

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

JULY 18, 2019

Case No. 154-2019

A request by Crockett Engineering (agent), on behalf of Kay and Jack Wax (contract purchasers), to rezone 1.6 acres from R-2 (Residential Two-Family) to PD (Planned District). The purpose of the request is to permit a development containing a mix of single-family attached and detached homes, a community garden, and to repurpose the existing home on the property for use as a community center. The subject site is addressed as 906 West Ash Street.

MS. LOE: 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 "Ash Street Community PD Plan," dated July 10, 2019.

MS. LOE: Thank you, Mr. Palmer. Before we move to staff questions, I would like to ask Commissioners if they have any comments or if they've had any ex parte prior to this meeting related to Case 154-2019 to please disclose that now so all Commissioners have the same information to consider on behalf of this case in front of us. Mr. Stanton?

MR. STANTON: I've met with the developers in my previous capacity -- in my other capacity with the Land Trust, so I think I'm going to recuse myself from this vote just to be safe.

MS. LOE: Thank you, Mr. Stanton. Ms. Carroll?

MS. CARROLL: I did attend the public information session in my capacity previous to beginning on this board. And a few neighbors in the neighborhood have approached me with comments both for and against this. I suggested to everyone that they attend this meeting. I feel that I can still be impartial.

MS. LOE: Thank you. Anyone else? Okay. Questions for Mr. Palmer? Ms. Burns?

MS. BURNS: Can we go back to the plan map, please, Mr. Palmer? I wondered about parking.

MR. PALMER: They -- they're actually providing more parking than -- than required, so there's a garage which counts as one space -- a single-car garage on each unit. Then there's a tandem spot in the -- in the driveway, which counts as a second, so that covers all of their required parking for single-family. The gray area on the plan, if you will, that's all the paved surfaces, and you'll notice that some properties, there's one here, that's a parking space between the driveways there, and there's one there and another one here, and then there's additional parking up by the community center. So they are -- they're not overparked, but that was the concern we had was that we needed to provide enough parking so that they wouldn't be parking in the -- in the access street for fire, for circulation, for all that. So they've provided extra parking.

MS. BURNS: And that was my other question. There is no parking on the access street?

MR. PALMER: Correct.

MS. BURNS: Okay.

MR. PALMER: Yeah. It is -- essentially, it will be a fire lane and it's 20-feet wide to meet that fire code requirement.

MS. BURNS: Thank you.

MS. LOE: Ms. Rushing?

MS. RUSHING: And that was my question, was fire suppression. So they can get a truck in there. What about water? Are they not concerned about --

MR. PALMER: Fire didn't indicate any concern on water. They did require the turn-around there, which is being doubled as a spot for the trash enclosure, but they -- they approved both the entryway and the turn-around there, so --

MS. LOE: Mr. MacMann?

MR. MACMANN: Can you help me understand how the enforcement here will work? This would be a private street maintained by the HOA. Correct?

MR. PALMER: Yes.

MR. MACMANN: If someone's "illegally" parked there, they can't call the police, can they?

MR. PALMER: Enforcement will fall on the HOA, yes.

MR. MACMANN: Oh. So no was the answer to that question?

MR. PALMER: I believe that's true, yes.

MR. MACMANN: All right. That's -- that's what I thought. Thank you.

MS. CARROLL: I had a question.

MS. LOE: Ms. Carroll?

MS. CARROLL: I see in the legend for this plan, there's a notation for existing storm drain, but I was unable to locate the existing storm drain on the plan. Is there an existing storm drain?

MR. PALMER: I don't know the answer to that off the top of my head. I know that the storm -- so the storm-water detention basin is at the southwest corner of that, and I know that they are connecting from an inlet at that location to a storm drain off the property. I don't know if it's maybe on the expanded version of the plan. I -- I cropped this down so you could see more detail, but --

MS. CARROLL: Yeah. I have the expanded one open on the tablet here. So it looks like they're adding a storm drain from the detention water outlet, and they're also adding another outlet pipe to tie into the West Walnut Court system?

MR. PALMER: Yes.

MS. CARROLL: So my question was, was there already -- I mean, is this -- was there a storm drain already existing --

MR. PALMER: I think --

MS. CARROLL: -- or is this the first time that storm water will be addressed in this case because --

MR. PALMER: I think the applicant is probably a better source of that information, honestly.

MS. CARROLL: Okay. I will pass my questions on.

MS. LOE: Any additional questions? Mr. Strodtman?

MR. STRODTMAN: Yes. Mr. Palmer, I think I heard that these are owner occupied, they're not rentals; is that correct?

MR. PALMER: That's correct.

MR. STRODTMAN: Who uses the community center and the community garden? Is it just the residents of this HOA or is it truly a community --

MR. PALMER: I believe -- yeah. I believe it's intended just for the residents of this -- this community.

MR. STRODTMAN: I assume that there's no screening required because the uses are similar to what's already there?

MR. PALMER: That is correct. The owner or the applicant has indicated an intention to provide a privacy fence around the entire property at six feet, which is -- again, it's above and beyond what's required. It is in place already. It's an existing fence, and much of the -- on much of the boundary, but they intend to fill in the gaps and enclose the whole property with a fence.

MR. STRODTMAN: And that would be on the plan so that we could make sure that that happens?

MR. PALMER: Yes.

