

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

MARCH 22, 2018

Case No. 18-59

A request by Engineering Surveys & Services (agent) on behalf of Columbia Public Schools (owner), for approval of a one-lot final minor plat to be known as "CPS Waugh-Locust Subdivision", and design adjustments regarding the amount of right-of-way dedicated with the plat and waiving corner truncation at the southeast corner of Waugh and Locust Streets. The 2.22-acre site is zoned R-MF (Multiple-Family Dwelling) and is located at 1208 Locust Street.

MR. STRODTMAN: May we have a staff report, please?

Staff report was given by Rachel Bacon of the Planning and Development Department. Staff indicates the proposed replat has been reviewed and is found to comply with the provisions of the UDC with the exception of the requested design adjustments. Staff supports both design adjustments. The plat may be approved by the Commission with the approval of none, one or both of the design adjustments and recommends the following:

1. Approval of the final plat CPS Waugh-Locust Subdivision.
2. Approval of the design adjustment to Section 29.5.1(c)(4)(ii) regarding the dedication of road ROW.
3. Approval of the design adjustment to Appendix A.6(b) of the Unified Development Code regarding the corner truncation of ninety-degree street intersections.

MR. STRODTMAN: Thank you, Ms. Bacon. Commissioners, any questions for staff? Yes, ma'am, go ahead. Ms. Burns?

MS. BURNS: Thank you. Ms. Bacon, I don't know if you're aware of how wide the sidewalks are that we're talking about that are -- are they -- could you tell me the width, please?

MS. BACON: I can. So on Waugh and Locust, they are -- well, on Waugh Street, they are four feet. On Locust, they're four for part of it going into five, and then on College, they are -- they're wider, I think about eight feet or so.

MS. BURNS: Okay. Thank you.

MS. BACON: Uh-huh.

MR. STRODTMAN: Mr. MacMann?

MR. MACMANN: Just a quick comment. In relation to these two design adjustments in particular, and this is maybe for all of us and for staff to ponder. In the core area of downtown, the old part of downtown, we've been asked to waive the right-of-ways and we've been asked to waive truncations -- Greek Town, Columbia College. We have an old -- the older core city character of

neighborhood-type issue going on, and I'm just bringing this up. This is going to happen -- it's already happened three or four times. It's going to continue to happen. Just -- just throwing that out there. We may want to address that.

MR. STRODTMAN: Job security. Any more questions, Commissioners, of staff? I see none. As -- this is not a public hearing, but as in past practices, it is a subdivision. If there is anyone in the audience that would like to come forward and give us any information related to this case, we would welcome that at this time. I see none. Commissioners, questions? Additional information needed of staff? A motion? Mr. MacMann?

MR. MACMANN: I'll move. In the Case of 18-59, CPS Waugh-Locust Subdivision final map -- final plat with design adjustments, I move that we approve.

MS. RUSHING: Second.

MR. STRODTMAN: Thank you, Mr. MacMann, for making that motion for approval of the -- all three items, and we received a second from Ms. Rushing. Commissioners, any questions or additional comments needed on the motion? I see none. When you're ready for a roll call, Ms. Burns.

MS. BURNS: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Rushing, Ms. Russell, Ms. Burns, Mr. Harder, Mr. MacMann, Mr. Stanton, Mr. Strodtman. Motion carries 7-0.

MS. BURNS: Seven to zero, motion carries.

MR. STRODTMAN: Thank you, Ms. Burns. Our recommendation for approval will be forwarded to City Council for their consideration.

V) PUBLIC HEARINGS

MR. STRODTMAN: Moving on to our first public hearing of evening, Case 18-68. At this time, I would ask any Commissioner who has had any ex parte communications prior to this meeting related to Case 18-68, please disclose that now so all Commissioners have the same information to consider on behalf of this case in front of us. Thank you, all.

