

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**April 18, 2024**

**Case Number 127-2024**

**A request by Engineering Surveys & Services (agent), on behalf of Jeffrey E. Smith Investment Company, LC(owner), seeking approval of a revised four-lot Preliminary Plat of M-N (Mixed Use - Neighborhood) zoned property, to be known as lots "2A, 3A, 3B & 3C of Gentry Estates 2". The proposed preliminary plat represents a revision to the Lots 2 and 3 of the 2012 preliminary plat entitled "Gentry Estates Plat 1." The approximately 13.17-acre subject site is located southwest of the intersection of West Nifong Boulevard and Aurora Drive.**

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

Staff report was given by Mr. David Kunz of the Planning and Development Department. Staff recommends approval of the "Lots 2A, 3A, 3B and 3C Gentry Estates 2" preliminary plat subject to technical corrections.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had contact with parties outside of a public hearing, please let me know now. Seeing none. Questions for staff. Commissioner Loe?

MS. LOE: Yes. Clarification. The report, and I think you stated this, but I just wanted, like I said, clarification. The report identifies that Lots 2A and 3C have the frontage width to have access off of Nifong, but all the lots are going to be accessed off of Simon. Correct?

MR. KUNZ: All of them would have access to Simon, would have the opportunity, but this, I believe, would mean they also have the opportunity to have access to Nifong via a driveway. Access to both would be possible.

MS. LOE: Okay.

MR. KUNZ: For those lots.

MS. LOE: So they could still have driveway access on Nifong?

MR. KUNZ: I believe so.

MR. ZENNER: Yes, that is correct. They have the ability -- they would be unless otherwise restricted and Lot 2A may have a restriction of a right-in/right-out only given where the medians are located in the reconstructed alignment of Nifong. There is a three-quarter turn pocket provided at the common property line between 2A and 3C. That was incorporated as a part of the Nifong construction project. So, again, the minimum 300 foot spacing or 300-foot lot width requirement of the UDC has been

met. Therefore, based upon available access standards that we have, they would be able to have individual driveways. Permitting onto Nifong is a City function and therefore, it would be reviewed for an encroachment permit and driveway access prior to or concurrently with the planned submission for the development of these sites. Simon Drive and the existing access easement to the west is -- while it functions, it may function as a secondary access point, depending on how the development of these sites along the Nifong corridor are presented, that driveway or access may not necessarily be as beneficial. The driveway extension to the east of the Aurora roundabout is essential to gain access to 3A and 3B. And furthermore, it is needed in order to ensure proper circulation ultimately over time with the developments of the frontage -- the two parcels that front onto Nifong for through circulation to get back to the signalized intersection, especially is there is a restricted left-hand turning movement. The only way you're going to be able to get back to head westbound on Nifong is either to go to the intersection, the signalized intersection at Aurora and Nifong or go back to Bethel and Nifong. That would be utilizing the cross-access easement.

MS. LOE: Thank you.

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

MR. MACMANN: Just a quick one, follow-up on Commissioner Loe's line of questioning. They wouldn't have to decide whether they want access at the time of the final plat, it would just be a permitting time; is that correct?

MR. ZENNER: That is correct. The Development Code -- the Unified Development Code has minimum access standards on replatted property stipulating that anything that is less than 300 feet, lots with less than 300 feet on particular classes of roadways must share a driveway. Anything that is over 300 feet is automatically eligible through the permitting process to obtain an encroachment permit. Now there's a caveat associated with that given how the reconstruction of Nifong occurred in this particular area. I don't have the details to whatever access restrictions may have been agreed to at that time. The development agreement that was renegotiated in 2019 had criteria within it as it related to the Aurora and Nova Wy construction, and I believe, as a part of that, it may have also granted some access rights along the corridor as reconstructed. I don't have that agreement in front of me, and I can't speak to that specifically.

MR. MACMANN: All right. I was just going down a technical rabbit hole. Thank you, Mr. Zenner.

MS. GEUEA JONES: Any other questions for staff? Seeing none. We will open public hearing.

**PUBLIC HEARING OPENED**

MS. GEUEA JONES: Please come forward, state your name and address for the record. We allow for six minutes for groups and three minutes for individuals.

MR. KRIETE: Good evening. My name is Matthew Kriete; I'm with Engineering Surveys & Services, office at 1113 Fay Street. And I think staff gave a pretty good summary of the project here. And from an access point, just to stress, there's been that three-quarter access there and it has actually been constructed as part of Nifong. I think anything other than a right-in/right-out would unlikely be

supported by any sort of traffic study or staff anywhere else along Nifong, as well, so you wouldn't see anything more than that. But in terms of contemplations right now, you know, anything other than that three-quarter access, I wouldn't expect much. Otherwise, I would be happy to answer any questions you all may have.

MS. GEUEA JONES: Any questions? Commissioner Placier?

MS. PLACIER: Yeah. What are the visions for the development of those three lots?

MR. KRIETE: I mean, currently, the only plan is Gentry Estates Phase 3, so it will be similar to the other two buildings that you see there, which will be located on Lot 3A.

MS. GEUEA JONES: Any other questions? Oh, Commissioner Wilson?

MS. WILSON: Just a curiosity. One of the diagrams that we have shows a private sanitary line. I'm wondering if that interacts with this space, and if there's any impact?

MR. KRIETE: And those are your private -- or one of the exhibits you showed. Okay. Was it on the preliminary plat, or was it one of the colored diagrams?

MS. WILSON: It's one of the colored diagrams.

MR. KRIETE: Okay.

MS. WILSON: The last one, Number 3.

MR. KRIETE: Oh, private. I believe that's contained on the school's property and goes into the public main. I believe that's what you see. It's kind of running along the very southern property here. Yeah. That's not going to bother us at all. We'll --

MS. WILSON: So it terminates?

MR. KRIETE: I believe it actually extends. It's covered by the red line you see underneath it that boxes the site out. That line is on the very, very southern parcel and extends into the public main. You see the dash line crossing diagonally on the site there. It actually extends and ties into that. And if you really zoom in on our preliminary plat, you'll see that sanitary sewer line on there actually. But yeah, we're aware of that, and, you know, we're not going to do anything that disturbs it. I believe it's the sewer lateral that serves Gentry Middle School.

MS. WILSON: Okay. Thank you.

MS. GEUEA JONES: Any further questions? Seeing none. Thank you very much.

MR. KRIETE: All right. Thank you.

MS. GEUEA JONES: Is there anyone else from the public who wishes to speak on this case? Seeing none. We will close public hearing and go to Commissioner comments.

**PUBLIC HEARING CLOSED.**

MS. GEUEA JONES: Are there any Commissioner comments? Seeing none. Would anyone like to make a motion? Commissioner Dunn?

MR. DUNN: Go back to the screen, please. In the matter of Gentry Estates 2 Preliminary Plat, Case Number 127-2024, I move to approve the Lots 2A, 3A, 3B, and 3C to Gentry Estates 2 Preliminary Plat subject to technical corrections.

MR. MACMANN: Second.

MS. GEUEA JONES: Approval was moved by Commissioner Dunn; seconded by Commissioner MacMann. Is there any discussion on the motion? Seeing none. Commissioner Carroll, when you're ready, could we have a roll call?

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Geuea Jones, Ms. Placier, Mr. Ford, Ms. Wilson, Ms. Loe, Mr. Stanton, Mr. Dunn, Mr. MacMann, Ms. Carroll. Motion carries 9-0.**

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

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