MR. STRODTMAN: And my last question is, why a trash enclosure? We typically don't see a trash enclosure in a residential setting that are single family. I can understand the fire department wanting the turn-around, but I don't understand the trash. Is that because the City will only go to one location on a private street or --

MR. PALMER: Basically. It's a concentration of -- of service there. I don't know if it's specifically because it's on a private street, but in a -- in a common scheme of development type of arrangement like this, I think trash indicated that they'd like to have one -- one receptacle they can --

MR. STRODTMAN: So the residents would take their trash there and not outside the door or their curb?

MR. PALMER: Correct.

MR. STRODTMAN: Okay. Thank you.

MS. LOE: Any additional questions? Mr. Palmer, I had a few questions. You shared with us how many postcards were sent out and that there was a public information meeting. Was there any feedback?

MR. PALMER: Yes. Actually, most of the questions were concerning storm water and how that would be mitigated. Again, it's -- they're going to have to meet the standard storm-water requirements of water quality and quantity. Their proposal here shows a basin at the southwest corner, which is the low spot on the property, so everything will drain to it anyway. They're going to place an inlet in there and

then it has to tie to the nearest storm-water system that's, of course, downhill, which is the -- sorry, I'm drawing a blank. It's the -- there's a court to the south. Yeah. So there's an existing storm pipe down there that they'll tie into, and that's their -- they have to, you know, get offsite easements for such things, but that's beyond us at this point. That's -- that's down the road.

MS. LOE: Regarding sidewalks, just to be clear, this is being developed with one sidewalk on the east side of drive?

MR. PALMER: Correct. Yeah.

MS. LOE: And finally, your report tonight pointed out that cottages in R-2 would require Board of Adjustment approval. Did this require -- or because it's PD --

MR. PALMER: They are actually technically not seeking a cottage Board of Adjustment approval.

MS. LOE: Uh-huh.

MR. PALMER: Because this is a PD, they're just basing their planned district design parameters on what's allowed in the cottage standards.

MS. LOE: So --

MR. ZENNER: But the option -- the option associated with doing a planned -- doing -- doing either a planned district or seeking Board of Adjustment approval for a cottage designed or cottage approved subdivision, when you look at the dimensional challenges that this property has, the long narrow portion, a standard cottage development would have required the platting of a public street and a public right-of-way which would have first had to have been -- we would have had to identify the fact that you could have created an R-2 development that met all of our public street requirements in a standard subdivision, then you would typically go seek Board of Adjustment approval. You could do it the reverse, as well. The applicant, given some of the more unique characteristics of this property and what they were trying to create in the way of an element, chose instead of using the Board of Adjustment as the venue for the lots sizes, to come to the Planning and Zoning Commission to create a plan that gave greater certainty to the adjacent property owners as to what would end up happening, as well as avail themselves the opportunity to do the private access, which was narrower than the public street that would have been required for a standard cottage development approved through the board. So that's why it's here versus at the Board of Adjustment. It was to utilize some of the other creative development standards that we have available through the planned district process.

MS. LOE: Thank you. Any additional questions? Mr. Strodtman?

MR. STRODTMAN: Just to follow up. So with that said, Mr. Zenner, the City, more than likely, would never take this street over as a public street since it does not meet its requirement. Correct?

MR. ZENNER: That would be correct.

MR. STRODTMAN: Thank you.

MS. LOE: Any additional questions or comments? Ms. Burns.

MS. BURNS: Quickly. Sorry. Going back to the screening requirement, can you elaborate on that, please, Mr. Palmer, as far as what is -- what is or what doesn't look like it's required?

MR. PALMER: So what they are actually required is -- is nothing because they are single-family uses adjacent to single-family uses. So the applicant understood that the -- the increase in density was going to cause some concern and so they preemptively -- I mean, they know that they already have a bulk of the -- the privacy fence in place, so they -- they agreed, basically, to put it on the plan and to go ahead to finish it out, so --

MS. BURNS: Thank you.

MS. LOE: Additional questions? We're done. Okay. Since we're done, we're going to move on to public comment. If you have any comments that you would like to share with us on this matter, we would welcome that. Please come to the podium, give us your name and address for the record. You will be limited to three minutes. If you're speaking for a group, we'll allow you to speak for six minutes.

PUBLIC HEARING OPENED

MS. WAX: Good evening. My name is Kay Wax; I live at 1001 Johnmeyer Lane. I've been involved in -- in Columbia activities for over 40 years. I've been a subdivision developer, a property owner, a social worker, a builder and remodel of lots and lots of houses. I became interested in developing pocket neighborhoods and co-housing after learning about the popularity across the United States. So instead of just building a house, I wanted to build a neighborhood which shared resources and support that provides security and a sense of belonging to residents. We'd like to develop this pocket neighborhood on 906 West Ash Street consisting of a cluster of ten privately-owned homes and a community house facing a common area that would encourage neighbors interacting, a culture of sharing, a sense of community, and an environmental commitment. The footprint of the homes are 24 feet by 36 feet, one and a half story, with single-car garages. They are designed to build other -- to -- designed to be like the cottages and bungalows that currently exist in the West Ash neighborhood. The homes are going to be handicap accessible on the first floor. They'll be energy-efficient models with solar panels, electric mini-split heating systems, metal roofs, and concrete siding. The location of Ash Street is within walking distance of the grocery, the ARC, the Farmer's Market that fits within the Climate Action Plan that the City of Columbia recently adopted. The energy-efficient homes have front -- all have front porches that will be facing that private street with a community space for gathering that will -- that the density is important because it encourages and nurtures people involvement and living in community. The homeowners will be people that want to live in the environment of cooperation and neighborliness. And a legal former neighborhood association consisting of these ten homes will detail the home -- the one-tenth home ownership of the community house and the community grounds. The community house will be used for neighborhood dinners, exercise class, book groups, or whatever the -- extended family gatherings or whatever the community would like to use their space for. The landscape plan is being developed by Urban Agriculture. We're including fruit trees, edible berry bushes, native plants all around the detention pond, as well as the other community spaces, and we'll have dedicated spaces for vegetable and flowers, as well. We're going to do the street and infrastructure first and, once it's completed, our construction plan is to begin from the south to the north, so the removal of that current

