

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
APRIL 7, 2022

Case Number 111-2022

A request by A Civil Group (agent), on behalf of Green Meadows Property, LLC (owners), for approval of a three-lot final plat to be known as *Quail Creek West Plat 7*. The 0.81-acre parcel is located on the southeast corner of the intersection of Smith Drive and Louisville Drive.

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 requested final minor plat subject to minor technical corrections.

MS. LOE: Thank you, Mr. Palmer. Before we move on to questions for staff, I would like to ask any Commissioner who has had any ex parte related to this case to please share that with the Commission at this time 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? No questions. With that, we will open up the floor to public comment.

PUBLIC HEARING OPENED

MS. LOE: If anyone does have any public comment on this case, you are invited to come forward. We would need your name and address for the record. I see none. We will close public comment.

PUBLIC HEARING CLOSED

MS. LOE: Commissioner comment? Mr. MacMann?

MR. MACMANN: As long as my fellow Commissioners have no comments or concerns, I have a motion.

MS. LOE: I have a --

MR. PALMER: Yes, ma'am.

MS. LOE: -- question, I guess. This is actually -- it is a question for staff. Mr. Palmer, so I was curious with regard to -- this is the only north-south connector west of -- major north-south connector at this location for -- and I don't have the map pulled up to me. But there's no other through street east of this for some distance. Which is the next one that goes through?

MR. PALMER: Well, the next one that immediately comes to mind is Scott. You're west of Scott Boulevard here. I believe that's --

MS. LOE: Yeah. I don't think there's one between Scott and -- and Louisville --

MR. PALMER: Right. I don't think -- I don't think that's --

MS. LOE: And given the topography, this is the only other connector, so it is a collector --

MR. PALMER: Yes.

MS. LOE: -- as you say. So -- and as you point out, there's the requirement that private residential driveways are prohibited on collector streets, and that this has been given the alternative. I was interested in the next item, which only applies to non-residential driveways, but it raises the issue of distance of driveways from intersections, because these driveways are starting to get pretty close to an intersection of two major collectors. So I looked up the Missouri Department of Transportation Access Management Guidelines, and these three driveways are well within that distance back that they required. Was -- does staff have any comment on that?

MR. PALMER: There is a note on the plat pertaining to the southern lot, and I forget exactly the genesis of that, but it -- the southern lot would be limited to the southern 40 feet, I believe of the -- of the lot. Is -- yeah. Right. Right. Right. It's the northern lot cannot be outside of the southern 40 feet of the lot. So it would have to be, you know, whatever the distance there is, so it would have to be in southwest corner of lot 103 or whatever the northern lot there.

MR. ZENNER: Yeah. So the genesis of the -- the genesis of the comment was after consultation with the City's traffic engineer and Mr. Teddy and his authority, given that there -- in Mr. Teddy's opinion, there was no other alternative to provide reasonable access to these lots, other than what was along Louisville, the traffic engineer, in application of the standards that you're referring to, which we have not adopted as the City's access management requirements, determined that a driveway no closer than the southern 40 feet of the property of Lot 10 -- or 703 was acceptable and would meet our general requirements based on the anticipated traffic flow. That was -- there was a long, arduous conversation about these lots even being able to be created in this configuration. So to assure you that there was -- this was just not glossed over, and there was contemplation as to where the driveways needed to go, did the driveways need to be shared, and we've -- we did an analysis of the number of driveways that are on this road that are inside the City, those that are in the county, and our -- our staff, the traffic engineer, and Mr. Teddy concluded after that analysis that what these three lots with the restriction on the northernmost lot closest to the intersection was the best situation possible for each lot to have their own individual access, given shared driveways create their own set of unique challenges for detached residential housing.

MS. LOE: Also when I considered if there could be a shared -- I mean, I was looking at if the two southern lots were reoriented north-south, and you did a shared driveway for all three, that would place the shared driveway as the one closest to the intersection, and I wasn't sure how much we would be gaining with that. But thank you, Mr. Zenner. Mr. MacMann. Sorry. Commissioner MacMann?

MR. MACMANN: Thank you very much. Just real quick. Mr. Zenner, there is no street parking on Louisville, is there?

MR. ZENNER: To my recollection, I don't believe there -- I don't -- on a collector, we typically would only allow you to do street parking -- we would allow you to park on both sides. I believe there is

no parking in -- I believe there are no parking signs actually in front of the park.

MR. MACMANN: That would be -- thank you, Mr. Zenner. Madam Chair, to your point, because we -- we actually went through this when we were talking about the -- the other developments in the Code. Thank you for the catch, by the way, because I didn't think about the distance. I would be comfortable with this if there was no parking along the front of those lots, because this is -- I used to spend a lot of time over there. Half, two-thirds of the day, there is no traffic, and then it's really busy, particularly Smith. Mr. Zenner or Ms. Thompson, could we add the stipulation that there be no parking in front of these lots in case there -- it's allowed currently? Ms. Thompson has a pained look on her face.

MR. ZENNER: I would have to -- I think we can communicate the desire with the traffic engineers --

MR. MACMANN: Yeah. Well, it's just a matter of putting the signage up?

MR. ZENNER: That's -- and that's where I was going with my -- with my hesitated comment. This is a 38-foot curb and gutter street. This is the old model of collectors, which allowed parking on both sides.

MR. MACMANN: And I think it's -- it's fine right now, but when Breckenridge is fully built out, or it's built out further to the west or we cross the creek, then we have a whole different -- different environment.

MR. ZENNER: Kind of environment.

MR. MACMANN: Yeah.

MR. ZENNER: I -- I think we can -- to condition the approval of this plat on that, which is really a traffic -- a traffic-engineering issue more so, I would not advise that. I think what we can do is take the comment and the recommendation that the Commission --

MR. MACMANN: To Mr. Stone?

MR. ZENNER: -- to Mr. Stone and ask that they evaluate that at this point. I -- given the intersection and as Ms. Loe has pointed out, as we come to the intersection of Smith, we are going to want to assure that we do not have vehicles stacked up to the intersection. And with that in mind, I'm not quite sure that that actually is probably not already in that contemplated --

MR. MACMANN: Okay. If you could pass that along to streets to roads, that would be awesome, and I will keep that out and -- and trust where Mr. -- Mr. Stone is the -- heads -- the head of that department -- trust that Mr. Stone will do his job dutifully. Madam Chair, if we have no more questions. In the matter of Case -- what am I looking -- oh -- 111-2022, final plat for Quail Creek West Plat 7, I move to approve --

MR. STANTON: Second.

MR. MACMANN: -- with the following -- I'm sorry, Mr. Stanton. I apologize. -- with the addition of technical comments by the surveyor and the attachment of the clarifying note regarding lot access, the approval by Mr. Teddy, I move to approve. Mr. Stanton?

MR. STANTON: Second.

MS. LOE: Moved by Commissioner MacMann, seconded by Commissioner Stanton. We have a motion on the floor. Any discussion on this motion? I see none. Commissioner Carroll, may we have roll call, please.

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

MS. CARROLL: We have nine votes to approve; the motion carries.

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