

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
June 4, 2026

Case # 149-2026

A request by Crockett Engineering (agent), on behalf of Lake Bradley, LLC (owner), for approval of an 18-lot preliminary plat of R-2 (Two-family Dwelling) zoned property, to be known as, "Old Plank Cottages, Plat No. 1." The 3.68-acre subject site is located at 301 Old Plank Road.

MS. GEUEA JONES: May we please have a staff report?

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the proposed preliminary plat pursuant to the following conditions:

1. Technical corrections (street name approval by BCJC);
2. BOA approval of the optional cottage development standards.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Questions for staff? I have a question. If -- if they didn't want the 40-foot lot width, they wouldn't need cottage approval; is that right?

MR. PALMER: Not sure I follow the -- so the standard lot width would still be 60 feet without the cottage standards, so they are benefiting from the narrowed lot --

MS. GEUEA JONES: Right.

MR. PALMER: -- down to the 40. But the cottage standards would allow a minimum of 30, actually.

MS. GEUEA JONES: Yeah.

MR. PALMER: So they're not fully using that leeway they're given with the potential cottage standards.

MS. GEUEA JONES: Yeah.

MR. PALMER: But -- and like I said, that's been very common with our cottage developments because -

MS. GEUEA JONES: Oh, yeah.

MR. PALMER: -- developers have found that the 30 is just not wide enough for the functions that have to be put in the front yard.

MS. GEUEA JONES: And -- and if we had already done our small lot integrations, they wouldn't need to go to Board of Adjustment at all?

MR. PALMER: Okay. Yeah. Pat's indicating that's correct.

MS. GEUEA JONES: Yeah. Okay. I was just clarifying in my head, because part of the reason that we're doing that small lot integration is so people don't have to go to Board of Adjustment for developments like this. This seems like a very moderate and reasonable thing, and -- and the fact that they're having to go through

the second step in the process is what we're trying to avoid. So I'm just clarifying that that's -- my head's right about that. Commissioner Gray, did you have something?

DR. GRAY: You asked my question.

MS. GEUEA JONES: I'm sorry.

DR. GRAY: Thank you.

MS. GEUEA JONES: Any other questions for staff? Seeing none, we will go to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: If any members of the public are here to speak on this case, please come forward. We allow six minutes for the applicant and groups, three minutes for individuals. Please speak carefully and closely into the mic. State your name and address for the record.

MR. CROCKETT: Thank you. Madam Chair, members of the commission, Tim Crockett, Crockett Engineering 1000 West Nifong. I'm here tonight with Jim McAllister, who represents Lake Broadway LLC, who is the applicant for the proposal before you tonight. Staff did a good job on the staff report on this project. I would like to note that when you look at cottage developments, and one of the criteria is, you know, vicinity to -- to schools and parks and other resources. When you look at where this site sits, Rock Bridge Elementary is not very far to the east. Gentry Middle School is not too far to the north. Of course, Rock Bridge High School is not very far away either. And then just a few blocks to the north is -- is Bethel Park. And so I believe this is a good location for a development like this and when you look at varied housing types, that's another option another item that we want to look at in our community. When you look at what's around us, we're surrounded on two sides with duplexes, we have townhouses to the south of us, there's a high percentage of single-family that's further to the north and higher density apartments, but the one thing that's not here is cottage homes. So I think that that would fit in really well in this area given just another housing option for this location. This proposal, not much different at all than other proposals that's been approved by this board recently. North Ridge Cottages, Corriente, Evergreen, Amberton, just to name a few of cottage developments that have been approved in a similar type fashion. With regards to restriction of parking and the pavement width, again, what's being proposed here tonight is very similar, if not the same, as what was proposed on those other developments that have worked out really well. The 28-foot wide street, that's no different than what we have for any other residential development. That's a City standard, and so we don't see the widening would be beneficial here. And then restricting parking, again, it's a standard City width, whether this is a duplex or whether this is single-family residential or cottage, the standard is a 28-foot wide street. So this mimics other cottage developments that have worked out really well. We think it's going to work out well here tonight. So if you have any questions for us, I'm happy to answer any that you may have.

MS. GEUEA JONES: Thank you. Are there any questions for the speaker? Seeing none. Thank you for being here.

MR. CROCKETT: Thank you.

MS. GEUEA JONES: Anyone else to speak on this case tonight, please come forward. Seeing none. We will close public comment and go to Commissioner comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Is there any Commissioner comment on this case? Commissioner Darr?

MR. DARR: Regarding the street width or parking restriction, I'm okay with it just as is and not adding additional parking restriction or additional width. I don't personally see the need to add that and make it a functional development. So I wouldn't be in favor of that.

MS. GEUEA JONES: Anyone feel differently? Commissioner Walters?

MR. WALTERS: I just had a question regarding the motion that might be made. Should the Board of Adjustment approval of cottage standards be part of that motion?

MS. GEUEA JONES: Yes. Because the plat can't be approved unless the Board of Adjustment approves the standards.

MR. PALMER: Yes. It would be conditioned on that as well, sir.

MS. GEUEA JONES: Anyone want to make a motion or further comment? Commissioner Walters, go ahead.

MR. WALTERS: Yes. I'd like to make a motion in regard to case number 149-2026 for the approval of the Old Plank Cottages, Plat Number 1, preliminary plat pursuant to technical corrections that include the street name approval by the Boone County -- something something --

MR. PALMER: Joint Communications.

MR. WALTERS: -- Joint Communications, and the Board of Adjustment approval of the cottage standards.

MS. GEUEA JONES: Is there a second?

DR. GRAY: Second.

MS. GEUEA JONES: Moved by Commissioner Walters, seconded by Commissioner Gray. Is there any discussion on the motion? Seeing none, Commissioner Brodsky, may we have a roll call?

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Brodsky, Mr. Darr, Ms. Geuea Jones, Mr. Grabau, Dr. Gray, Mr. Walters. The motion carries 6-0.

MR. BRODSKY: The motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council.