blue house will be the last thing we do in order to decrease the impact on the West Ash corridor. We're also using local vendors and -- local and regional vendors as much as possible and suppliers of material so we can reduce the amount of fossil fuel that we use for getting our materials on site. In working with this -- on this pocket neighborhood development, I've had the wonderful fortune of consulting with Ross Chapin of Ross Chapin Architects, who has developed -- won numerous award-winning pocket neighborhoods around the U.S. and is a nationally known author of his book, "Pocket Neighborhoods, Creating Small-Scale Community in a Large-Scale World." I also received input on this project from Jim Leech, President in Wonderland Development, from Boulder, Colorado, a national award-winning design firm specializing in sustainable co-housing communities. Randy Cole from the Housing Program supervisor for the City of Columbia provided invaluable information concerning the City's housing development plan as well as providing direction on the Claremore and Lynn Street cottages. Our private development shows the same intention of providing quality homes for residents who want to live in a community within the community of Columbia.

MS. LOE: Thank you. Are there any questions for this speaker?

MS. RUSHING: I have some questions.

MS. LOE: Okay. Mr. MacMann first, then Ms. Rushing.

MR. MACMANN: Thank you. Can you give me an idea what type of price range we're looking at here?

MS. WAX: They'll probably be around \$185,000. They're going to be -- they're going to be designed -- I've already got three architects that have submitted designs. They'll be a story and a half, so they wouldn't have to finish the top story if they shouldn't choose.

MR. MACMANN: You're going to build to suit then; is that what you're going to do?

MS. WAX: Yeah. They will be able to choose among the options that we have available for people for the exterior, but the interior, they'll be able to customize within the guidelines of having the first floor all handicapped accessible.

MR. MACMANN: All right. I might have some questions in a moment. Please?

MS. RUSHING: How large are that -- you have a garden and a park. How large are those areas?

MS. WAX: I don't know the square footage of them. I don't know. I mean, if you're looking --

MS. RUSHING: I mean, they're looking like they might be 10 by 20?

MS. WAX: It's the whole area behind the community house will be used for that.

MS. RUSHING: Yeah. I see that, and -- and I was out looking at the property. And, you know, you're showing a garden and a park, and they don't look to be very large. Okay. And also what about the fact that that whole -- that whole east side is very heavily forested. Are you going to be able -- are you planning to remove those trees?

MS. WAX: Not if we don't have to. We'll have to -- in consideration with the fence that we're going to be building, as well as the drainage for -- into the detention pond will all be taken into consideration. We hope we don't have to move many trees.

MS. RUSHING: And the purpose of the garden is flowers or vegetables?

MS. WAX: It's up -- whatever community chooses. Whatever the ten families that participate in there would like to use it for, it would be their discretion.

MS. RUSHING: And are any -- is there any renovation planned for that building that is going to be the community center?

MS. WAX: We haven't had a whole lot of access to that building, so I haven't been able to get any plans drawn up for it yet.

MS. RUSHING: Okay. I noticed it's currently occupied.

MS. WAX: Yeah. Uh-huh.

MS. LOE: Ms. Carroll?

MS. CARROLL: How large are the houses again?

MS. WAX: Twenty-four by thirty-six, which would be 850 square foot on the first floor, and the potential of two bedrooms or another bath or whatever upstairs.

MS. CARROLL: Can you answer the question about the storm drain? Was there an existing one the property?

MS. WAX: No, but I bet you Andy can. I'll bet the engineer can.

MS. LOW: Mr. MacMann, did you have another question?

MR. MACMANN: Not -- not at this time. Thank you, though.

MS. LOE: Ms. Carroll, did you have additional questions?

MS. CARROLL: Not at this time.

MS. LOE: Mr. Strodtman?

MR. STRODTMAN: Ms. Wax, could you -- you did a great job describing the front porches and the garages and I love the front porches. Can you -- can you give me a little insight as to what the rear of the houses will be like? Will there be porches, a deck, any kind of a patio or a door?

MS. WAX: There'll be a small patio for the ones that -- it will be about a ten-foot patio that will be located behind the garages. You can see where they're kind of --

MR. STRODTMAN: That little hatch mark. I see that now.

MS. WAX: Uh-huh.

MR. STRODTMAN: That's a patio?

MS. WAX: Un-huh. Uh-huh. That's a patio.

MR. STRODTMAN: Okay.

MS. WAX: When -- this kind of development doesn't encourage you using your backyards a lot, so we'll definitely have a back exit. If people have pets or whatever, I'm sure they'll utilize that space.

MR. STRODTMAN: Your intention is more the front door of the -- being the community portion of it?

MS. WAX: Exactly. Uh-huh.

MR. STRODTMAN: Thank you.

MS. LOE: Any additional questions for this speaker? Ms. Burns?

MS. BURNS: Will any internal fences be allowed?

MS. WAX: It would be up again to the -- the community association, how they would choose to do that. I know some people that have expressed interest in residing in this community do have pets, so I don't -- they would have to work those issues out.

MS. BURNS: Thank you.

MS. LOE: Any additional questions? I see none at this time. Thank you.

