

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

Case # 114-2023

A request by Crockett Engineering (agent), on behalf of Richland Olivet Farm, LLC, Charlotte Frazier, and Melissa Ussery (owners), seeks approval of 97.02 acres of R-1 (One-Family Residential) and 6.71 acres of M-N (Mixed-Use Neighborhood) zoning as permanent City zoning, pending annexation. The subject 103.73-acre property is located southwest of the intersection of Richland and Olivet Roads and is commonly addressed as 6800 Richland Road. A concurrent request (Case # 113-2023) seeking approval of a 161-lot preliminary plat is also being considered for this acreage.

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. Before we go to questions for staff, if any Commissioners have had any contact with parties to this case outside of these public hearings, please disclose so now. Seeing none. Are there any questions for staff? Commissioner MacMann?

MR. MACMANN: I have a question for you, Madam Chair.

MS. GEUEA JONES: Please.

MR. MACMANN: Do you think it would be appropriate to discuss stormwater and stream buffer issues now or at the preliminary plat?

MS. GEUEA JONES: Preliminary plat.

MR. MACMANN: That's what I was thinking too. Thank you for clarifying that.

MS. GEUEA JONES: Thank you. Any questions for staff relating to zoning? Seeing none. We'll go to public comment. Please come forward.

PUBLIC HEARING OPENED

MR. CROCKETT: Madam Chair, members of the Commission, I'll reserve my presentation for the preliminary plat. I believe Mr. Palmer did a thorough job discussing the zoning application for this site. I would note that while it is about 6.7 acres of neighborhood commercial at that corner, really the net acreage is significantly less than that. It's about 4.5 or so. And the reason for that is the realignment. And if you recall several months ago, we came in with a request for Silver Lakes, which is the development immediately to the north, and Olivette doesn't line up or it won't line up. So the idea there is

is we have to curve Olivette over, and there's going to be a future roundabout at that location in the future. So when you look at 6.7 acres, that might -- well, that's quite a bit just on that one corner, but roughly two acres of that is going to be chewed up just in right-of-way alone for the realignment of Olivette. So I just want to kind of mention that for your consideration. Happy to answer any questions.

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

MR. CROCKETT: Thank you.

MS. GEUEA JONES: Any other members of the public to speak on this case? Seeing none.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any Commissioner comments relating to the zoning action?

Commissioner Burns?

MS. BURNS: I would like to make a motion if we don't have any additional comments.

MS. GEUEA JONES: Please.

MS. BURNS: Case number 114-2023, 6800 Richland Road permanent zoning, I recommend approval of the requested zoning.

MR. MACMANN: Second.

MS. GEUEA JONES: Approval has been moved by Commissioner Burns and seconded by Commissioner MacMann. 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 to approve; the motion carries.

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