

Excerpts
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL, COUNCIL CHAMBERS
701 EAST BROADWAY, COLUMBIA, MISSOURI
DECEMBER 21, 2017

Case #18-20

A request by BFA, Inc. (agent) on behalf of Red Oak Marketplace, LLC (owner) for approval of a PD (Planned Development) development plan on 4.42 acres of land located on Lot 2 of Red Oak South, Plat No. 1, to be known as "Red Oak Marketplace PD". The PD plan represents a revision to the existing Red Oak South preliminary plat to allow the resubdivision of the property into four lots. The subject property is located on the southwest corner of Grindstone Parkway and Norfleet Drive.

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

(Staff report given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval on the condition that the small technical corrections are completed and forwarded to Council.)

MR. STRODTMAN: Thank you, Mr. Smith.

Commissioners, is there any -- are there any questions for Staff?

I see none.

PUBLIC HEARING OPEN

MR. STRODTMAN: We'll go ahead and open this up to a public hearing. Anyone would like to come forward.

MR. ROHLFING: Good evening, ladies and gentlemen of the Planning Commission. My name is Rick Rohlfing. I am the engineer for this project. I am with BFA. We are out of Washington, Missouri. My address is 103 Elm Street.

Representing Red Oak Marketplace this evening I will be brief. As Staff has mentioned, we do meet all of the intended criteria of the original 2010 statement, and as well as the current UDC criteria. We are working diligently with Staff to address the small technical comments of late on Qdoba. I think we received those yesterday late afternoon.

With me here tonight is also my design engineer, the landowner is here, if there's any questions.

I will point out we are not in a floodplain, Mr. MacMann. And tonight we --

MR. MACMANN: Where was that directed?

MR. STRODTMAN: He knows you well.

MR. ROHLFING: Tonight we just respectfully request your favorable recommendation onto Council. We're here for any questions you may have.

MR. STRODTMAN: Thank you, Mr. Rohlfing.

Commissioners, any questions of the speaker?

I see none.

Thank you, sir.

Anyone else to come forward?

PUBLIC HEARING CLOSED

MR. STRODTMAN: We'll go ahead and close the public hearing.

Commissioners, discussion? Comments? More additional information needed?

Mr. MacMann?

MR. MACMANN: As a matter of disclosure: My parents live across the river from you all. Just

FYI.

MR. STRODTMAN: Mr. Stanton?

MR. STANTON: I would like to make a motion.

MR. STRODTMAN: We will take that motion.

MR. STANTON: As relates to Case 18-20, Red Oak Marketplace PD plan, I move to approve.

MR. STRODTMAN: Thank you, sir.

Do we have a second?

MR. MACMANN: Second.

MR. STRODTMAN: Mr. MacMann. Thank you. We have a motion made by Mr. Stanton for approval of Case 18-20. Mr. MacMann seconded that motion.

Do we have any discussion or clarification needed?

I see none.

Mrs. Secretary, when you're ready.

MS. BURNS: Yes.

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

MS. BURNS: Eight to zero. Motion carries.

MR. STRODTMAN: Thank you, Mrs. Burns. Our recommendation for approval of Case 18-20 will be forwarded to City Council for their consideration.