MS. WAX: Thank you.

MR. GREENE: Good evening. Andy Greene with Crockett Engineering at 1000 West Nifong Boulevard, Building Number 1. To answer your question about the storm water, currently everything now just kind of sheet drains and so there is no storm drain there now, so our goal is to capture all the runoff. There's also a good portion coming from offsite, capture that, release it at a slower rate, so we are going to be installing a detention structure and it basically will choke the water down and then that will be piped across the -- a private yard via easement and offsite easements and everything to a public storm sewer system on the street there.

MS. LOE: Ms. Carroll? Yes.

MS. CARROLL: Yeah. Okay. Yeah. So the -- you're adding a storm drain. The tie-in on the second one, the outlet pipe, that's going through a private yard to the public storm drain?

MR. GREENE: It's -- it'll all be underground, so it's all underground piping that'll basically split the lot lines of the two, of the preferred route, which is right down that lot line. There's a tree to work around, but, basically, it'll -- from the detention basin, it'll all be underground and no exposed pipes, so there won't be any discharging of water onto -- directly onto the neighbor or anything like that.

MS. CARROLL: But you'll have to dig through the neighbors' yards to do your development?

MR. GREENE: Right. Correct. Just to install the pipe.

MS. CARROLL: Have any neighbor input on that?

MR. GREENE: I believe Ms. Kay Wax has begun -- we've got an alignment certainly, but I think that further discussions need to be had with those two neighbors as far as the exact location, but, yes. They are all onboard and we're not going to, you know, shove a pipe down their yard without their agreement.

MS. LOE: Mr. Greene, do you have any comments you wanted to make before we jump into questions or --

MR. GREENE: No.

MS. LOE: Oh, okay. Any questions? Mr. Strodtman?

MR. STRODTMAN: Mr. Greene, can you elaborate on -- you mentioned there was a lot of other water that's being captured. Can you -- I assume that's offsite? Can you --

MR. GREENE: Right. There's offsite drainage water, so currently right now, everything kind of comes to that low point. It's my understanding it's been like that for a long time and so the homes to the east, that would be basically the rear yards of those generally sheets low onto our property, so that's just the offsite water I was talking about.

MR. STRODTMAN: Thank you.

MR. GREENE: Yeah.

MS. LOE: Mr. MacMann?

MR. MACMANN: I'd like to ask a question and you probably -- might not have it. Is that too far for you to bore -- do you plan to bore it or dig a trench?

MR. GREENE: It's certainly possible and, you know, if there were certain site constraints like the proximity of homes --

MR. MACMANN: Well, sometimes you've got to back up a certain distance, too. I understand that. I just --

MR. GREENE: There are certain site constraints, but generally, just cost-savingswise, it's usually -- obviously, easier to open trench and certainly backfill and, you know, whatever disturbance we would do, we would resod it, reseed it, you know, make sure it's established. And like I said, we're -- there's a tree there that it's actually near the road, near the tie-in point that we're doing a design to snake around the trees, so it would be pretty minimally invasive.

MR. MACMANN: I wish you luck. I've dug in that neighborhood. Good luck finding something -- or on what you find.

MR. GREENE: Yeah.

MR. MACMANN: No other questions at this time.

MS. LOE: Additional questions for Mr. Greene? I see none. Thank you, Mr. Greene.

MR. GREENE: Thank you.

MS. LOE: Any additional speakers on this case?

MS. FANGMANN: My name is Jennifer Fangmann and my address is 19 West Boulevard North. As a nearby homeowner, I was just wanting to know if they could elaborate a little more on the sewer infrastructure. We have an aging system and I just want to make sure that we're not going to be impacted by the higher density development.

MS. LOE: So the project will be reviewed by the Public Works Department before being approved. And one thing they do review is capacity.

MS. FANGMANN: Uh-huh.

MS. LOE: So it wouldn't be approved if they didn't believe the system in that area could handle anything being added. Mr. Palmer, anything to add to that or any comments?

MR. PALMER: Yeah. They do a preliminary review upon the planned district plan to which they had no comment -- our sewer department did. And then when they come in with their building plans, they will do an extensive engineering review at that time. But --

MS. FANGMANN: To guarantee that we won't have any --

MR. PALMER: Yeah. But their no comment at this stage indicates to me that they checked the capacity and I'm assuming that's it. But again, they'll do extensive review of their designs when they come in with their building plans.

MS. FANGMANN: Okay. Thank you.

MS. LOE: Thank you.

MS. CARROLL: If they have any --

MS. LOE: Ms. Carroll?

MS. CARROLL: If they do their review, what -- what happens if they find that there's going to be an impact? Do they --

MR. PALMER: It depends on what the issue is, but they could be required to replace line until the impact is mitigated, so it could be down -- down the stream until they've fixed whatever issue of capacity they're causing. That's -- that's basically it.

MS. LOE: Mr. MacMann?

MR. MACMANN: This may be a question for Andy. Where does the sewer line here run?

MS. LOE: Mr. Greene, if can give your name and address again?

MR. GREENE: Andy Greene, Crockett Engineering, 1000 West Nifong Boulevard, Building Number 1, here in Columbia. There is a sewer main that dissects this property. Right in the middle, there's a manhole between units 1H and 1I, that is. And so, our plan is to tie on with public sewer both north and south. So there is public sewer on the site. We're just going to extend it to give sewer access to all of the lots.

MR. MACMANN: Now let me ask you this question. Does that manhole blow; do you guys know?

MR. GREENE: I don't know.

