

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**JANUARY 21, 2021**

**Case Number 56-2021**

**A request by A Civil Group (agent), on behalf of The Housing Authority of the City of Columbia, Missouri, a Missouri Corporation (owner), for approval of a two-lot final plat on property zoned R-MF (Multi-Family Dwelling), to be known as Bryant Walkway Apartments II - North Plat 2. This request also includes a design adjustment from Section 29-5.1(f)(3) of the UDC to allow a new lot line through a structure (paved driveway). The 1.23-acre site is improved with five duplexes and one fourplex and is located on the west frontage of Trinity Place between Pendelton Street and Allen Street.**

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

Staff report was given by Mr. Brad Kelley of the Planning and Development Department. Staff recommends the following:

1. Approval of the design adjustment to Section 29-5.1(f)(3) (Lot Lines over Structures) relating to the platting of a property line through an existing driveway.
2. Approval of the proposed final plat, subject to minor technical corrections. Alternatively, if the Commission does not support the requested design adjustment, the plat should not be recommended for approval.

MS. LOE: Thank you. Before we move on to questions, I would like to ask any Commissioner who has had any ex parte related to this case to please share that with the Commission 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? Ms. Russell?

MS. RUSSELL: When we get to the motion time, do you want two separate motions?

MR. KELLEY: Yes, ma'am.

MS. RUSSELL: Okay.

MS. LOE: Any additional questions? If there are none, we will open up the floor to public comment.

**PUBLIC HEARING OPENED**

MS. LOE: If anyone has any comments they would like to share on this case, please come forward and give your name and address for the record.

MR. MURPHY: Good evening, Chair, Commissioners. My name is Kevin Murphy with A Civil Group. Our office is at 3401 on Broadway Business Park Court. The reason for this replat is the Housing

Authority has plans to redevelop this site in a similar format where, again, we can -- the nonconformities, we can adjust around those so they would not -- and the redevelopment would not be there. The upcoming item that we have, the PD plan for Kinney Point at Sexton and Garth would be a replacement housing project that would be built prior to these being torn down and it being rebuilt there. The reason for the replat to separate that lot out of Lot 2 to the south is just a funding mechanism with their RAD funding scheme. If you have more questions about, I have Phil Steinhaus, CEO of the Housing Authority, here, could explain that. But basically is they're getting funding for this -- these specific buildings and -- and that needs to be separated from the -- from the other ones that they are not going to replace at this time. Just a -- anyways, again, Phil could answer that better than I can. But other than that, again, the buildings will be rearranged so the nonconformities -- when it's redeveloped, the nonconformities will no longer exist.

MS. LOE: Any questions for Mr. Murphy? So is the proposed unit count going to stay the same?

MR. MURPHY: Yes.

MS. LOE: And the changes are being purely driven by funding?

MR. MURPHY: Yes.

MS. LOE: Thank you.

MR. MURPHY: Thank you.

MS. LOE: Any additional comments on this case? If there are none, we'll close public comment.

#### **PUBLIC HEARING CLOSED**

MS. LOE: Commission discussion? Ms. Russell?

MS. RUSSELL: Well, since there's no discussion, I'm going to move that in Case 56-2021 to approve the design adjustment to Section 29-5.1(f)(3), lot lines over structure, relating to the platting of the property line through an existing driveway.

MS. RUSHING: Second.

MS. LOE: Second by Ms. Rushing. We have a motion on the floor. Any discussion on that motion? I see none. Ms. Carroll, may we have roll call, please.

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

MS. CARROLL: I have eight to approve; motion carries.

MS. LOE: Ms. Russell?

MS. RUSSELL: Second motion. In Case 56-2021, I move to approve the final plat, Bryant Walkway Apartments II - North Plat 2, subject to the minor technical corrections.

MR. STANTON: Second.

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

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Toohey,**

**Ms. Burns, Ms. Carroll, Ms. Loe, Mr. Stanton, Ms. Geuea Jones, Ms. Rushing, Ms. Russell. Motion carries 8-0.**

MS. CARROLL: We have eight to approve; the motion carries.

MS. LOE: Recommendation for the design adjustment and final plat will be forward to City Council.