

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
JULY 6, 2017

Case # 17-144

A request by Engineering Surveys and Services (agent) on behalf of Columbia College (owner), for approval of a final-minor plat of their main campus located at 1001 Rogers Street. The property is bounded by Wilkes Boulevard, Rogers Street, Range Line Street and Eighth Street, and contains 21.8 acres. The applicant is also requesting a variance from Appendix A.3(a) (Street Widths) of the Unified Development Code, which would require additional right-of-way dedications for both Rogers Street and Eighth Street.

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

MR. ZENNER: Excuse me, Ms. Chairman, you are probably going to want to complete the actual statement there as well in the title. There is also a request for a variance from Appendix A.3(a), which is our street widths within the Unified Development Code, which would require additional right-of-way dedications for both Rogers and Eighth Street. That is also being considered as part of the request.

MS. LOE: All right. I just need to bring up a copy of the full report. The applicant is also requesting a variance from Appendix A.3(a) (Street Widths) of the Unified Development Code, which would require the additional right-of-way dedications for both Rogers Street and Eighth Street. Thank you for pointing that out. Can we get a staff report, please?

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of "Columbia College - Plat 3" and the associated variance for right-of-way dedications on both Rogers Street and Eighth Street.

MS. LOE: Thank you, Mr. Palmer. Are there any questions for staff? Mr. MacMann?

MR. MACMANN: I have a point of order first. How would the Chair prefer to be addressed? Madam Chair? Ms. Chair? Just whatever you're comfortable with.

MS. LOE: Ms. Loe would be fine.

MR. MACMANN: Ms. Loe would be fine. Thank you, Ms. Loe. I do have a question for Planner Palmer. Revisiting the road variances for a second. Once these are approved, if I followed you correctly, Columbia College will dedicate a 25-foot half-width on all these streets?

MR. PALMER: Uh-huh.

MR. MACMANN: Okay.

MR. PALMER: I believe on the three -- on the two sides, where they own both sides of the street, it will be a full --

MR. MACMANN: Yeah. Full 50 --

MR. PALMER: -- fifty, and --

MR. MACMANN: So 25, 50 were applied?

MR. PALMER: Correct.

MR. MACMANN: What triggers -- well, currently, other than maybe a part of Rangeline, none of those are built out, so to speak? What would trigger them meeting the 25-foot --

MR. PALMER: I'm not sure I understand --

MR. MACMANN: Okay. Let's go specifically to North Eighth there. Right now you said that's -- that whole right-of-way is, what, 32, 33 feet, whatever it is. Okay. So the half-- half-width there is 16, 17 feet. Right?

MR. PALMER: Right.

MR. MACMANN: Them dedicating 25 feet there, does that require them to do anything at any time?

MR. PALMER: If they were to redevelop, they would -- they would have --

MR. MACMANN: Redevelop along --

MR. PALMER: Along that frontage.

MR. MACMANN: Along that frontage.

MR. PALMER: Uh-huh.

MR. MACMANN: Okay. Now that it's all one plat, I'm going to get to my question. What counts as along that frontage? That is what my question is.

MR. PALMER: Uh-huh.

MR. MACMANN: I mean, that multi-use building is going almost dead center behind --

MR. PALMER: Well, right, and it's -- it's not going to -- it's not going to be impacted by any of those right-of-ways that --

MR. MACMANN: All right. That -- that, in and of itself, won't trigger that 25-foot barrier?

MR. PALMER: I don't --

MR. ZENNER: The --

MR. MACMANN: So now that it's all one plat, I just wonder how that works.

MR. ZENNER: The existence of the substandard street --

MR. MACMANN: Uh-huh.

MR. ZENNER: -- as it currently exists, is the responsibility of the City of Columbia for reconstruction or reimprov-- to improve. The dedication of the right-of-way, which is an aspect of the platting of the property allows us the ability to be able to -- if we choose as a municipality to expand that street. We have had a number of requests previously for waivers of street right-of-ways within the north central area, especially these northern streets that have functioned to move traffic effectively, but we have no plans to expand the street.

MR. MACMANN: This just precludes Columbia College to do anything within that 25-foot --

MR. ZENNER: Exactly. We're trying to make sure and preserve a corridor that would give us a 50-foot wide corridor to build within if we needed to expand the street, or would allow potentially, if you were to redevelop a portion of the site that would require a turn lane or some other type of --

MR. MACMANN: All right.

MR. ZENNER: -- improvement that would be triggered by trip generation to be accommodated within the right-of-way without potentially having to take any more out of the subject site. I --

MR. MACMANN: I just -- I wondered about the -- the practicality of it -- how that actually worked.

MR. ZENNER: All of their encroachments that they will have within the right-of-way, driveway approaches or anything else that would be there would still have to be permitted for through the City, and that would be all part of the building permit program, but they would be connecting to that existing substandard improved area that already is there. We, through capital budgeting, would expand the street at some point if necessary, but given how the traffic pattern operates around the campus and the improvements made in the Rangeline corridor which were done in cooperation with the City and the College, we don't have any indication at this point that there's anything needing to be expanded here as a result of the College following its campus master plan.

MR. MACMANN: All right. That's basically where I was going. I was wondering what our -- what their triggers were and what our triggers were. Thank you very much.

MS. LOE: Any additional comments for staff? Seeing none, even though this is not part of the public hearing portion of our meeting, if anyone in the audience would let -- care to speak on the subject, we would welcome that information. Please give us your name and address.

MR. REED: Good evening, Commissioners. My name is Tim Reed; I'm a land surveyor with Engineering Surveys and Services. I don't really have anything to add to the staff report, but I'd be happy to answer any questions you might have.

MS. LOE: Are there any questions for this speaker? I don't see any right now. Thank you, Mr. Reed. Discussion of Commissioners? Before we start, I failed to read the disclosure statement, so I would at this time like to ask any Commissioner who has had any ex parte prior to this meeting related to Case 17-144, please disclose that now so all Commissioners have the same information to consider on behalf of the case in front of us. Seeing none, comments of Commissioners? Mr. Stanton?

MR. STANTON: As it relates to Case 17-144, Columbia College Plat 3, final plat and variance, I move to approve -- I move to approve the Columbia College Plat 3 and associated variance for right-of-way dedications on both Rogers Street and Eighth Street.

MS. RUSSELL: Second.

MS. LOE: Thank you, Mr. Stanton, for the motion, and Ms. Russell for the second. Is there any discussion on this motion? Ms. Burns, may we have a roll call, please.

MS. BURNS: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Loe, Mr. Harder, Mr. MacMann, Mr. Stanton, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns. Motion carries 8-0.

MS. BURNS: Eight to zero, motion carries.

MS. LOE: Thank you, Ms. Burns. Motion for approval will be forwarded to City Council.