MR. MACMANN: Okay. That would be -- that would be the critical issue. It probably doesn't, but I -- I don't -- I honestly don't know.

MR. GREENE: I'm unfamiliar with that specific item. I do know in similar subdivision cases I've been involved with, if that has happened, I think that there was made knowledge of that to -- at least up to this point, you know, sewer, would have made a comment.

MR. MACMANN: The neighbors probably would have commented. It's a very notable --

MR. GREENE: Right. Angry, calls and says --

MR. MACMANN: -- notable event when that happens. Okay. And that bisects like north-south or east-west?

MR. GREENE: That runs east and west.

MR. MACMANN: Okay. And that ties into County Branch; is that where that goes?

MR. GREENE: It's all City sewer. I would assume it makes its way down to the treatment plan eventually.

MR. MACMANN: Well, I know, but did --

MR. GREENE: Which branch, I don't know. Sorry.

MR. MACMANN: It's -- I think it's County Branch. Never mind. It's too arcane. Thank you for your time.

MR. GREENE: You're welcome.

MS. LOE: Any additional speakers?

MS. HINES: Good evening. My name is Laurie Hines; I live at 20 West Boulevard North. I'm here with my life partner, Ted Glasgow, and we intend to move to this pocket neighborhood as soon as a house is ready. We love our neighborhood. We're very engaged neighbors. We owned a house in East Campus, and we lived there for 19 years, and we were very engaged in the East Campus Neighborhood Association. We have happily lived at West Boulevard for five years. We are at the stage where we do not want to own and maintain our own yard, but yet we want to be surrounded by trees and green space. We do not want a house with more rooms that we use. We want a smaller footprint, but we want one that's well designed and well crafted, and we want to sit on a porch. We want to visit with neighbors, and we want to share space and a lifestyle of community within the central city, which is where we've always lived. These all seemed like an impossible dream before I met Kay. We believe in density. We believe in multi-generational neighbors and mixed-race neighborhoods and a shared economy. The pocket neighborhood as envisioned by Kay offers us a lifestyle in a built neighborhood that is small, green, well-designed and a way to age in place. It is walkable to the gym, the ARC where Ted and I have been active members since it opened and now to the amazing agricultural park. I am so positive about this as good housing policy that I invited about 40 people adjacent to this property to my house on June 2nd and we spent two hours with Kay answering every question that was asked. Without this opportunity being proposed by Kay Wax, we would be looking to move out of Columbia to find a place where we could live more simply with less within an existing neighborhood. This is simply good housing policy. And I would also add that for many, many years, the City has developed good housing for students in the downtown area. It's time to develop good housing for people who want to age in place in a well-built neighborhood that's walkable and that's friendly and that allows people to interact with each other. So I would ask that you please approve this. Thank you.

MS. LOE: Thank you. Are there any questions for this speaker? I see none. Thank you. Any additional speakers on this?

MR. COX: Good evening. Thank you for your service. Michael Cox, 912 West Ash, two driveways away from this property that way on your map. I'm here to speak in favor of this. It's going to be quite an improvement over the current usage. The sewer has not blown in the 11 years I've lived there, and a friend of mine lived there since his grandparents built the house and it -- he would have

bitched for sure. The fire service comments, probably because there's two 2,000 gallon per minute plus hydrants within 130 feet of the driveway going into this structure or this development, and again, I think it's an improvement over what we have now and what we've had for the last 15 years, and I suggest you approve it.

MS. LOE: Thank you. Are there any questions for this speaker? I see none. Thank you. Any additional speakers?

MR. ROESCH: My name is Joe Roesch; I'm a resident at 908 West Ash, right next to the property. And the sewer you were talking about, we've been there 23 years and it was replaced about midway through. I remember they dug up our whole backyard to replace it, but we got a good stand of grass from it, so no complaints. We really are enthusiastic about this development, and we do like the neighborhood we're in. And we're both getting older, and it would be wonderful to know that we can just move right next door, so very enthusiastic. So I recommend you approve.

MS. LOE: Quite the vote of confidence. Thank you. Any questions for this speaker? I see none. Any additional speakers on this?

MS. CURBY: My name is Vicki Curby; I live at 1201 South Rustic Road, and I'm a former Commissioner of Planning and Zoning. And back in the day when we were thinking about the revising the ordinance and everything and we looked at some other cities and communities about what they were doing, something similar to this just really caught our eye. And so I was just thrilled to hear about a pocket neighborhood in Columbia, Missouri, and I really encourage your support of it. I think it's a great idea.

MS. LOE: Thank you. Good to see you. Any questions. I see none. Thank you.

MS. TURNER: I've been out of town some, and so I haven't been keeping up with events, but --

MS. LOE: Can we have your name and address for the record.

MS. TURNER: Oh, thank you. Alyce Turner, 1204 Fieldcrest. So I wasn't aware of this development, but now I'm ready to move in, and I wanted you to laugh, but I'm serious. I would hope this will have unanimous support of this group because it's what we worked -- and what you worked so hard for, moderately priced houses, people staying in their neighborhoods aging in place. I'm serious, but I don't know if there's a space there, but maybe we need more of these. So thank you.

MS. LOE: Thank you. Any questions? Any additional speakers?

MS. BURLING: My name is Amy Burling; I'm at 3701 Churchill Drive. And I want to speak as a very strongly interested perspective resident. I own my home currently. I have children, and I've lived in a pocket neighborhood in another state. And ever since moving here, I've always been interested in finding another opportunity to join that kind of living arrangement, even if it meant moving to another state to do so. And so it's really exciting to see the potential to be able to remain in this community and be part of a really exciting model that is being replicated around the country, and to be able to see that happening here in our community is really exciting. So I strongly urge approval. Thank you.

