

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
MARCH 8, 2018

Case 18-48

The City of Columbia (owner) is seeking approval of a two-lot final plat to be known as "Strawn Road Subdivision." The 46.86-acre parcel is located at the southeast corner of Strawn Road and I-70 Drive S.W., and is addressed as 840 North Strawn Road. The annexation and rezoning of the property is being processed concurrently with this final plat, under Case No. 18-47.

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

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the "Strawn Road Subdivision" Final Plat.

MR. ZENNER: And if I may, before you -- to add to Mr. Palmer's comments. I just want to go back to the graphics that we have provided here. The purpose for identifying certain features on the plat and then providing the supplemental exhibits is to ensure that we are affording any future user or City Council the opportunity to understand where these features exist on this land even though they did not direct our staff in preparation of the plat to formally identify them as would generally be required. So as Mr. Palmer pointed out, the tree preservation line or the tree line that exists on the plat is this line here, which represents the exterior boundary. So first and foremost, we at least know where the trees are. And then as we move forward, we're defining what would be necessarily required in order to meet compliance, so any future purchaser or user of this property through whatever mechanism the City Council were to choose would be aware that we can't develop potentially in this particular area based on this graphic because this is part of the required tree preservation area to meet the 25 percent. Council, should they upon receiving this information, like the Planning Commission, could direct our staff to produce the appropriate revisions to the final plat to identify these areas on the plat itself and avoid potentially them having to be culled out separately. But again we haven't been asked to produce that at this point. We felt that it was important that we identify for the Commission what we would have typically required for a developer, not the City, to have had to comply with and what we, as the City, owning this property and controlling it, are producing, but with these graphics, we are providing the public advance notification of what may be required of them by a future Council action. Again, if the Commission is inclined to include within its recommendation after we have presented this material to you advice or guidance to Council as to the opinion of having these areas mapped prior to the approval of a final plat, incorporate that in your recommendation if you so desire. Council ultimately will make a decision on what they direct our staff, since it was produced in-house, to finalize, but if it is of the Commission's opinion

after you've heard discussion and had discussion amongst yourself that these features should be mapped in advance so we avoid possibly some omission in the future, incorporate that in your recommendation, we would not be at all opposed to you doing that. We are making a recommendation based on the plat that Council directed staff to produce. We find it compliant with the omissions, realizing the omissions could be corrected as the City determines what it wants to do with the property, either by itself or through a third party.

MR. STRODTMAN: Thank you, Mr. Zenner and Mr. Palmer. Commissioners, any questions to staff? I see none. This is a subdivision, but as in past practices if there is anyone in the audience that would like to come forward and speak on this matter, you're welcome to do that at this -- at this point. I see none. Commissioners, any discussion? A motion? Mr. MacMann?

MR. MACMANN: Real quick follow-up on what Mr. Zenner just said. I think it would benefit us future users or future council members if we were to include the stream buffer and the tree preservation on what went to Council just so they can see it and we could be consistent with issues that we're trying to address right now.

MR. STRODTMAN: Ms. Loe?

MS. LOE: I agree. I think understanding restricted areas of the site is useful in understanding how the site might be used.

MR. STRODTMAN: Yeah. It's a pretty large chunk of it. Is there a motion in the group?
Mr. MacMann?

MR. MACMANN: I'll make a motion.

MR. STRODTMAN: Thank you, sir.

MR. MACMANN: In the case of 18-48, 840 North Strawn Road, final plat for the City of Columbia, I move to approve with the following addition. Mr. Zenner, Mr. Caldera, how are we going to add on those easements in the motion?

MR. ZENNER: My recommendation would be a recommendation of approval with the plat and advising Council that said tree preservation area be added prior to authorization to record. We will -- we will present the information to them. We will present your comments as discussed here this evening as part of the Council report along with the maps that you have just seen here tonight with your recommendation, approval subject to the addition of the tree preservation area. That would be how I would probably state it.

MR. MACMANN: State that again, please.

MR. ZENNER: Approval of the final plat subject to inclusion of the tree preservation areas as shown on the attached exhibit.

MR. MACMANN: Thank you. Comma, subject to the approval with the stream buffer and the tree easement -- tree preservation easements as demonstrated on this included.

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

MS. LOE: Second.

MR. STRODTMAN: Thank you, Ms. Loe, for the second.

MR. ZENNER: And, Mr. Strodtman, if I may. Again, through the advice of our attorney, a process that we don't frequently use is conditional approval, and this would be a -- the plat would be being recommended for conditional approval, so that's the term that we would like to use, subject to the addition of those tree preservation areas. So you're recommending conditional approval of the plat subject to Council adding the tree preservation area.

MR. MACMANN: I'll accept that clarification. Ms. Loe?

MR. STRODTMAN: Ms. Loe, are you okay with that, conditional use?

MS. LOE: I accept those revisions, yes. Conditional use.

MR. STRODTMAN: Thank you. Additional discussion, Commissioners? I see none. Ms. Burns, when you're ready for a roll call.

MS. BURNS: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Strodtman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder, Mr. MacMann, Mr. Stanton. Motion carries 9-0.

MS. BURNS: Nine to zero, motion carries.

MR. STRODTMAN: Thank you, Ms. Burns. Our recommendation for approval will be forwarded to City Council for their consideration.