

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
December 9, 2021

Case 30-2022

A request by A Civil Group on behalf of New Haven Custom Homes, LLC for a one-lot final minor plat to be known as Lakeview Plat 1. The subject site is zoned R-MF (Multi-family dwelling) and is located on the north side of Lakeview Avenue, approximately 700 feet east of Rangeline Street.

MS. LOE: Our next case is Case 30-2022, May we have a staff report, please?

MR. KELLEY: Yes. Thank you, Madam Chair. This request is for a one-lot final minor plat. If we go to public notice, postcards were given out for this on the 11th of November; 17 postcards in total. Haven't received any inquiries or formal correspondence as of today. To give some context to the site, it's located on Lakeview Avenue. So it's just one street north of the Business Loop and east of Rangeline Street, which you can see over here to the west. I think in this aerial photography you may be able to see a house, I think -- it burnt down in the last year or two. You can't quite tell with the shadow. But generally that's sort of the purpose for this request or related to the purpose of this request. Annexed in 1906, zoned R-MF (Multi-family dwelling), as you mentioned. Basically the structure was lost to a house fire and they're wanting to build again, but it's not a legal lot so the plat is desired to request legal lot status. It is dedicating the 10-foot utility easement that's necessary. And right-of-way is not necessary as Lakeview Avenue is a local street that already has the sufficient 50-foot right-of-way. There is no sidewalk onsite and a sidewalk will be required with development. With that, staff finds the plat to be fully compliant with the UDC. I would note that with the staff report, there were a few outstanding comments from the surveyor regarding some legend notations and some other items. As of today, there's only one item that's left to be resolved and that's just clarifying a note indicating the bearing system that was used. So it's a minor technical correction. So I would recommend approval of the final plat pursuant to a minor technical correction. With that, I'm happy to any -- answer any questions you may have.

MS. LOE: Thank you. Before we move on to questions for staff, I would like

to ask any commissioner who has had any ex parte prior to this meeting related to this case to please disclose that now so all commissioners have the benefit of the same information on the case in front of us. Seeing none, are there any questions for staff? Seeing none, I will open the floor to public comment.

MR. GEBHARDT: Sorry. My name's Jay Gebhardt, civil engineer, 3401 Broadway Business Park. Just here to answer questions.

MS. LOE: Any questions for Mr. Gebhardt? I see none, Mr. Gebhardt. Thank you.

MR. GEBHARDT: Thank you.

MS. LOE: Any additional comments? If there are none, we will close public comment. Commission comment. Commissioner Burns?

MS. BURNS: Yes. If there's no additional discussion, I'd like to make a motion in Case Number 30-2022, Lakeview Plat 1, final plat, recommendation approval of the plat be approved.

MS. KIMBELL: Second.

MS. LOE: Second by Commissioner Kimball. We have a motion on the floor. Any discussion on this motion? Seeing none, may we have roll call please, Mis-- Commissioner Carroll?

MS. CARROLL: Commissioner Burns?

MS. BURNS: Yes.

MS. CARROLL: Commissioner Rushing?

MS. RUSHING: Yes.

MS. CARROLL: Commissioner Geuea Jones?

MS. GEUEA JONES: Yes.

MS. CARROLL: Commissioner Placier?

MS. PLACIER: Yes.

MS. CARROLL: Commissioner Kimbell?

MS. KIMBELL: Yes.

MS. CARROLL: My vote is yes. Commissioner Loe?

MS. LOE: Yes.

MS. CARROLL: Commissioner Stanton?

MR. STANTON: Yes.

MS. LOE: We have eight votes to approve. The motion carries. The recommendation for approval will be forwarded to City Council.