

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**November 9, 2017**

**Case No. 17-76**

**A request by Crockett Engineering (agent) on behalf of The Brooks at Columbia, LLC (owner) to annex 161.84 acres of Boone County A-R (Agricultural-Residential District) zoned land into the City of Columbia and apply R-1 (One-Family Dwelling District) as permanent zoning. The subject site is located on the north side of State Route WW, approximately 900 feet west of S. Rolling Hills Road. (This item has been previously tabled at the August 24, September 21, and October 19, 2017 Planning Commission meetings.)**

MR. STRODTMAN: Moving on to our first public hearing and subdivision matter of the evening. At this time I would ask any Commissioner who has had any ex parte communications prior to this meeting related to Case 17-76, 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.

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 the requested R-1 permanent zoning pending annexation.

MR. STRODTMAN: Thank you, Mr. Smith. Commissioners, is there any discussion needed on this portion? I see none. Do we want to open it up to the public or do we just want to continue on?

MR. SMITH: I think we conduct a public hearing and then we could continue on at that point.

MR. STRODTMAN: Go ahead and open it to the public hearing portion.

**PUBLIC HEARING OPENED**

MR. STRODTMAN: So anyone that's in the public that would like to come forward, we would ask for your name and address.

MR. CROCKETT: Chairman, members of the Commission, Tim Crockett, Crockett Engineering, 1000 West Nifong. I would respectfully ask that we could just defer my presentation at the time of the preliminary plat that covers both of them at one time, if that suits the Commission?

MR. STRODTMAN: Commissioners, okay with that? Sounds good. Thank you, Mr. Crockett.

MR. CROCKETT: Thank you.

MR. STRODTMAN: Any additional speakers from the audience like to come forward? We'll close that portion of the public hearing.

**PUBLIC HEARING CLOSED**

MR. STRODTMAN: And move -- Commissioners, move forward into the -- Mr. Zenner?

MR. ZENNER: In order to ensure that the minutes capture the discussions discreetly between the two cases, while I understand what Mr. Crockett's point is is to present you one unified package, because that's most likely how they have presented their -- how they have prepared their presentation, it does lend itself a little bit of a challenge for our folks with Tiger and then our dismantling of the minutes to have these as a presentation, public input, no vote, and then a vote at the very end. It would be much more appropriate and, I believe, efficient from the minutes perspective if, in fact --

MR. STRODTMAN: Divide it?

MR. ZENNER: -- we were to close the zoning case out and then potentially move forward to the subdivision action.

MR. STRODTMAN: Sounds good. Commissioners, any questions for -- any discussion needed or questions, information, or a motion? Mr. MacMann?

MR. MACMANN: Just a question. Mr. Crockett, did you want to present on this then if it's going to be two separate actions.

MR. CROCKETT: If it's two actions, I'd be happy to present some limited information that I have regarding the zoning.

**PUBLIC HEARING REOPENED**

MR. STRODTMAN: Just give us your name and address again and we'll start over.

MR. CROCKETT: Sure. Tim Crockett, Crockett Engineering, 1000 West Nifong. Bear with me, if you don't mind. Let me skip ahead here a little bit. Again, Tim Crockett, Crockett Engineering. With me tonight is Caleb Colbert, the attorney on the project, working mainly on the development agreement, well, Mr. Smith will speak about in a little bit, as well as Quinn Bellmer, who is the applicant for this project. Again, we can talk -- and we'll briefly scan forward here just a little bit. With regard to the annexation and zoning of the property, the red line here shows the urban service area. I think Mr. Clint - excuse me, Mr. Smith briefly discussed that a little bit being inside the urban service area, and I think that we wanted to graphically show that. A lot of times, that's a concern or a question about where it is in relation to the -- in relation to the urban service area, and you can see by this depiction here that we're relatively far away from the actual line itself. Another item I would like to depict on this -- on this sketch is what you can see in green is what's in county. The beige color is what's annexed into the City of Columbia. So really the location that we're talking about, and I don't want to say it's an island of county inside the City, but really the city limits has expanded on all sides of this particular piece of property. So, you know, we believe that, you know, annexation, of course, and then zoning is appropriate for this location. Not to steal a slide from the City, but I'll steal one of Mr. Clint' -- excuse me -- Mr. Smith's -- sorry, Clint -- slides here. I think that this is a good slide. It really shows the varied types of housing stock in the area, whether it's PUD, R-1, A-R, there's some CGP, there's R-M. It's just a, you know, a wide range of zoning types in this area. And so we believe that, you know, that the R-1 would be an appropriate addition for this location. And

with that, I'm happy to answer any questions that the Commission may have.

MR. STRODTMAN: Thank you, Mr. Crockett. Commissioners, is there any questions for this speaker? I see none. Thank you, Mr. Crockett.

MR. CROCKETT: Thank you.

MR. STRODTMAN: Commissioners, is there any additional discussion needed? Questions, motion?

MR. ZENNER: Mr. Chairman, just before you take a motion, you may want to ask and reopen the floor for any additional public comment, as Mr. Crockett has made a presentation.

MR. STRODTMAN: I understand. Thank you for the clarification. Is there anyone in the audience that would like to come forward at this time and give us any information that's relevant to Case 17-76? We would welcome you at this point. I see none.

**PUBLIC HEARING CLOSED**

MR. STRODTMAN: Commissioners, any discussion? Mr. Stanton, did you still have your hand up?

MR. STANTON: Yes, I did.

MR. STRODTMAN: Mr. Stanton?

MR. STANTON: As it relates to Case 17-76, Brooks at Columbia, LLC annexation, annex permanent zoning, I move to approve the request to R-1 permanent zoning pending annexation.

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

MR. MACMANN: Second.

MR. STRODTMAN: Mr. MacMann, thank you for the second. Commissioners, we have a second and motion -- we've had a motion made and second. Is there any discussion needed on that motion? I see none. Ms. Burns, when you're ready for a roll call.

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

MS. BURNS: Eight to zero, motion carries.

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