

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**APRIL 7, 2022**

**Case Number 116-2022**

**A request by Luebbert Engineering (agent), on behalf of D&D Investment of Columbia, LLC (owners), for a revised preliminary plat, on their property located near the intersection of Lake of the Woods and Geysers Boulevard, to be known as "Forest Hills Plat 3." Revisions include a modified street layout and additional lots at the southeast corner of the parcel, further subdividing Lot 94 of the approved preliminary plat, "Forest Hills, Plat No. 1."**

MS. LOE: May we have a staff report, please.

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the preliminary plat, Forest Hills Plat 3, subject to minor technical corrections.

MS. LOE: Thank you, Mr. Palmer. Before we move on to questions of staff, I would like to ask any Commissioner who has had any ex parte related to this case to please share that with the Commission at this time so all Commissioners have the benefit of the same information on the case in front of us. Seeing none. Are there any questions for staff? Ms. Carroll?

MS. CARROLL: Thanks, Rusty. I thought that we weren't doing cul-de-sacs anymore. I thought that the fire department had preferred hammerhead turnarounds to cul-de-sacs.

MR. PALMER: The standard is still a cul-de-sac. We -- we have had a number of hammerhead options used lately because -- partially because of an increased diameter needed in those cul-de-sac bulbs.

MS. CARROLL: Uh-huh.

MR. PALMER: But, yeah. The standard is actually still the cul-de-sac.

MS. CARROLL: Okay. So this has enough diameter --

MR. PALMER: Yes.

MS. CARROLL: -- in that case, so you would stick with that if there's -- okay.

MR. PALMER: Yeah.

MS. LOE: Commissioner MacMann?

MR. MACMANN: Thank you, Madam Chair. Thank you, Commissioner Carroll, because that was one of the two of the questions I was going to ask. Mr. Palmer, could I see the oblique aerial again, please? Just a technical question, and I'm sure we've done it. The common lot set aside for the wetlands and drainage areas encompasses all of those areas? There's none of that running into occupied lots, or lots that will be --

MR. PALMER: No. It's all encompassed by the -- by the common lot.

MR. MACMANN: All right. Thank you very much, Madam Chair.

MS. LOE: Any additional questions of staff? Seeing none. We will open up the floor to public comment.

### **PUBLIC HEARING OPENED**

MS. LOE: Please give your name and address for the record.

MS. LUEBBERT: My name is Christina Luebbert, 304 Travis Court in Jefferson City. I represent the -- the developers. And one really minor comment about the -- you asked about the cul-de-sacs. Because of the limitations of the room based on some of the original design back in the early 2000s, a larger diameter was actually not feasible, so -- but those cul-de-sacs are within the short distance that's allowed for you to be able to back a fire truck back onto an adjacent street. So we -- we're, like, right at the limit on the Royal Plum Court, and we have plenty of room down by Apple Blossom because that's just barely a bulb. It -- the cul-de-sac length is very short, so we're -- we're allowed to do that without going to the ginormous 96 diameter cul-de-sac bulb. So while they are bulbs, they are not technically fire turn-around bulbs, and then -- and, yes, the -- the wetland is completely contained within the common lot that will be transferred to the homeowners' association eventually, or much like the existing common lots that are along the stream area.

MS. LOE: Okay. Thank you. Commissioner MacMann?

MR. MACMANN: Thank you, Madam Chair. Did you all get any feedback from any surrounding property owners? I know that you're kind of far from anybody right there.

MS. LUEBBERT: We have not on this phase.

MR. MACMANN: Uh-huh.

MS. LUEBBERT: We had some very testy neighbors on the previous phase, and we worked through to come up with a design that -- that was acceptable to all parties.

MR. MACMANN: That's one of the reasons I was asking the question, because I didn't see anything. I was, like, did you talk to them, and what did they say?

MS. LUEBBERT: The property to the south is currently vacant.

MR. MACMANN: Uh-huh.

MS. LUEBBERT: They haven't -- you know, the owners have not been contacted --

MR. MACMANN: No comments, no input?

