

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

February 22, 2018

Case No. 18-42

A request by Crockett Engineering Consultants (agent) on behalf of J. Blaine and Ann A. Alberty (owners) to annex 10.0 acres of Boone County A-1 (Agricultural) zoned land into the City of Columbia and apply M-N (Mixed-Use Neighborhood) as permanent zoning. The subject site is located at the southwest corner of Highway KK and Scott Boulevard, and addressed as 5800 Highway KK.

MR. STRODTMAN: At this time, I would ask any Commissioner who has had any ex parte communications prior to this meeting related to Case 18-42, please disclose that now so all Commissioners have the same information to consider on behalf of this case in front of us.

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 permanent zoning to City M-N (Mixed-Use Neighborhood) upon annexation.

MR. STRODTMAN: Thank you, sir. Commissioners, any questions for staff? Ms. Loe?

MS. LOE: You mentioned it's outside the USA and that connection would need to be given for sewer, but any comments on whether or not sewer capacity? I'm assuming the proposed use would be denser than what's currently there?

MR. SMITH: The potential for the use would be more dense than what's there currently. Right now, it's single-family home.

MS. LOE: Uh-huh.

MR. SMITH: Capacity in this area is the reason why they would need to build a new main the approximately 3,000 to 4,000 foot distance to the northeast. They cannot connect into the main that's closest to this location given capacity issues right now.

MR. STRODTMAN: So just to expand on that question, so they would be crossing KK?

MR. SMITH: Basically, going along KK. They have to basically clear Wyndham Ridge Subdivision to get to the north of that to get to a point where there's currently capacity in the system.

MR. STRODTMAN: Thank you. Mr. MacMann?

MR. MACMANN: Let me double up on that on the water question. Thornbrook, which is not very far away, has had water issues. Is our water fine here? That's -- there's a question?

MR. SMITH: Water was fine, yes. Consolidated Water serves this site, and they had no capacity

issues. In fact, had more than enough water, it seemed like, to serve the site given future potential.

MR. STRODTMAN: Any additional questions for Mr. Smith? I see none. I'll go ahead and open this as a public hearing.

PUBLIC HEARING OPENED

MR. STRODTMAN: I'll open it to anyone who would like to come forward. We would just ask that you give us your name and address before you start.

MR. CROCKETT: Mr. Chairman, members of the Commission, Tim Crockett, Crockett Engineering, 1000 West Nifong in Columbia. First of all, I would like to start off, Mr. MacMann, to answer your question. Yes. I've understood that Thornbrook does have -- have had some water issues. Thornbrook is in the City of Columbia water territory. This area is in the Consolidated Water territory, and the actual -- the water tower that's in Thornbrook is actually -- does not serve Thornbrook. That serves the water district, and it does not serve Thornbrook. So we would -- this piece of property would be served off of that water tower, while Thornbrook does not. Again, Tim Crockett, I represent the contract purchaser. They are unable -- husband and wife, they are unable to be here tonight. Their young daughter had surgery today, so I told them it was more important for them to be there than here. Quick overview. I think Mr. -- Mr. Smith did a pretty good job. We're only asking for rezoning at this time, along with the annexation. We're requesting the M-N district. We are saying it's ten acres gross, but it's really actually -- actually, it's about nine and a half acres given some street easements on the property, directly across the street from Beulah Ralph and existing commercial is already out there. I want to talk about the proper location for this M-N zoning. It has nodal location, and when I say that, when you look in Columbia Imagined, they have this diagram in there that kind of talks about major intersections and how they're kind of scattered throughout as far as the node map goes. And so, you look at that and then you look at what we have here. This is a map showing the area, as well. The blue portions are existing nodal commercial that's out there already. The teal that's in the middle is a proposed -- proposed development. And you can kind of see that it kind of falls in line with what Columbia Imagined kind of laid out there for us. The yellow hatched area, if you will, yellow shaded area is the city limits. So while we are on the limits, we're on the southern side of Thornbrook, on the, you know, south side of the city limits there, you can see there's a substantial portion of city limits that lies further to the south, a little bit further to the east. Also I want to talk about -- it's at the intersection of a minor arterial and a major collector. That's mentioned as well as far as where do we M-N zonings. It's in conformance with the Columbia Comprehensive Plan. It's compatible with the adjacent zoning and land uses. These are all items that were mentioned by staff in the staff report. It's consistent with the goals and objectives of Columbia Imagined, and it's consistent with the City of Columbia UDC. Not too often do we have a -- you know, am I going to stand here and look at the Columbia UDC, Columbia Imagined, and have something that fits it so perfect as this one here. Talk about a couple of the statements that are made in the UDC. The purpose of an M-N district,

