

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBERS
701 EAST BROADWAY, COLUMBIA, MISSOURI
AUGUST 6, 2020

Case 144-2020

MS. LOE: That brings us to our first section for the evening, Subdivisions, Case 144-2020, request by McClure Engineering on behalf of 1 Fyfer Place, LLC, for approval of a one lot final minor plat to be known as minor -- to be known as Fyfer Place Plat 1. The plat combines two lots at the southwest corner of Fyfer Place and East Broadway into one .38-acre lot for the purpose of developing the property with up to four residential units. The property is currently zoned R-MF, multi-family residential. May we have a staff report please.

MR. PALMER: Yes. Thank you, Madam Chair. Real quick, the public notice for this, we sent the advance public info notices via postcard to 17 property owners. We're doing that in place of our public info meetings due to COVID, so you'll see a lot of those tonight. Here's the location. This is actually a view looking to the southwest. You can see Boone Hospital in the rear there. There's a multi-family unit to the east -- or sorry, to the west -- and then duplex units I believe or quadplex units actually to the east. Access on two different levels there. Here. And then on the subject site there's a, I believe initially it was a duplex, but it's been split into multiple units now, I believe four, and then a single-family home. And those two are the lots that will be combined by this plat. So, the reason for the replat would be for the development of a four-unit multi-family structure. Approval would grant legal lot status. That's actually required for a redevelopment as there is a lot line in the middle there; they can't build over that lot line at the moment. So, the nature of redevelopment proposed is single-family attached kind of townhome-style single family, but because it is going to be located on one individual lot, it's considered multi-family. So, it's got the character of single-family townhomes, but technically considered multi-family. Again, the existing on this plan shows the existing quadplex and the single-family home. So, the proposed development would actually decrease the number of units on the parcel from five to four. Density is consistent with context as I showed you on the aerial. There's single family along Fyfer generally, but at the intersection with Broadway it jumps up in density and in use. Access will be maintained on Fyfer and there will be no access on Broadway. The plat shows an additional five feet of right-of-way along Fyfer which is required and along with the standard ten-foot utility easement on both street frontages. There's an existing utility easement depicted on the south end of the property there. I believe it is a sewer easement that was initially an alley that was vacated but maintained for utility purposes. The proposed plat does meet requirements of the UDC, so Staff's recommendation would be for approval of the final plat Fyfer Place Plat 1. Happy to answer any questions. And just so you know, Ryan Fuller is here

representing McClure Engineering, the engineering on the case and then also Mark Timberlake's here representing the owner. So, they would be happy to answer any questions as well.

MS. LOE: Thank you, Mr. Palmer. Are there any questions for staff? Mr. MacMann.

MR. MACMANN: Thank you, Madam Chair. Mr. Palmer, I'm not sure about this particular property. The properties to the south of here have had stormwater issues. Do you know any history of stormwater problems with this particular property?

MR. PALMER: I don't, but I -- visually I think it's at the top of the hill, so it probably wouldn't have.

MR. MACMANN: Well, I'm wondering about the neighbors is what I'm wondering.

MR. PALMER: Yeah. Fair enough. Not that I know of.

MR. MACMANN: All right. I'll ask Mr. McClure when he's up here. All right. Thank you.

MS. LOE: Any additional questions for staff? Seeing none, we will open up the floor to public comment. If you do have any comments that you would like to share on behalf -- I forgot to ask about -- I'm sorry about that. Ex parte. So before we move on any further, I'd like to ask any commissioner who's had ex parte prior to this meeting related to this case to please disclose that now so all commissioners have the same information to consider on behalf of this case in front of us. I see none. All right. Now we'll open up the floor to public comment. If anyone does have a public comment that they would like to share on behalf of the case in front of us, please come up to microphone. We need your name and address for the record.

MR. FULLER: Good evening. Ryan Fuller, 1901 Pennsylvania Drive. I'm with McClure Engineering. In response to your question, we have not begun looking at the site from an engineering standpoint for stormwater. The site will be looked at with staff as part of the normal submittal process for site plan to see if there are any critical -- what we call critical downstream locations where there would be stormwater issues and that will be addressed at that point.

MR. MACMANN: That's just something I tend to do each and every time.

MR. FULLER: Gotcha.

MS. LOE: Ms. Geuea Jones.

MS. JONES: I'm sorry. Question for you if you would. How different will the footprint be? I know it has to cross boundary lines, but are you going to basically be paving everything there, or is it going to be sort of in the same place as the buildings are now or do you even know yet?

MR. FULLER: Well, we've not finalized our plan yet. As Rusty indicated, this will be an attached single family so as opposed to seeing two separate structures there, they will -- the structures will be connected and they will have -- they have will have, at this point we believe two shared drives, the same number of drives that's now on Fyfer. There are required setbacks and restrictions on how much can be paved and we've not asked for any exceptions to the requirement. So, to answer your question, no, I don't see the entire site being paved or being a large amount of pavement.

MS. JONES: Thank you.

MS. LOE: Any additional questions for this speaker? I see none. Thank you. Any additional speakers on this case? I see none. We'll close public comment. Commissioner discussion. Mr. Stanton and then Mr. MacMann.

MR. MACMANN: I do not have a question.

MR. STANTON: If there's no questions from the Commission, I would like to entertain a motion.

MS. LOE: All right.

MR. STANTON: I move as relates to Case 144-2020 Fyfer Place plat, final plat, I move to approve the final plat for Fyfer Place Plat 1.

MR. MACMANN: Second.

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

MS. BURNS: Yes. Mr. Toohey.

MR. TOOHEY: Yes.

MS. BURNS: My vote is yes. Ms. Carroll.

MS. CARROLL: Yes.

MS. BURNS: Ms. Loe.

MS. LOE: Yes.

MS. BURNS: Mr. MacMann.

MR. MACMANN: Aye.

MS. BURNS: Mr. Stanton.

MR. STANTON: Yes.

MS. BURNS: Ms. Geuea Jones.

MS. JONES: Yes.

MS. BURNS: Ms. Russell.

MS. RUSSELL: Yes.

MS. BURNS: Eight to zero. Motion carries.

MS. LOE: Recommendation for approval will be forwarded to City Council.