MS. LOE: Thank you. Good to know innovation can make its way to central Missouri. Any questions for this speaker? I see none. Thank you. Any other speakers?

MS. GARDENER: Christine Gardener; I live at 112 Anderson Avenue, which is around the corner. And this is a lovely plan, and it would be very suitable for another area. The problem with this area that it's being put in is the problems we already have with infrastructure. Now, I brought the West Ash Neighborhood Action Plan. I've been studying it carefully, and it's -- well, it looks well worn. This plan, and I went through the whole process, was really not the neighbors' plan. This was the Planning Department's plan. What I heard my neighbors saying was that we wanted infrastructure, we wanted fixes to our storm and sewer problems. We're having problems with traffic and the road -- condition of the roads. We have no sidewalks. We're already the most dense part of Columbia. First Ward is the densest ward in Columbia. So since this plan, and it's only been four years, suddenly like mushrooms popping up in the middle of the night, we have four-bedroom student housing blocks that completely cover the whole yard -- the whole property. And now I see development going all through the neighborhood, Hunt Street suddenly is raised and being redeveloped. And that would be fine if you would fix some of these problems first. So I feel I am obligated to speak for my neighbors who have human feces coming up in their basements, and this property would drain into the Aldeah area, and that's where we're having a problem. I don't understand why we can't get some fixes for this infrastructure. All we're told in this plan is that we're supposed to become more dense, and we're supposed to take this inflow, and we're going to lose our affordable homes because, honestly, \$180,000 for a small home is not what I would consider affordable in my neighborhood, for the people that live around me that need these homes. We are way, way, way below affordable housing. And so I'm speaking for those people who have given up complaining. So I -- I am very concerned about this, and I will be concerned about every piece of redevelopment and densification that happens in the neighborhood until we get some of these things fixed like it's happening in other areas of town. Suddenly over \$1 million was found to fix a lot of problems, but not in this area. So thank you very much for your time.

MS. LOE: Thank you, Ms. Gardener. Any questions for this speaker? Mr. MacMann?

MR. MACMANN: If I -- I would like to quickly respond to some of the things Ms. Gardener said. In regards to the student duplexes that cover the entire lot, this body -- you can't do that anymore, and those were the exemplar of what should not happen.

MS. GARDENER: Well, how -- they were allowed to happen if they --

MR. MACMANN: I -- that was before my time and before the new UDC Code. Were you talking about essentially the ones on, like, Garth and Ash, are those the ones you're talking about?

MS. GARDENER: They're sprinkled all through, you know. They're not just there.

MR. MACMANN: But that -- there are about 30 of them. Also, I -- this drains to Flatbranch. I was thinking this drained to County Branch, but I don't know that specifically.

MS. GARDENER: Well, it's only four blocks away on Aldeah and it runs down towards that direction. I can't imagine --

MR. MACMANN: I -- I -- and I'm not sure because generally they run to the southwest, that's why I asked that question and no one seemed to have -- I can look it up in a minute.

MS. GARDENER: Will those -- will those storm drains be able to handle the extra capacity?

MR. MACMANN: The County Branch are better than the Flatbranch. That doesn't mean they're great. I'm -- I'm totally with you there. And to your affordability issues, these homes pop up around \$1,250 a month for a note, which is about \$400 more than what affordable is for many of the people in the neighborhood. While I agree with you this has many problems, it's certainly a whole lot better than almost everything else that comes before this Commission.

MS. GARDENER: Well, personally, what I would like is a pocket park there with a community building that everyone in the neighborhood would be allowed to use. So, I mean, that's my dream, but, you know, everyone has their dreams.

MR. MACMANN: All right. Thanks.

MS. LOE: Any additional questions for this speaker? Ms. Carroll?

MS. CARROLL: I would like to find out where this drains.

MS. LOE: Did you have a question?

MS. CARROLL: I don't have one.

MS. LOE: Not at this time. Thank you very much. Were there any other speakers?

MS. CARROLL: Isn't -- actually, I do have a question.

MS. LOE: Ms. Carroll?

MS. CARROLL: Isn't a repair to the Aldeah storm drain in the CIP for the next one to two years? Do we know -- does staff know this?

MR. ZENNER: We can get you an answer to that here momentarily.

MS. CARROLL: Okay. Thanks.

MS. KULAGE: My name is Lisa Kulage, and I live at 21 North Greenwood. Unless I'm not understanding this correctly, first of all, I am in favor of cottage homes. I think it's great. I agree that I -- this is not the right place. And what I'm seeing as the most glaring and obvious problem is that there is not proper access. This density is too high. That narrow little strip for all these cars coming in and out, it's not safe. I think there should be -- there's a separate egress. Additionally, since it's not a public street and there's not a public right-of-way, there is zero certainty for the homeowners that are adjacent. The street may not be maintained correctly. It could all go to pot. I know they have good intentions, but in ten or twenty years, what do we have for a guarantee? Nothing. Some big high fences, not good for the neighborhood. Also the types of home they're proposing are not in line. What I really love about the area is everything is individual and unique. It's just not cookie-cutter homes. Like, you can pick this plan, A, B, or C, and they all look alike. That's not interesting. So I don't feel like this is the proper place and I can tell you that the storm drainage problem is bad. They did significant work on Walnut Court. It's still bad. So I hope they can find a better place to put this development.

