Ms. Loe, Mr. Stanton, Ms. Burns, Mr. MacMann, Ms. Carroll. Motion carries 7-0.

MS. CARROLL: We have seven votes to approve, the motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council.