MS. LUEBBERT: -- because they are not local. And we have -- I have assembled a street name request or street name change request package, but we had to get one signature from the one existing house that's on Royal Plumb. There's only one house that has that address, and we have to get their signature so that we can avoid a public hearing on that, so we're getting in touch with them to get that -- those name changes, because we can't technically do that through the platting process, we have to go through a different process to change the street names.

MR. MACMANN: Right.

MS. LUEBBERT: So we've started that process, as well.

MR. MACMANN: Okay. I just was checking on where the neighbors were at.

MS. LUEBBERT: Yes.

MS. LOE: Commissioner Geuea Jones?

MS. GEUEA JONES: Hi. Thanks for coming in.

MS. LUEBBERT: Yes.

MS. GEUEA JONES: You've got several common lots for bio retention, which I appreciate because it can be a huge problem. My -- my question is, because we had a case not too long ago where a developer was not sensitive to the development phase of what happens with those lots, so I just want to know if you're thinking ahead about that. The issue there was during construction everything basically had to be clear cut, all of the greenery gone, so then the runoff wasn't staying in those common lots, and the -- the developer hadn't yet turned them over. So my -- what are you going to do to manage the runoff, not after you're done building, but while you're doing that?

MS. LUEBBERT: We're -- we're required by both city and state law to do proper erosion and sediment control, so that will be part of our infrastructure plans when we bring the final plat forward. Some of those -- phasing is always a little tricky, and -- and we'll do what we can. We're already required under our current 404 permit for the entire subdivision to protect the wetland, so it's -- it's been protected through this whole process because there used to be a farm pond above it that we were allowed to drain in an earlier phase. So we're -- we already have to do some things there. These are -- while they are -- this is a very rolling topography area, which is part of why I have detention basins in, like, six different locations because it was -- there was no way to get all the water to go to one place.

MS. GEUEA JONES: Right.

MS. LUEBBERT: And so we're -- we're going to be -- none of the drainage areas are particularly large, though, which makes it a little bit easier to manage. So we will just be working with our contractor, which is, for the previous two phases, has been Emery Sapp & Sons, and they're very responsive to -- to taking care of the erosion and sediment control and storm-water control for us.

MS. GEUEA JONES: Would it be correct then to say because the wetland is protected, you can't remove the topsoil from that area while you're building.

MS. LUEBBERT: We can't touch -- we can't do anything in that area. We can't touch it.

MS. GEUEA JONES: Right. And are you going to be removing topsoil in the other bio-retention areas? Is that -- do you know yet? You may not know yet, but --

MS. LUEBBERT: I think because of the way that will have to be graded -- because we also are getting detention storage above our bio retention. I think the size of the berms will end up -- the grading will necessitate the removal of topsoil initially.

MS. GEUEA JONES: Okay. But the wetland is protected?

MS. LUEBBERT: Wetland we can't touch at all.

MS. GEUEA JONES: Can't touch, not going to be a problem?

MS. LUEBBERT: It will not -- equipment cannot go in that area.

MS. GEUEA JONES: Wonderful. Thank you. I just wanted to get that on the record.

MS. LUEBBERT: No problem. Happy to clarify.

MS. GEUEA JONES: Thank you.

MS. LUEBBERT: And any other questions, of course.

MS. LOE: Any additional questions for this speaker? I see none. Thank you.

MS. LUEBBERT: Thank you.

MS. LOE: Any additional speakers on this case? Seeing none, we will close public comment.

**PUBLIC HEARING CLOSED**

MS. LOE: Commission comment? Commissioner Geuea Jones?

MS. GEUEA JONES: If no one else has any comments, I'll make a motion. In the matter of Case Number 116-2022, I recommend approval of the Forest Hills Plat 3 preliminary plat pursuant to minor technical corrections with comments by the Planning and Law Department.

MS. RUSHING: Second.

MR. MACMANN: Second.

MS. LOE: Moved by Commissioner Geuea Jones, seconded by Commissioner Rushing. We have a motion on the floor. Any discussion on this motion? Seeing none. Commissioner Carroll, may we have roll call, please.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Geuea Jones, Ms. Placier, Ms. Kimbell, Ms. Carroll, Ms. Loe, Mr. Stanton, Ms. Burns, Ms. Rushing, Mr. MacMann. Motion carries 9-0.**

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

MS. LOE: Thank you. Recommendation for approval will be forwarded to City Council.