

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
May 4, 2023

Case # 113-2023

A request by Crockett Engineering (agent), on behalf of Richland Olivet Farm, LLC, Charlotte Frazier, and Melissa Ussery (owners), seeking approval of a preliminary plat of a 103.73-acre tract of land to be known as “Richland Estates”, subject to annexation and permanent zoning. The proposed development would contain 146 residential lots, 1 neighborhood commercial lot, and 14 common lots. The acreage is located at the southwest corner of Richland and Olivet Roads and is common addressed as 6800 Richland Road. A concurrent request (Case # 114-2023) seeks approval of R-1 (One-family Dwelling) and M-N (Mixed-use Neighborhood) zoning as the acreage’s permanent City zoning, upon annexation.

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 Richland Estates preliminary plat.

MS. GEUEA JONES: Thank you very much. Before we go to questions for staff, if any of my fellow Commissioners have had contact with parties outside of these public hearings, please say so now. Any questions for staff? Commissioner MacMann?

MR. MACMANN: Thank you, Madam Chair. Mr. Palmer, can I draw your attention to the southern part of the plat near common area 12 and 140, 141, 135?

MR. PALMER: Yes, sir.

MR. MACMANN: Can you blow -- you can't blow that up, can you?

MR. PALMER: No.

MR. MACMANN: We really need to -- where's Brian? We need to get Brian in here to fix that.

MR. ZENNER: I can take it out of the -- I can take it out of the PowerPoint and do that, but --

MR. MACMANN: That's all right. In looking --

MR. PALMER: That's a little -- that's a little bit bigger.

MR. ZENNER: Is that better for you, Mr. MacMann?

MS. GEUEA JONES: We all also have it in front of us if we wanted to --

MR. MACMANN: Yeah. We do. But it's sometimes hard for someone else to -- well, we have folks watching on tv.

MS. GEUEA JONES: Yeah.

MR. MACMANN: And Council will look at this.

MS. GEUEA JONES: Come on.

MR. MACMANN: Thank you for your input. I almost became like Mr. Palmer there and forgot what I was talking about. What I want to talk about is sewers because that's the kind of guy I am. And - - but first, I want you to talk to me about a type two stream buffer. Could you -- one of you gentlemen please give us a sentence or two about type two stream buffers?

MR. PALMER: It's just a regulatory requirement of a type two stream. And I believe it is a total of 100 feet wide. Is that right?

MR. ZENNER: Correct.

MR. PALMER: Yeah.

MR. ZENNER: And it may have, due to slopes, it may increase, actually.

MR. PALMER: Yes.

MR. ZENNER: So they're -- I mean, that's a regulated buffer which has to be preserved. That would be part of the stormwater management plans that are submitted with future development.

MR. MACMANN: With that in mind, thank you for that answer. That is also for future generations. If we turn our attention to lot number 140, which we can blow up and you guys can blow up, I'm a little concerned about construction runoff, et cetera, from lot 140 as it pitches into the type two stream buffer. Is that a concern for you all also or is that just me?

MR. PALMER: So they will submit with their land disturbance permit a packet -- an erosion control plan that will have to take that into consideration. There's any number of measures that will potentially be used there to kind of mitigate that, but --

MR. MACMANN: And I appreciate that and I trust Mr. Crockett. He is nodding his head yes. I'm just -- whenever we have this kind of situation, we're -- we're at the edge of we have to be super careful when we get down there. That's -- that's what I'm saying, and I wanted to get that on the record because that -- that lot in particular is problematic, but I can see that's a future sanitary sewer line that's plotted -- platted in there.

MR. PALMER: I think it exists. Yeah.

MR. MACMANN: You think it exists currently?

MR. PALMER: I --

MR. MACMANN: Mr. Crockett is again shaking his head. And I just have one more question. The rest I can ask of Mr. Crockett. We have the common lot 12 has two functions, the stream buffer and the waste -- and the stormwater retention. Is it typical to do two functions in one common lot or is that --

MR. PALMER: Yeah. It -- it -- I mean, you could divide it into two lots, but it -- it --

MR. MACMANN: We've seen them before side to side and they are divided. And I just wondered if we were i's and t's, p's and q's on this. That's a --

MR. PALMER: Yeah. It's --

MR. MACMANN: That's a Mr. Zenner question. I know that. He's nodding -- he's nodding his

head yes also. So that common lot is fine, though it has two different purposes?

