

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

Case Number 123-2023

A request by A Civil Group (agent), on behalf of Green Meadows Property, LLC (owner), for approval of a four-lot Preliminary Plat of R-1 (One-family Dwelling) zoned property, to be known as Quail Creek West Plat 8. The approximately 18.42-acre subject site is located southwest of Smith Drive and Louisville Drive and includes the address 825 Louisville Drive.

MS. GEUEA JONES: May we please have a staff report?

Staff report was given by Mr. Brad Kelley of the Planning and Development Department. Staff recommends approval of the Quail Creek West Plat 8 preliminary plat.

MS. GEUEA JONES: Thank you. Before we go to questions for the staff, if any member of the Commission has had outside communication with parties to this case number, please let us know now so that we all have the same information to work from. Seeing none. Are there any questions for staff? Commissioner MacMann?

MR. MACMANN: Thank you, Madam Chair. Real quickly, again, Planner Kelley. The building envelopes and sinkhole locations will travel in perpetuity with the deeds on these properties?

MR. KELLEY: We intend to show them on the final plat. I couldn't speak as to what the deed will say, but it would be on the plat itself.

MR. MACMANN: All right. My -- my concern is as follows. Many times when you buy a house, you get the deed with the red description, and I want to build a garage later on or something like that, how are they going to know?

MR. KELLEY: I think our attempt at getting to that point is showing it on the plats that we're doing. That way whenever they propose a plot plan and permitting staff see the building permit come in for it, they will immediately look at the plat and see this on here -- or see what's not for development or where the buildable areas are, and then flag it there and inform them at that time.

MR. MACMANN: Fingers crossed, Mr. Kelley. Thank you very much.

MS. GEUEA JONES: Commissioner Carroll?

MS. CARROLL: I think you may have gotten at my question. I'm wondering if there are required disclosures when the property is for sale, which is slightly different than marked on the deed. I don't know if legal would know that information.

MR. ZENNER: Mr. Gebhardt may be able to answer that question. That is outside the purview of

the City.

MS. CARROLL: Yeah. Okay. The other question I had was the placement of the driveways. I think I see it marked on the plat here. Is that the -- yeah. Right above where the -- the sewer line goes in and not in the buildable area. Are we concerned about driveways given that driveways are a structure and they may have cars and/or garages associated with them?

MR. KELLEY: For the driveway itself, I think this is okay. What the building area is pointing out is most of the structure with a foundation like you're talking about, it does allow for other things in the areas that aren't the sink areas. For example, the utility easements and other things. If I went back to the sink area exhibit, you would see that the driveways -- I guess we can go into it. The -- let's see. The driveways and the sewer avoid the sink areas.

MS. CARROLL: Right. It looks like it's right above the boring mark B15, so it's not in the center of a sink area, but it is in an area that's not designated as a buildable area --

MR. KELLEY: Correct. Yeah. Again, the possible --

MS. CARROLL: -- the structure that it adds to runoff. Okay. Well, I think I have the answer.

Thanks.

MS. GEUEA JONES: Any other questions for staff? Okay. Seeing none. I will open the floor to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Please come forward, state your name and address for the record. Six minutes for groups, three minutes for an individual. And, yes, please adjustment the mic as you are very tall, sir.

MR. GEBHARDT: Thank you. My name is Jay Gebhardt; I'm a civil engineer and land surveyor with A Civil Group, and I'm here tonight with Nate and Kathy Reuter. To answer your questions for the driveway, it's in an area that's -- when -- when the geotech developed these buildable areas, he was thinking of structures with foundations, as Mr. Kelley said. He wasn't -- and we've been calling them no development areas, but they would be -- there are areas outside of the sink areas that are not part of the buildable area that would have improvements in it, such as a driveway or the public sanitary sewer that's necessary to serve the lots. As far as disclosures, Kathy and Nate fully intend to disclose this. It's going to be shown on the plat as a not for development area. So when people -- and that will show up in people's title work as -- as we can make it a conservation easement or something, a type of an easement type thing that would make that show in title work as an exception to their title. So -- but, yeah. They -- the whole reason we're doing this is the way we're doing this is to allow the development of these large lots and still preserve the sinkholes without disturbing. If you remember Breckenridge to the north of this, it was very similar to that, and there's no recognition of those sinkholes left. So that is not our intent here, is basically not going to have, you know, hardly any grading, just enough to build a driveway and to build a house.

MS. GEUEA JONES: All right. Thank you very much. Questions for this speaker?

Commissioner Carroll?

MS. CARROLL: Is there a conservation easement marked on the plat?

MR. GEBHARDT: It's shown, Brad, as not -- a non-buildable area. Right?

MS. CARROLL: Unbuildable.

MR. KELLEY: Yeah. Everything -- there's a note on the plat that states anything outside the buildable areas are not for development, basically.

MS. CARROLL: Okay. Is the -- is the geotechnical engineer present tonight?

MR. GEBHARDT: No.

MS. CARROLL: Okay. Thank you.

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

MS. PLACIER: Yeah. I noticed 803, the buildable area is pretty small. I mean, relatively speaking. It's got a lot of land, but not buildable land. Is the -- I don't know how to ask this question. I mean, of course, you think it was worth doing, but I would lean toward just having three.

MR. GEBHARDT: Ms. Placier, I understand, but the scale of this is kind of offputting. You're used to seeing residential lots that are really small, normal. That's a very large lot. The buildable area in there, although it's smaller than the others --

MS. PLACIER: Uh-huh.

