

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

MAY 9, 2019

Case Number 109-2019

A request by A Civil Group (agent) on behalf of Lifestyle Development Inc. (owner) for a 133-lot preliminary plat to be known as "The Villages at Arbor Pointe Phase 4 Preliminary Plat". The 38.3-acre property is zoned R-1 (one-family dwelling district) and is located west of Arbor Pointe Parkway, between Waco Road and Flatwater Drive.

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

Staff report was given by Ms. Rachel Bacon of the Planning and Development Department. Staff recommends approval of the preliminary plat for The Village at Arbor Pointe Phase 4 Preliminary Plat.

MS. LOE: Thank you, Ms. Bacon. Before we ask for staff -- questions of staff, I'd like to ask any Commissioner who has had any ex parte prior to the meeting related to Case 109-2019 to please disclose that now so all Commissioners have the same information in front of them. I see none. Are there any questions for staff? Mr. Strodman?

MR. STRODTMAN: Ms. Bacon, what's the purpose of the alley?

MS. BACON: It provides some internal connectivity. It also may provide some -- some utilitarian functions.

MR. ZENNER: It is also a necessity in order to break the long length of street frontage, based on our block length standards within the UCD, as well, which is a new provision that exists.

MR. STRODTMAN: And an alley would suffice as opposed to a traditional street?

MR. ZENNER: An alley is considered a street type. Therefore, it does meet the requirements of the UDC as it relates to block length breakage.

MR. STRODTMAN: Thank you.

MS. LOE: Any additional questions? Just to follow up on Mr. Strodman's question, Mr. Zenner or Ms. Bacon, the width of the alley then is adequate for emergency vehicles, I'm presuming, since it's identified as a street and takes care of the length of the street?

MR. ZENNER: Eighteen feet is sufficient for an alley. Right-of-way for alleys is typically 20 feet with a paved surface of 18.

MS. LOE: And that accommodates emergency vehicles?

MR. ZENNER: That is correct, ma'am.

MS. BACON: There will be no parking, as well, along the alley.

MS. LOE: Thank you. Mr. MacMann?

MR. MACMANN: Mr. Strodman has opened this door. Is that a one-way alley, or do we know?

MR. ZENNER: There -- no. That would not be considered one way. We would allow it to work both ways.

MR. MACMANN: Thank you.

MS. LOE: Any additional questions? Thank you. If we're done with questions for staff, we'll move on to public comments. Please give us your name and address when you come to the podium for the record, and we are limiting comments to six minutes if you're speaking for a group, and three minutes for an individual.

MR. GEBHARDT: Good evening. My name is Jay Gebhardt; I'm a civil engineer with the A Civil Group, and basically, I'm here to answer any questions you may have of me or the plan that I'm proposing tonight.

MS. LOE: Are there any questions? Mr. MacMann?

MR. MACMANN: You all had the IP meetings, Mr. Gebhardt. Did any neighbors show up and talk to you or express concerns and, if so, what were they?

MR. GEPHARDT: You would have to ask Rachel. I wasn't there.

MR. MACMANN: But they didn't have any shows other than developers and builders and stuff?

MS. BACON: Correct.

MR. MACMANN: All right. Just checking to make sure that we're covering our bases.

MR. GEBHARDT: All right. Thank you.

MS. LOE: Any additional questions for Mr. Gebhardt? No. Thank you, Mr. Gebhardt. Any additional speakers on this? Seeing none, we will close public comment. Commissioner discussion? Ms. Russell?

MS. RUSSELL: Well, since there's no discussion, I'm going to propose a motion. I move to approve the preliminary plat for The Villages of Arbor Pointe Phase 4 Preliminary Plat, Case 109-2019.

MR. STANTON: Second.

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

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. MacMann, Mr. Stanton, Mr. Strodman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder. Motion carries 9-0.

MS. BURNS: Nine to zero, motion carries.

MS. LOE: Thank you. Recommendation for approval will be forwarded to City Council. That takes care of our subdivision section for the evening.