MR. PALMER: Yeah. We have developments that the common lot is any open space between the private lots that kind of gets pretty --

MR. MACMANN: Well, this has two ongoing functions.

MR. ZENNER: Distinct purposes.

MR. MACMANN: Yeah. Yeah. Two distinct purposes. And, you know, one is a -- you know, they may not always conjoin. I thank you gentlemen for helping me get that on that record, and may you have a pleasant evening. Madam Chair, I am now done.

MS. GEUEA JONES: Thank you. Any other questions for staff? Seeing none. Public comment. Be as brief as you would like.

PUBLIC HEARING OPENED

MR. CROCKETT: Madam Chair, members of the Commission, Tim Crockett, Crockett Engineering, 1000 West Nifong. I'll slow it down for you, Mr. MacMann. I will forego my presentation given the fact that Mr. Palmer covered many of the items, and I would just be duplicating that. I would like to cover a couple of items though. The large lots that he indicated that are shown, basically, that is the -- the area between Oak Mill Subdivision that is a County subdivision to our east and Old Hawthorn North to our west. So basically it is comparable to both of those sides. And then, of course, the commercial lot, I just wanted to just kind of briefly comment on that. There is neighborhood commercial there. There is the realignment of Olivette, but we're not going to have access to -- from that commercial lot directly to Olivette, and certainly not to -- to Richland. It's just too close to that feature roundabout, too close to that intersection. So all of the access will be coming from the south off of Grimshaw. And so that just helps out with that and minimizes the points of connection directly on to those major roadways, given that Olivette is a major -- or excuse me -- a minor arterial. And then, of course, there is the Development Agreement that goes with this, so this development like Silver Lake to the north, Old Hawthorn to the -- to the west will be paying contributions for offsite improvements to the roundabout down at Richland -- Richland Road. So it's going to be comparable to the other two subdivisions. And so with that, I'm happy to answer any questions that the Commission may have.

MS. GEUEA JONES: Thank you. Any questions for this speaker? Commissioner MacMann?

MR. MACMANN: I have two sets of questions. You have two sets of properties. Do you have approximate price points for these different sized lots?

MR. CROCKETT: Right now, the price point for lots changes every day, Mr. MacMann. I mean, I would love to tell you what I think they are going to be, but I don't know what the price of concrete is going to be.

MR. MACMANN: I -- I appreciate that. I truly do.

MR. CROCKETT: I mean, I would love to come here and tell you what we think they are going to be, but I would just be speculating at this point. I don't know.

MR. MACMANN: All right. I just wondered if you had one. The second question, if we could turn

our gaze to lot number 140 --

MR. CROCKETT: Yes.

MR. MACMANN: -- that has the polar (ph.), if you will, in it.

MR. CROCKETT: Uh-huh.

MR. MACMANN: That presents me with some concern, and I know we have processes in place

--

MR. CROCKETT: Uh-huh. Sure.

MR. MACMANN: -- to do that --

MR. CROCKETT: So -- so let's --

MR. MACMANN: But the buildable -- I think the buildable area, that looks like it's on the west side and it's not very much.

MR. CROCKETT: Well, if you look at that though, that -- that's -- that draw will be graded out and be pushed over. And the reason for that is when -- let's go back to your comment about the type two stream buffer.

MR. MACMANN: Uh-huh.

MR. CROCKETT: We have a type one, two and three. And a type two is an intermittent blue line, which is what we have here. A type three is anything that is not an intermittent blue line, but has a range area of over 50 acres, which that does not. So when you grade this site and you put your road infrastructure in, you are basically cutting off the upper portion of that watershed and it is going to hit the road and it's going to go into your closed conduit system. So the amount of drainage coming through lot 140 is greatly reduced with the development of this piece of property. And so that draw will be pushed over and filled in and then kind of slid to the rear of 140. And so we don't have any -- I don't have any concerns that we can certainly do that, make sure there is no water in the basement, and make sure we can handle that stormwater appropriately.

MR. MACMANN: That's actually why I'm getting -- I'm just getting this on the record.

