

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
NOVEMBER 5, 2020

Case Number 201-20

A request by Crockett Engineering Consultants (agent), on behalf of Hemme Construction (owner), seeking rezoning from R-1 (One-family Dwelling) to PD (Planned Development) and approval of the development plan to be known as "The Cottages of Northridge". The intent of the PD is to enable cottage-style dimensional standards for 17 single-family structures without allowing duplexes. The 2.45-acre property is located north of the intersection of Northridge Drive and Wayside Drive.

MS. LOE: But we do have a tabling request. But this was advertised as a public hearing?

MR. ZENNER: That is correct, ma'am. And the tabling request, as stated within the letter, is to resolve or to allow for resolution of an outstanding technical issue as it relates to our plan that goes along with this request for planned development, which also constitutes a preliminary plat. So until we're capable of resolving the preliminary plat technical issue, the applicant is seeking to have the project tabled for -- until the December 10th meeting. That will be more than sufficient time in order to resolve the matter and allow the plan to be rereviewed. And, yes, it was advertised as a public hearing; and therefore, if there are any members of public that are here, if they would like to express whatever concerns they may have, given that this was an advertised date for this, that is fine. However, staff is not prepared to make a presentation this evening.

MS. LOE: All right. So just as a matter of process, we'll skip the staff report, go to public comment --

MR. ZENNER: If there is public comment.

MS. LOE: -- if there is public comment, and then move on to Commissioner action.

PUBLIC HEARING OPENED

MS. LOE: So public comment. If anyone was here to make comment on this project, we're not having a presentation because there is a request to table it. But if you have comments, you can come forward and those will be recorded. Please give your name and address for the record, and we do limit comments to three minutes, just to keep it fair for everyone.

MS. ANDERSON: Hi. My name is Robin Anderson, and I'm the resident at 2601 Northridge, which is the property directly east adjacent. My husband and son and I moved into this property three months ago and we were not informed of the rezoning request when we purchased the home. However, we knew that the property was owned by the seller's agent, Ray Hemme, and that it would eventually be developed. However, in our research in the neighborhood, we moved out of the county into this neighborhood and into the city knowing that our -- our taxes would be increased and knowing that -- you

know, what was in store for us. But we did the research kind of based on the neighborhoods directly west to it that had 11 properties on it and similar properties, single-family homes in the area. I don't see how 17 properties are going to fit on there, especially with drainage issues. There's a traffic problem on Northridge in that people constantly drive over 25 or 30 miles per hour. There's elementary school and two middle schools in the vicinity, and I'm concerned about how my property value is going to be affected. It's a home in the area that has a little bit more square footage, and so it's kind of unique and had to be adjusted for comps for that issue, but I don't want -- I would hate to see this go up and then to see our home value immediately decrease by \$50,000, which is what I'm afraid of. Yeah. That's all. Thanks.

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

MR. STANTON: Excuse me, ma'am.

MS. ANDERSON: Yes?

MS. LOE: Ms. Anderson? Mr. Stanton?

MR. STANTON: What would make you happy? If the shoe was on the other foot --

MS. ANDERSON: Well, I suppose what I imagined was that there would -- it would be developed and there's right in the middle of that open property, there's a -- a creek running through it. And so what I had imagined was that a road would go either directly west or east of that, and then properties would be developed into that. So there -- it would look very similar to the property on the west. Right? I don't want people ten feet from my driveway. That's what's going to happen. And just had I known that, I probably -- that it was going to be so densely populated, we wouldn't have purchased that property. We moved away specifically from neighbor issues and, you know, that's just -- so what I had imagined was that there would be fewer houses there, which we were okay with.

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

MR. HULEN: Christian Hulen, 3912 Cannon Court. This may be a little premature since we kind of, I guess, skipped the presentation that's been tabled, but I know myself and many other residents are just curious and have major concerns about watershed issues. Maybe that's what's going to be addressed, but not having seen the presentation, that property tends to hold a significant amount of water during heavy rainfalls. And without us not really knowing what the plan for development is, are they -- are they going to elevate the entire property? You know, we're not really sure what the plan is and especially those of us on Cannon Court, on the east side of Cannon Court, are looking at a significant amount of water being diverted back towards our property, just based on our experience in living there. I mean, we've all got photos of any time a major rain comes through, it doesn't look so much like a field, it looks a little bit more like a pond. We're just kind of curious how that's going to be handled.

MS. LOE: There will be more information when the project is fully presented, but your comments are recorded for now. Are there any questions for this speaker? Mr. MacMann?