MR. GEBHARDT: -- we work -- we work with the geotech to make sure that, you know, they can get probably a 7,000 square foot home on there. So it's plenty big for anything that anyone would want to -- want to do. It just looks really small because the lot is big.

MR. KELLEY: If I may, I did that work. I should have said something. It is an 18-and-a-half-acre site. So getting to Jay's point, this is a rather large site for four R-1 lots.

MS. GEUEA JONES: Commissioner Placier, are you --

MS. PLACIER: Oh. I'm okay. Yeah.

MS. GEUEA JONES: I -- I have a similar question, and then I'll get to you, Commissioner MacMann. Does anyone know, either staff or you, Mr. Gebhardt, how big approximately the houses are on the bottom of the preliminary plat on the lots that I know aren't part of this, but they're marked, like, 2012 or 12 -- 2013.

MR. GEBHARDT: The lots are probably right around 7,000, 7,500 square feet. The homes on them are mostly slabs, and they're probably in that 1,500, 1,600 square foot range.

MS. GEUEA JONES: Okay. So average.

MR. GEBHARDT: Average.

MS. GEUEA JONES: Average homes. Okay. That's a little bit helpful because without having my ruler out, it's hard to figure out what that area is, but I can kind of make that comparison, so -- thank you. Commissioner MacMann, did you have something else?

MR. MACMANN: I did. Thank you, Madam Chair. I can verify. I was there two days ago. That's about how big those -- they might go to 1,800, they might go to 8,000, but that's a pretty accurate

representation of the size of those, just for comparison. I have a question for staff, if I may.

MS. GEUEA JONES: Please?

MR. MACMANN: And this may be a building and site development question. Having done a fair amount of building myself, and I know Mr. Gebhardt doesn't control this, when these homes are built, when I'm doing the dirt work, I want to mow down every tree, and I want to go as wide as I can. Will there be anything that comes from building and site development to let the operating engineers know where they can and cannot take their bulldozers and graders and things of that nature? That may be a Mr. Zenner question. I mean, I don't know.

MR. KELLEY: I would think land -- I'm trying to think. If a land disturbance plan is required, then, yes, I think that would have to be shown on there. Pat, do you have anything?

MR. ZENNER: So you'll have grading -- the land disturbance plan will have grading limits. These parcels are all over one acre in size; therefore, tree preservation is required to be identified; that is if there are significant trees on the property or climax forest.

MR. MACMANN: It kind of depends on where you are. I mean, I was there.

MR. ZENNER: Yes. That is correct. Mr. Gebhardt probably can speak more to the -- to the tree canopy that's on this property, and/or Mr. Kelley can, as well. But that would be the -- the tree preservation plan that would have to come --

MR. MACMANN: I'm just -- I'm just concerned that, you know, I've got a 14-ton, you know, CAT 900 or CAT 9000, and you know --

MR. ZENNER: Ends up in the bottom of a sinkhole?

MR. MACMANN: That -- yeah.

MR. GEBHARDT: If I may, Mike?

MR. MACMANN: Yeah.

MR. GEBHARDT: The -- so we do a lot of large lots in the county. A lot of times, there's flood plains and other things that are -- have to be to -- and it's not uncommon for us to stake those in the field so that the builder can -- and usually it's the inspectors that ask the builders to do that so they can tell where those non-buildable areas, non-developable areas are.

MR. MACMANN: It would just be my hope that when building site comes on -- I think you guys have, compared to last year, this is a thousand percent better. I'm just wondering if the -- the strictures building and site will place, if they do stake that, you know, say, hey, keep your earth-moving equipment off this area. And I don't know -- I don't know the answer to the question, that's why I -- but I -- I know how a dozer operator is. It's, like, I need -- I will need to go where I need to go. But, thank you. Thank you, Madam Chair.

MS. GEUEA JONES: Thank you, Commissioner MacMann. Anyone else? Seeing none. Thank you, Mr. Gebhardt.

MR. GEBHARDT: 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 discussion, or are we ready for a motion? Seeing no discussion, I would entertain a motion. Commissioner MacMann? Or, sorry.

MR. MACMANN: Commissioner Loe raised --

MS. GEUEA JONES: Oh, well --

MS. LOE: Case 124-2023, move to approve Quail Creek West Plat 8 preliminary plat.

MR. STANTON: Second.

MS. GEUEA JONES: That is moved by Commissioner Loe on Case Number 123-2023 and seconded by Commissioner Stanton.

MR. MACMANN: I have a point of order, Madam Chair?

MS. GEUEA JONES: Please?

MR. MACMANN: I don't mean to be pedantic. I believe you said 124, Commissioner Loe.

MS. GEUEA JONES: That's why I corrected the record when I restated the motion.

MR. MACMANN: Thank you very much.

MS. GEUEA JONES: But thank you, Commissioner MacMann.

MS. LOE: Oh. The report says 124, which --

MS. GEUEA JONES: It is 123. Correct? It is 123?

MR. KELLEY: It should be 123. Good catch. Thank you.

MS. GEUEA JONES: If I get a thumbs-up from legal, we'll move to a vote. Thank you. Commissioner Carroll, may we please -- or, sorry. Any discussion?

MR. MACMANN: I just wanted to make sure we were approving the right thing. That's all.

MS. GEUEA JONES: Thank you. 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 carries.

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