MS. LOE: Thank you. Are there any questions for this speaker? I see none. Any additional speakers? If there are additional speakers, if you could move up to the front so we can promptly go through speakers?

MS. HART: My name is Susan Hart; I live at 6251 South West Way Drive, Columbia, Missouri. And I'm here tonight to show my support of the Ash Street community PD plan. This project represents an opportunity for our community to support an infill development that is near and around existing City services. Instead of a project that we would be proposed on the fringes of existing boundaries where we have to talk about extending fire, extending police, this project utilizes a 1.6-acre property in our central City. It is a creative use of a deep property where a central private street will create a sense of neighborhood. I feel like this project is a catalytic project that will show our citizens what can be accomplished to create higher density without sacrificing other amenities and neighborhood culture. I've known Kay Wax for over 20 years and her construction methods and materials will represent quality. The development will represent use of sustainable materials and be energy efficient. I had the opportunity to volunteer with Kay and co-lead a Habitat for Humanity house on Spencer Avenue 20 years -- in 2002 where we utilized all female construction workers to build that home. I'm proud to say that house was the highest appraised home up to that point for the Show-Me Central Habitat for Humanity community. I tell you this because it speaks to the dedication that Kay has to the community and those citizens in Columbia. She will do what she promises to do. Specifically, this project is over an acre and it is required, because it is over an acre, that it has to address storm-water issues effectively with City staff. Lastly, to those of us in this room, in the community, and members of the Planning and Zoning Commission, I say to you this is the -- this project represents the reason for all the hours we spent discussing and reviewing the UDC. The purpose of planned districts as stated in the Unified Development Code is "to allow for innovation and flexibility and to encourage creative mixes of complimentary uses and to promote environmentally sound and efficient use of land." I feel strongly the Ash Street Community PD Plan represents this directive in the Code, so please vote to support this PD plan. Thank you.

MS. LOE: Thank you. Any questions for this speaker? I see none. Thank you.

MS. CARROLL: Can I add something for the record, not a specific question to the discussion, I suppose?

MS. LOE: We'll have comments later.

MS. CARROLL: Okay.

MS. LOE: Any additional speakers on this?

MR. MURPHY: Good evening, Commissioners. Kevin Murphy; I live at 105 North Greenwood Avenue. I -- my property abuts this development. I think there were several good questions asked tonight. I don't know. I think there's -- some thought needs to be put into it -- access being one. If you think of a 20-foot drive -- if you could think of a downtown alley is 15 foot wide typically. You add five foot more to that, do you think you can get two cars to comfortably pass through there if need be? The storm

water is definitely an issue. I don't -- I didn't hear a clear answer whether they've actually communicated, and this can be done. I guess that would kind of put a -- a kibosh on the project if they couldn't tie into the storm water, but again there -- even though there is offsite drainage, it sheet flows, it goes in different directions. It generally goes to the southwest corner of this project, but it will now be concentrated at that southwest corner. The density is another issue. If I could ask staff, what did you say the surrounding density was for the neighborhood?

MR. PALMER: Just two and a half -- around two and a half dwelling units per acre. I have it in here.

MR. MURPHY: Two and a half units per acre.

MR. PALMER: Or three. It's 2.98.

MR. MURPHY: So three units per acre versus --

MR. PALMER: Six point two-five is what is proposed.

MR. MURPHY: So it's more than -- it's more than double, but I know -- I know what the existing zoning is R-2, so it's one and a half. I would -- again, I -- I like this idea. I think it's a little bit too dense. If it was maybe two units less. The other thing is screening. A ten-foot yard setback, in the past, planned developments of a residential nature were called PUDs, planned unit developments, and they had a 25-foot perimeter setback. R-1, R-2 has a 25-foot perimeter setback. I think if you get to encroach on that, there needs to be some screening to take care of that. But the applicant has said that they plan on doing it. Staff has said they plan on -- I've heard indications of them planning on doing it, but I don't see it on the plan. So, again, I do understand the -- this is a piece of property that can be used as infill development in the downtown area where it should be more dense. It's just the surrounding aspects of what it is and where it is is a lot less dense. So I think there's a -- could be a happy medium there to turn the density down a little bit and -- and make it a little more safe for access and -- and just fit into the neighborhood just a little bit better. So that's all I have. If you have any questions for me, I'd be happy to answer any.

MS. LOE: Any questions for this speaker? I see none. Thank you.

MR. MURPHY: Thank you.

MS. LOE: Any additional speakers? Seeing none, we will close the public comment period.

PUBLIC HEARING CLOSED

MR. ZENNER: Ms. Chairman?

MS. LOE: Mr. Zenner?

MR. ZENNER: In order to answer, I believe the question that Ms. Carroll was asking in regards to her recollection of a project within the Capital -- the proposed Capital Improvement Project for -- Plan for 2020, currently, in the storm-water improvements -- this is identified in the CIP -- Aldeah and Ash, storm-water pipe rehab. It is project ID number 1868. It is in a proposed status, begin construction in 2019 and total project cost was roughly \$150,000. So that is -- Aldeah and Ash is the project, and that is the only project in -- identified within the CIP which I believe would be anywhere in the surrounding area.

The other projects in the one to two, three to five, and six to ten and then ten plus do not appear to represent anything within this particular area. So we have some other improvements, but not near here. Worley and Again would be the next closest, that's a three- to five-year project that has availability. But we do have an Aldeah-Ash Street project that is to begin construction this year.

MS. CARROLL: I did want to add --

MS. LOE: Ms. Carroll?