MR. CROCKETT: Sure.

MR. MACMANN: If we do it right, it is fine.

MR. CROCKETT: Yeah. Absolutely.

MR. MACMANN: But every two weeks I deal with this issue --

MR. CROCKETT: Sure.

MR. MACMANN: -- where it is not -- the grading wasn't sufficient, the compaction wasn't sufficient, something along those lines. And the house is breaking.

MR. CROCKETT: Right.

MR. MACMANN: And -- and we're discharging stuff into a stream when it --

MR. CROCKETT: Well, and just to -- to help solidify that a little bit, Mr. MacMann, on all of our subdivisions, we have third-party testing. We do that ourself. So we're out there checking the compaction in six-inch lifts for the contractor as they raise these building pads up. When we come in for a

building permit through BSD, when they look at a fill section, they are going to want those foundations to go to native material or provide those -- those compaction calculate -- testing results.

MR. MACMANN: I just want to avoid the situation we had with -- I don't remember what the name was and I won't say it here. The student housing complex that is sliding down the hill --

MR. CROCKETT: Right.

MR. MACMANN: -- that's another one of the issues I want to address. Thank you, Madam Chair for indulging me.

MS. GEUEA JONES: Thank you, Commissioner. Any other questions for this speaker?
Commissioner Placier?

MS. PLACIER: Just a short one. I had a question about did I hear correctly that Burghley is slated to become a major arterial --

MR. CROCKETT: I believe -- I believe it is a neighborhood collector. Is that --

MS. PLACIER: A neighborhood --

MR. CROCKETT: Or is that a major collector?

MR. PALMER: I think it is a major collector.

MR. CROCKETT: A major collector.

MS. PLACIER: A major collector. Okay.

MR. CROCKETT: Yeah. So there is no driveways off of it, ma'am.

MS. PLACIER: Yeah. There's just that funny little Burghley Circle. It's not driveways, but it adds a couple of extra intersections.

MR. CROCKETT: Correct. There is a piece of property down there that we wanted to utilize, and so in doing this -- we've done this before. If you recall the Silver Lakes development to the north, that Burghley Drive continues on through that development, and I believe we had a couple of those in that development as well, and so it is kind of a way that we can put -- get access. But the important part there by doing that, vehicles aren't backing on to that street. They are pulling on to it rather than backing on to it.

MS. PLACIER: Right. Okay.

MR. CROCKETT: Thank you.

MS. GEUEA JONES: Thank you. Any other questions for this speaker? Seeing none. Thank you very much.

MR. CROCKETT: Thank you.

MS. GEUEA JONES: Anyone else to speak on this case from the members of the public?
Seeing none. I'll close public hearing.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Commissioner comments? Commissioner MacMann?

MR. MACMANN: If we have no other comments or concerns, I have a motion.

MS. GEUEA JONES: Sorry. One moment.

MR. MACMANN: Okay.

MS. GEUEA JONES: Commissioner Loe?

MS. LOE: I have one comment. I just want to say we've had a couple subdivisions coming through that have asked for exceptions to go beyond our maximum street length, and this one it looked like it was coming in really close or it wasn't exceeding it. And I appreciated having a neighborhood layout that looked like it was more conducive to some of the networking and internal multi-modal that we have been striving for. So I just wanted to thank you for that.

MS. GEUEA JONES: Thank you, Commissioner Loe. Gold star or at least a silver one. Commissioner MacMann, I believe we are now ready for you.

MR. MACMANN: Thank you. It will be a nice amenity. I have a motion. In the matter of Case 113-2023, Richland Estates preliminary plat, I move to approve.

MR. STANTON: Second.

MS. GEUEA JONES: Approval has been moved by Commissioner MacMann and seconded by Commissioner Stanton. Is there any discussion on the motion? Seeing none. Commissioner Carroll, may we have a roll call.

Roll Call Vote (Voting "yes" is to recommend approval). Voting Yes: Ms. Placier, Ms. Wilson, Ms. Loe, Mr. Stanton, Ms. Burns, Mr. MacMann, Ms. Carroll, Ms. Geuea Jones. Motion carries 8-0.

MS. CARROLL: We have eight votes to approve; the motion is carried.

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