it's very clear, very specifically states, the purpose of M-N is -- is intended to provide commercial shopping and service facilities in or near a residential neighborhood -- exactly what we have here. The principal land use is a small shopping area with sales and services oriented to the needs of the local population. While Mr. Smith did a little aerial that like kind of showed a half-mile radius, and I appreciate that, all of Thornbrook would be served in this area, basically. There's no other nodal locations for a neighborhood market in this area. And so, when you take in Thornbrook, Steeplechase, Wyndham, several other surrounding communities or subdivisions, we're looking at about 1,400 or more residential lots. Columbia Imagined states citizens have expressed a strong desire for mixed-use development which allows for further integration of commercial and residential land uses beyond the central business district into both existing and new residential neighborhoods. And I kind of like that here because we have existing residential neighborhoods and we have areas which could be new residential neighborhoods, as well. The idea is reflected in many citizen comments using the words "livable" and "walkable." And of course then the new neighborhood commercial nodes or urban villages should ideally be spaced approximately one-half mile apart to provide walkable goods and services to surrounding residents. While we necessarily can't hit half-mile here, as Mr. Smith indicated, we're about two miles to the north and about a little over a mile to the south. We're not hitting that half-mile, all the more reason why I think this node is a -- is a prime location for this -- this type of development. And of course neighborhood scale commercial is walkable, and are located within a residential neighborhood, again, exactly what we have here. And I like this part, it can include a small market, daycare, or professional offices. Well, we have a daycare going in right across the street from us, so it kind of fits that bill. And the proposed developer, the buyer, is looking at some offices. That's really one of the things he's looking for in this location potentially, maybe a small marketplace, but some offices, maybe some livable units upstairs, and that kind of thing. So it fits that definition right on -- right on -- right on cue there. So we think that this -- that this proposal before you meets the UDC. It meets the Columbia Imagined, and really we ask for your support tonight, and would be happy to answer any questions that you may have.

MR. STRODTMAN: Thank you, Mr. Crockett. Is there any questions for this speaker?
Mr. MacMann?

MR. MACMANN: Thank you, Mr. Chair. Mr. Crockett, I just want to start out by saying I'm a big supporter of neighborhood nodes. I think they're wonderful ideas. A question that occurred to me, and this will also be asked simultaneously to staff. This is great, there's going to be a small market there, with the elementary school across the street. We're going to have a traffic issue. We addressed this twice at Council in the last three or four months.

MR. CROCKETT: Yes.

MR. MACMANN: Oh, my gosh. We need a safety crossing. Have we thought about this? I mean, whether Mr. Crockett's development goes forth or not, someone will do this?

MR. CROCKETT: Well, one item that we have to do, Mr. MacMann, when a -- when a development plan will come in, according to the UDC, if we hit certain levels, we have to provide a traffic

study, and that traffic study is going to address not only vehicular, but also is going to be -- have addressed --

MR. MACMANN: Pedestrian?

MR. CROCKETT: -- pedestrian, as well. And so that will be something that we'll have to do when we have a final development plan. And so certainly we want to -- you know, we want to make sure that we have proper access to the school across the street and from -- to and from this development. So I think it will be addressed at a development plan stage.

MR. MACMANN: I have full faith that you will. I wanted to get it on the record --

MR. CROCKETT: Absolutely. I understand.

MR. MACMANN: -- so we are not readdressing this three years from now or four years or now.

MR. CROCKETT: Correct. Understand. Thank you.

MR. MACMANN: Thank you.

MR. STRODTMAN: Any additional questions, Commissioners? I see none. Thank you, Mr. Crockett.

MR. CROCKETT: Okay. Thank you.

MR. STRODTMAN: Any additional speakers like to come forward this evening. I see none.

PUBLIC HEARING CLOSED

MR. STRODTMAN: Commissioners, discussion? Questions? Before anybody makes a motion, I have a question of staff. Mr. Smith?

MR. SMITH: Yes, Mr. Chairman.

MR. STRODTMAN: Since this is outside of the urban boundary zone, who services -- is this going to be Boone County Fire District?

MR. SMITH: The Boone County Fire Station No. 14 is the closest, so it would be the first responder, but generally it will be a joint agreement for servicing the property.

MR. STRODTMAN: Okay.

MR. SMITH: This is usually how it works when Boone County has a closer station.

MR. STRODTMAN: Just curious. Mr. MacMann?

MR. MACMANN: If I might, I'd like to follow up on that. We've covered water, sewer, fire, and traffic, and storm water and electrical, I'm sorry, I'm kind of kind of going -- you know, going backwards to come forwards. Which electrical service will provide power to this area?

MR. SMITH: This is Boone Electric.

MR. MACMANN: This is Boone. And the storm water, it doesn't appear that's going to be a serious issue there, but our storm water, Beulah Ralph is fully integrated into our system there. This is the Hinkson flow, is that where this goes, or County House or where does this -- do we know?

MR. ZENNER: It may be Mill Creek.

MR. MACMANN: Okay. Sorry drainage area, that's where I was going there.

MR. SMITH: Mill Creek, yes.

MR. MACMANN: Okay.

MR. ZENNER: But it will be subject to our storm-water requirements when developed.

MR. MACMANN: Right. Thank you.

MR. STRODTMAN: Mr. Stanton? You still had your hand up?

MR. STANTON: I did. As it relates to Case 18-42, I move to approve the zoning of M-N, also allows for full range of residential uses if commercial demand is not realized. Oh, I'm sorry. I'm off completely. I move to approve permanent zoning to City M-N, Mixed-Use Neighborhood, upon annexation.

MR. STRODTMAN: Thank you. Do we have a second?

MS. RUSSELL: Second.

MR. STRODTMAN: Thank you. We have a motion on Case 18-42 by Mr. Stanton, which received its second by Ms. Russell. Do we have any discussion on this motion? If not, I'll take a roll call, please, Ms. Secretary.

MS. BURNS: Yes.

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

MS. BURNS: Eight to zero, motion carries.

MR. STRODTMAN: Thank you, ma'am. Our recommendation will be forwarded -- our recommendation for approval of permanent zoning M-N will be forwarded to City Council.