MS. CARROLL: We did look this up in City View and apparently it does drain to the County House Branch watershed, so it may not involve this project.

MR. ZENNER: And I think the statements that have been made this evening as it relates to the -- our engineering department's review, our storm-water staff, as well as our own building and site development staff at the time that these plans are submitted for actual formal development, the statements that have been made have been accurate. As part of a planned district process, we do not require detailed design plans. We do generally look, however, at is a particular project within a critical downstream area, and those normally will raise red flags as it relates to design. Given what Mr. Palmer has indicated as a part of the staff's responses to our request for comments, none of those flags have been raised at this point, which would lead me to believe as the Development Services Manager that there are not obvious concerns that exist with the development of this property at this point. However, submission of detailed design plans that do address all of our regulatory requirements for onsite detention and water quality need to be submitted. We do not require that as a portion of the zoning entitlement process because of generally the expense associated with that. As we have stated previously in our other meetings, when we get into the issues of storm water, postdevelopment flow rate cannot be any greater than predevelopment flow rate, meaning the water that is shedding off of this site today, the volume and the velocity of that water can be no greater after it is developed with increased impervious surfaces. So the design element associated with this, which would be the responsibility of the design engineer, is going to have to take into account all of those factors. Our engineering staff as a part of the plan approval process will not approve a set of plans for construction purposes until it is proven that such design meets, if not exceeds our design requirements. So there is a check and a balance. This is a zoning entitlement process. At this point, is the land use appropriate? Development review and approval is a separate activity that is not in the purview of the Planning and Zoning Commission. We will regulatorily ensure that that occurs.

MS. LOE: Any additional Commissioner comments? Ms. Carroll?

MS. CARROLL: Yes. I do have an additional comment. So when that evaluation occurs, is that also a matter of public record? Are they able to see the evaluation that took place?

MR. ZENNER: Typically -- typically, our technical review is not -- is not a public -- it is a public record, but it is not publicly advertised as, well, a set of plans have come in on this Ash Street community, so come one, call all and look. If you are an interested citizen and desire to inquire through our building and site development staff if the plans have been received, you are more than welcome to come in and

review the plans, talk with a site engineer -- one of our development site engineers, and ask relevant questions. We have an extensive storm-water manual that multiple departments are responsible for ensuring is complied with. So we do -- we will avail our information that's received and our criteria for our review, and if the public would like to see that, they are more than welcome to call us. We just do not -- it is not information that we advertise as being received. We do have methods through our website that allow an applicant to look through our development tab, which is part of the community dashboard and determine if a permit has been submitted and if that permit has been issued, and that is the way that the public normally, if they are interested in checking back, they can check back and utilize that vehicle, that tool that we have as a means of being able to identify that a permit has actually been submitted and it's either under review or the permit has been approved. If the permit has been approved and there are problems after the site is constructed, it's at that point that that becomes an obvious enforcement-related matter that our storm-water staff then would have to be contacted and a complaint filed. We investigate to determine, in fact, that the installation of the improvements were put in properly. We do go through an extensive inspection process, as well, throughout construction with construction inspections before we sign off on the project. So, I mean, there are -- again, there are serious checks and balances in place that we will ensure that the regulatory standards in our Code are met. There are alternatives often available for meeting what would be more black and white standards. You do have BMP options -- best management practice options if there are certain things that occur on the site that may make it more challenging to maybe meet the rudimentary requirement, and that then is left at the discretion generally of our site engineers to determine, well, what's the comparable BMP that may be able to be utilized in order to facilitate the same level of filtration or retention of water or things of that nature. So there are some nuances that go with that type of review, but any individual in the City is more than welcome to come and question a permit and how we have evaluated it. That's our building and site development staff, though, following the regulatory manuals that we have adopted.

MS. CARROLL: Okay.

MS. LOE: Any additional questions, Ms. Carroll?

MS. CARROLL: Not at this time.

MS. LOE: Thank you. Any additional discussion from Commissioners? Ms. Russell?

MS. RUSSELL: How about a motion?

MS. LOE: Sounds good.

MS. RUSSELL: I move the Ash Street Community PD Plan and rezoning, Case 154-2019, I move to approve.

MR. STRODTMAN: Second.

MS. LOE: Second by Mr. Strodman. We have a motion on the floor. Any discussion on that motion? Seeing none. I would just like to comment that in this area we've seen a lot of downzoning from R-2 to R-1, and there appears to be only one lot on this block that has joined that effort, so most of the lots on this block remain R-2, so most of them would still be able to add a second unit, which would be a

higher density. I'd also like to comment that the West Walnut Court appears to have ten houses off of it, which appears to be the same number of houses we're looking at adding. And I'm not sure of the width, but it does allow parking. So, to me, that doesn't appear to be any different than what's currently allowed in the neighborhood right now. Any additional comments? Mr. MacMann?

MR. MACMANN: I'll just explain this because I'm going to catch flak for it. I'm going to vote yes. I have long-term concerns about the CIP or County Branch which is where this drains. This may not be the venue, but I'm kind of nose-holding. That said, I do like the development.

MS. LOE: Any additional comments? Seeing none. Ms. Burns, may we have a roll call, please.

MS. BURNS: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Russell, Ms. Burns, Ms. Carroll, Ms. Loe, Mr. MacMann, Mr. Strodman, Ms. Rushing. Motion carries 7-0 with one abstention.

MS. BURNS: Seven to zero, motion carries.

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

MS. BURNS: We'll wait a minute, if there's people who want to leave before we move on to Case 158-2019, and to have Mr. Stanton rejoin us.