

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
July 6, 2023

Case Number 184-2023

A request by A Civil Group (agent), on behalf of Robert and Carol Grove (owners), for approval to rezone 1.85 acres of property from the R-1 (One-family Dwelling) district and M-OF (Mixed-use Office) district to the R-MF (Multi-family Dwelling) district. The subject site is located northeast of the intersection of Garden Drive and I-70 Drive Northwest.

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

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the rezoning to R-MF.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had any contact with parties to this case, please disclose so now. Do we have any recusals? Seeing none. Questions for staff? Seeing none. Very thorough job, Mr. Zenner.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Public comment?

MR. GEBHARDT: Good evening. My name is Jay Gebhardt; I'm a civil engineer in and land surveyor with A Civil Group here in Columbia. And I want to welcome Matt and Zack. This is my first time in front of you guys. I'm really here just to answer questions. I think Pat has gone through quite a bit of detail. If you have questions about what's proposed, it is still conceptual at this time. I would like to say that the name of this subdivision is Rock Haven, and there's a reason for that. It's a very rocky hillside, so I'm trying to get up to the top where we can have a buildable area and preserve the tree cover. My client tonight is Carol Grove, and she is very concerned about trying to maintain as much of the natural what she considers an amenity for this. This would start out as a replat of these lots into one lot so that we could have one single-family -- or one multi-family lot that -- and we did submit that replat just recently to Pat's office. The -- the intent would be to have either some town homes or some single-family attached units that would be for rent in this area. So we just don't know with the -- until we get a good topo, and we know where the rock on this. We just don't know what we actually can do, and so I'm showing two-unit blocks because I need that ability to change the elevations of the floors to be able to adjust with the terrain. So that's -- that's kind of the reason. Carol is not really happy with all that parking. She doesn't think it's needed, and she's probably right on that. So again, this was a kind of conceptual idea at this stage.

MS. GEUEA JONES: Thank you. Commissioner MacMann?

MR. MACMANN: Madam Chair. Thank you for being here, sir. It's really important that the client shows up, and thank you, Ms. Grove, for being here.

MR. GEBHARDT: That was weird.

MR. MACMANN: Can you answer Mr. Zenner's question? I don't think we made a -- if you're outside the flood plain, you don't need a flood plain permit from the City's view, do you?

MR. GEBHARDT: Actually, you do, Mike. When you have a lot -- let's say you have a lot on the Missouri River and you're on the bluff and you're 100 feet above the river, but your lot goes out to the river, you have a flood plain on your lot.

MR. MACMANN: Because of the property line. Okay. I actually ran into this in Cooper County. All right.

MR. GEBHARDT: Flood plain on the property. And it's really easy to get the permit because you're not doing any work in the flood plain, but it's --

MR. MACMANN: I have to demonstrate. This is my own home, folks. I had to demonstrate that the location of my building was notably away from that line, and you'll have to do the same thing, because they did it by micro zip code or something. Something else, do you know the Groves' concept or desire to preserve these trees as much as possible, or that --

MR. GEBHARDT: Yes.

MR. MACMANN: It is? Okay. And minimize the -- I figured it would be. I have no further questions. Thank you very much.

MR. GEBHARDT: Thank you.

MS. GEUEA JONES: Any other questions for Mr. Gebhardt? Seeing none. Thank you.

MR. GEBHARDT: Thank you.

MS. GEUEA JONES: Any other public comment on this case? Seeing none.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Commissioner comment? Seeing none. Commissioner MacMann?

MR. MACMANN: Thank you, Madam Chair. In the matter of Case 184-2023, Rock Haven Plat 1, Lots 1, 3, and 4, rezoning, I move to approve.

MR. DUNN: Second.

MS. GEUEA JONES: Moved by Commissioner MacMann, seconded by Commissioner Dunn. Is there any discussion on the motion? Seeing none. Commissioner Carroll, whenever you're ready, we would take a roll call.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Dunn, Mr. MacMann, Ms. Carroll, Ms. Geuea Jones, Ms. Placier, Mr. Ford, Ms. Loe. Motion carries 7-0.

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

MS. GEUEA JONES: Thank you. Are there any other motions on this case? Seeing none. That recommendation will be forwarded to City Council.