

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

JUNE 7, 2018

Case No. 18-104

A request by Brush & Associates (agent), on behalf of James Harris (owner), seeking to rezone 0.61 acres from PD (Planned District) to A (Agricultural District). The subject parcel is located approximately 700 feet east of Dorado Drive and on the south side of St. Charles Road and is currently a vacant parcel of property. The owner intends to combine this parcel with the adjoining ten acres to the south (subject of Case No. 18-105) to be used as a large single-family residence and farm.

MR. STRODTMAN: May we have a staff report, please?

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the requested rezoning from PD to A, subject to approval of the requested annexation of the ten acres to the south (Case No. 18-105) and approval of the final plat (Case No. 18-106) that will combine the subject site with the annexation parcel.

MR. STRODTMAN: Thank you, Mr. Palmer. Commissioners, any questions of staff? I see none. We'll go ahead and open this up for the public. If anyone would like to come forward?

PUBLIC HEARING OPENED

MR. BRUSH: Dan Brush, Brush & Associates, 506 Nichols Street. When you get out there and look at this site and when you start talking about the site to the west and so forth, really with the steep slopes that you have there, the stream buffer and the easements pretty well kill any kind of a building site you're going to get on that site, not to mention any type of forest you would save and so forth. The same thing applies to the little piece that's north and east, and also to the east there. Those steep slopes on that thing, I don't know how you would be able to get a multi-family structure, I mean, even single-family attached. At best, you might get a single-family home in there, but I really don't see that as much of an option even on that -- those two pieces. We're asking for the A zoning simply so we have a contiguous zoning through the entire site, and beyond that, I'd be happy to answer any questions.

MR. STRODTMAN: Thank you, Mr. Brush. Commissioners, any questions of this speaker? I see none. Thank you, sir.

MR. BRUSH: Thank you.

MR. STRODTMAN: Anyone else like to come forward this evening? I see none. I'll go ahead and close Case 18-104.

PUBLIC HEARING CLOSED

MR. STRODTMAN: Commissioners? Mr. MacMann?

MR. MACMANN: Thank you, Mr. Chairman. If there are no questions?

MR. STRODTMAN: I see none.

MR. MACMANN: In the matter of Case 18-104, Harris rezoning -- rezoning, I move for approval.

MR. STRODTMAN: Thank you, Mr. MacMann.

MR. STANTON: Second.

MR. STRODTMAN: Mr. Stanton. We have received a motion for approval of Case 18-104 by Mr. MacMann. It has received the proper second by Mr. Stanton. Is there any additional discussion needed on this motion? I see none. Ms. Vice Chair, when you're ready for a roll call, please.

MS. LOE: Yes, Mr. Chairman. Case 18-104.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. MacMann, Mr. Stanton, Mr. Strodtman, Mr. Toohey, Ms. Loe, Mr. Harder. Motion carries 6-0.

MS. LOE: Six votes in approval, zero against. Our streak continues, motion carries.

MR. STRODTMAN: Thank you. Thank you, Ms. Loe. Planning and Zoning's recommendation of Case 18-104 for approval from PD to A will be forwarded to City Council for their consideration.