

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
December 9, 2021

Case 23-2022

A request by A Civil Group on behalf of Chapel Hill Cottages, LLC for approval of a 1-lot final plat to be known as Chapel Hill Cottages, Plat 1. The .68-acre parcel is located on the south side of Chapel Hill Road at Martinshire Drive. The plat will grant legal lot status for the R-MF (Multi-family Residential) zoned property, which has been improved with an existing apartment building.

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

MR. PALMER: Yes, you may. Thank you, Madam Chair. Let's see. I think we've touched base on most of these items here, but just a quick note about public notice. The public info postcards were sent on the 9th of November to the property owners within 200 feet, of which there were 17, so that was the extent of public notice for this case. Here's a little broader aerial. You can see this is located just to the east of the entrance to Twin Lakes recreation area and across from the Cedarhurst Apartments that are pretty prominent as you go down Chapel Hill Road. You can see Stadium in the far upper right-hand corner, for a little context there. This is the proposed plat. You can see the dashed lines in the middle of the plat there, the two lines, indicate what is currently the state of the property and it is three survey tracts. They are being combined into the single lot. And the purpose, again, is to grant legal lot status. When asking the applicant, they said they didn't have any other reason, they just wanted a legal lot there for future purposes. So you can see a pretty substantial amount of additional right-of-way being dedicated for Chapel Hill, which is a minor arterial. That is to reach a minimum half -- half width of 40 feet. Currently Chapel Hill sits in the street easement there, which is not taken from the property basically. And in this instance, the right-of-way is dedicated on the north end there, so in addition to corner truncation, which is typical at intersections. Also, there is a new 10-foot utility easement dedicated on both street frontages. Technically along Martinshire, one currently exists there is being replaced with this new one. And then also the northern edge along Chapel Hill is getting a new one because that property line has been moved back. So that is the extent of what you see there on the plat. And our recommendation would be for approval as it meets the

qualifications in the UDC. I'd be happy to answer any questions.

MS. LOE: Thank you, Mr. Palmer. Before we move onto questions for staff, I'd like to ask any commissioner who -- if they have any ex parte related to this case, to please share that with the Commission now 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? I see none. Good job, Mr. Palmer.

MR. PALMER: I would like to add -- I skipped over the minor technical corrections aspect there.

MS. LOE: Okay.

MR. PALMER: They've already been corrected, but the plat that you guys saw did not have them corrected. So I think we still need to approve it pursuant to those corrections and then we have it on in, so.

MS. LOE: Thank you for that. All right. If there's no questions for staff, we're going to open up the floor to public comment. If anyone has public comment, please give your name and address for the public record.

MR. GEBHARDT: My name is Jay Gebhardt. I'm a civil engineer and have offices at 3401 Broadway Business Park Court. I'm here just to answer questions.

MS. LOE: Any questions for Mr. Gebhardt?

MS. CARROLL: Can I ask a question?

MS. LOE: Commissioner Carroll.

MS. CARROLL: You have an existing building with no building plans at this time. It wasn't clear to me what the purpose of the plating action is. Do you have any insight?

MR. GEBHARDT: The owners weren't comfortable with the idea that their building is a nonconforming use because it travels property lines. They have lot lines, which is now not -- so --

MS. CARROLL: Yeah.

MR. GEBHARDT: -- that was the main driving thing is, oh, we don't want something that's nonconforming, so let's make it conforming.

MS. CARROLL: I like that reason. Thank you.

MS. LOE: Any additional questions? I see none. Thank you, Mr. Gebhardt.

MR. GEBHARDT: Thank you.

MS. LOE: Any additional speakers on this case? Seeing none, we'll close public comment. Commission comment? Commissioner Stanton.

MR. STANTON: If my fellow commissioners don't have any other questions, I'd like to make a motion. As it relates to Case 23-2022, approval of the final plat, Chapel Hill Cottages, Plat 1 pursuant to minor technical connections.

MS. GEUEA JONES: Second.

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

MS. CARROLL: Commissioner Burns?

MS. BURNS: Yes.

MS. CARROLL: Commissioner Rushing?

MS. RUSHING: Yes.

MS. CARROLL: Commissioner Geuea Jones?

MS. GEUEA JONES: Yes.

MS. CARROLL: Commissioner Placier?

MS. PLACIER: Yes.

MS. CARROLL: Commissioner Kimbell?

MS. KIMBELL: Yes.

MS. CARROLL: My vote is yes. Commissioner Loe?

MS. LOE: Yes.

MS. CARROLL: Commissioner Stanton?

MR. STANTON: Yes.

MS. CARROLL: We have eight votes to approve.

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