

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

April 5, 2018

Case No. 18-79

A request by Simon and Struempf Engineering (Agent) on behalf of DRS PARK, LLC (owner) for approval of a one-lot final plat of M-OF (Mixed Use - Office) zoned property to be known as Riddick Subdivision Plat 1, with an associated design adjustment for less right-of-way dedication. The 4.53-acre property is located on the north side of Broadway, approximately 250 feet west of Garth Avenue, and is addressed as 201 West Broadway.

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

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the requested replat and design adjustment to Section 29-5.1(f.4) to allow less right-of-way dedication for Broadway.

MR. STRODTMAN: Thank you, Mr. Smith. Commissioners, any questions of staff?

Mr. MacMann?

MR. MACMANN: Thank you, Mr. Chairman. Mr. Smith, I'm sorry for my phone earlier while you were speaking. Right-of-way use permits, that would happen after a potential approval; is that when that would happen?

MR. SMITH: Potentially, yes. Yeah.

MR. MACMANN: These parking places will be right -- with this replat, nothing physical is going to change on this. Correct?

MR. SMITH: No. Nothing will change at this time.

MR. MACMANN: Okay. That's my only question at this time. Thank you.

MR. SMITH: Thank you.

MR. STRODTMAN: Any additional questions, Commissioners? I see none. As it is in past practice, this is a subdivision matter, but if there is anyone in the audience that would like to come forward this evening, we will take you at this time for Case 18-79. I see none. So, Commissioners, any discussion, additional information? Mr. MacMann?

MR. MACMANN: I just wanted to redirect with staff just real briefly. Is that all right? Thank you. Mr. Smith, a lot of properties, and maybe the owners will have to answer this and that's fine. A lot of properties on Broadway either do or have had private sewers. Do we know the status of the sewer on this property -- sanitary?

MR. SMITH: They do have a -- they have a public sewer actually that crosses directly to the middle of this property. That was identified during review actually. It is identified as a public sewer, but it

did not have an easement. And so part of this plat is dedicating a new easement over this existing sewer line so then it's basically compliant with easement requirements for public sewer mains.

MR. MACMANN: All right. That's --

MR. SMITH: So it's a good thing to actually have happen so we -- we do have that in the easement now.

MR. MACMANN: Thank you. That's the question. I just wanted to clarify that. Thank you.

MR. STRODTMAN: Any additional questions, Commissioners, of staff or a motion?

Ms. Russell?

MS. RUSSELL: In the case 18-79, Riddick Subdivision Plat 1, final plat, I move to approve the final plat with the design adjustment for the right-of-way width.

MR. TOOHEY: I'll second that.

MR. STRODTMAN: Thank you, Ms. Russell, for a motion to approve Case 18-79 with the right-of-way design adjustment for the right-of-way width, and received a second from Mr. Toohey. Is there any additional discussion needed on this motion? Ms. Vice Chair, when you're ready for a roll call.

MS. LOE: Yes, Mr. Chairman.

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

MS. LOE: Eight yes, motion carries.

MR. STRODTMAN: Thank you, ma'am. Our recommendation for approval will be forwarded to City Council for their consideration.