Case No. 18-68

A request by Jaime Coleman (agent) on behalf of Pompie, LLC (owner) to revise the Statement of Intent for property within The Colonies Lot 101 and 102 OP Plan to allow "Personal Services, General" as an additional use. The 1.1-acre property is located on the east side of Colony Drive, approximately 400 feet north of the Forum Boulevard and Katy Lane intersection, and is commonly addressed as 2614 Forum Boulevard.

MR. STRODTMAN: May we have a staff report, please.

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the Statement of Intent revisions for the subject property.

MR. STRODTMAN: Thank you, Mr. Smith. Commissioners, any questions for staff? Mr. MacMann?

MR. MACMANN: Just real quick. Planner Smith, any feedback from the mostly commercial

neighbors on this -- on any of the personal services?

MR. SMITH: Yes. I think we did receive one call just of inquiry generally.

MR. MACMANN: No one complained? That's --

MR. SMITH: No.

MR. MACMANN: Okay. Thank you.

MR. SMITH: You're welcome.

MR. MACMANN: Thank you, Mr. Chairman.

MR. STRODTMAN: Any additional questions, Commissioners. Mr. Smith, is -- is fitness allowed today and/or would it be allowed in the future?

MR. SMITH: Fitness, as in a gym-type setting?

MR. STRODTMAN: Well, the -- the client's application letter had specifically stated some -- sorry I didn't have it open already --

MR. SMITH: Yes. Personal fitness, I think was one of the issues.

MR. STRODTMAN: It had personal services, general physical fitness center.

MR. SMITH: Fitness, yeah. That is something that was on the original application. And we did review that and we spoke with him about that, shared some of the concerns with possibly that type of use in there because that is a strictly commercial-type use. And he, at that time, voluntarily -- voluntarily allowed us to remove that or basically self-remove that from the site, so --

MR. STRODTMAN: So that won't be part of the request?

MR. SMITH: Correct. Yeah.

MR. STRODTMAN: I was just asking for clarification. Additional questions? This is a public hearing, and I'll go ahead and open it up.

PUBLIC HEARING OPENED

MR. STRODTMAN: For anyone that's here for Case 18-68, we would welcome you to come forward and give us any information you might have. I see no one here for this. We'll go ahead and close the -- oh, sorry. Sorry. Withdraw that last little -- we would just ask for your name and address.

DR. BAH: Dr. Abdoulaye Bah, 2009 Wood Hollow Drive, Columbia, Missouri, 65203- 0909. Thank you giving me the opportunity to speak here. This is what makes this country works. My neighbors are there. They're supporting what we're trying to do, but I'm glad that you give us the opportunity to speak out here, and I'm thankful for whatever decision you make because I've had the opportunity to speak out on behalf of my wife and myself, my children, and our business. We moved here as immigrants and we've been very grateful for what this country has done for us. I am a graduate of the University of Missouri system. My wife is a medical doctor for this community. My daughter is a medical student from this system. My son is intended to go to law school here. So thank you again for giving us the opportunity.

MR. STRODTMAN: Thank you, sir. Any questions for this speaker? I see none. Thank you -- thank you, sir. Anyone else like to come forward before we close the public hearing? Now, it's closed.

PUBLIC HEARING CLOSED

MR. STRODTMAN: Commissioners, any questions, comments, additional discussion needed?
Mr. MacMann?

MR. MACMANN: If it's okay with the rest of the Commission, I have a motion.

MR. STRODTMAN: We would take a motion.

MR. MACMANN: In the matter of Case 18-68, The Colonies Lot 101 and 102 PD Statement of Intent revision, I move that we pass same.

MR. STANTON: Second.

MR. STRODTMAN: Thank you, Mr. MacMann, for making that motion. The motion has received its second from Mr. Stanton. Commissioners, any discussion or additional information needed on that motion? I see none. Ms. Burns, when you're ready.

MS. BURNS: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Rushing, Ms. Russell, Ms. Burns, Mr. Harder, Mr. MacMann, Mr. Stanton, Mr. Strodtman. Motion carries 7-0.

MS. BURNS: Seven to zero, motion carries.

MR. STRODTMAN: Thank you, Ms. Burns. Our recommendation for approval will be forwarded to City Council for their consideration.