MR. MACMANN: Just a generalized comment. It sounds like you all are going to have some, you know, valid and neighborly concerns. I would strongly encourage you to look for this next posting,

and you guys make sure that you show up and express your concerns at that time, so -- because I know that apparently quite a few of you have come for this.

MR. HULEN: Thank you.

MS. LOE: Thank you.

MR. BROOKS: Michael Brooks, 3908 Cannon Court. And my concern is the water problem. I have pictures of it on September 11th where a third of it is under water, and September 13th of it, and it was under water again. But -- and my other concerns would be the abatement pond that they want to build to catch the water. We're -- we're a block from a grade school of six- and seven- and eight-year-olds. When one of them drowns in this pond, one of you is responsible. We don't need that many cottages. Mr. Hemme, he bought that property, and he knew it was in R-1. Now if he wants to build R-1 houses, I guess we'll just -- we'll discuss that at a different Council meeting. But he bought it with the intention to shove it through so he can build more properties and you're going to have a traffic problem that is -- drive up there on 8:00 in the morning or at 3:00 in the afternoon, the traffic problem is horrendous because of the grade school, of kids in and out, of kids walking up and down the streets. We don't need that many houses in two and a half acres. Thank you.

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

MS. HENDREN: My name is Elissa Hendren; I'm at 3900 Cannon Court. I'm also worried about the watershed issue in our backyard. It's always -- always very wet down where it's undeveloped right now. We moved into this property in 2018 knowing it would be developed, and having that many houses back there, I'm just going off of what everybody said. I completely agree and I just want you all to know that it really is a valid issue. The traffic out there, kids walk up and down those streets all the time, and it's already an issue, and adding that many more folks there and that many more cars is really a bigger issue. So thank you.

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

MS. O'LAUGHLIN: My name is Kathy O'Laughlin; I live on 2500 Northridge Drive. I ditto what everyone said here. The water problem, the traffic, the rezoning I'm against. I never would have bought the house had I known that this was going to happen. The -- yeah. The traffic, it's not just the elementary school; I think people are cutting through. Instead of using Blue Ridge, they're cutting through on Northridge to get to places faster to the west side down. Yeah. I'm, you know, discouraged that I don't know the details, because I was really hoping to come here tonight and know what the plans were, so we're kind of at a loss as to, you know, further questions that we have, but, I guess, as you said, we'll back on December 12th or 10th --

MS. CARROLL: December 10th is what it has on this note.

MS. O'LAUGHLIN: -- and -- and get further detail, but I'm very adamantly against the rezoning at this point in time.

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

there are not, we'll close the public hearing.

PUBLIC HEARING CLOSED.

MS. LOE: Commissioner discussion? Mr. MacMann?

MR. MACMANN: If my fellow Commissioners don't have any comments about the tabling, in the matter of item 201 -- now I'm doing it -- 201-20, tabling request by Crockett Engineering for Hemme Construction, I move to table to date certain 10 December of 2020.

MR. STANTON: Second.

MS. LOE: We have a second by Mr. Stanton. We have motion on the floor to table. Any discussion on that motion? Seeing none, Ms. Carroll, may we have a roll call, please.

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

MS. CARROLL: Nine votes, the motion carries.

MS. LOE: Recommendation to table to December 10th will be made.

MR. ZENNER: If I may, prior to moving on to the next item. Those that are in attendance, many of you were holding an agenda this evening. The link to the existing staff report that was published for this hearing this evening, along with the development plan, is available for your reviewing if you would like to read and become more familiar with what was being proposed on this property. Also, if you are so inclined, the project engineer associated with this project is probably capable of answering some of your questions if they are not able to be answered through the site plan that you will see within the staff report, and that is Crockett Engineering. They are a local firm here, and you may be able to get their telephone number off of the plan. If not, again, it is Crockett Engineering, and they are here in town and in the telephone book. So we will potentially have a revised staff report based on the needs to address our particular technical issues, so please keep your eye on notification that you will receive from our offices. If you are within 185 feet of the property, you will get another postcard or a letter indicating the public hearing date and the date that the agenda for this meeting will be published. The link to all of the report material will be online and available to you. The case manager for this internally with our office is Brad Kelley, and he is also available should you have questions and the contact information for him is -- was provided to you on a postcard that you should have received, as well as the correspondence for this meeting this evening. So if you would like to follow up with him, as well, you are more than welcome to do so. We thank you for coming out this evening and apologize for the inconvenience that this has created.