

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

Case Number 139-2023

A request by Crockett Engineering on behalf of Beacon Street Properties, LLC (owners), for approval of a one-lot final minor plat of M-C (Mixed-use Corridor) zoned property, to be known as "*Bluff Creek Recreation Park, Plat No. 1.*" The 3.95-acre subject site is located east of the intersection of Old Highway 63, Bearfield Road, and Chinaberry Drive.

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

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the final minor plat to be known as "Bluff Creek Recreational Park, Plat No. 1," pursuant to minor technical corrections.

MS. GEUEA JONES: Thank you very much. Before we go to questions for staff, if any members of the Commission have had any contact with parties outside of these public meetings, please disclose now. Seeing none. Any questions for staff? Seeing none. Public comment, please?

PUBLIC HEARING OPENED

MS. GEUEA JONES: Is anyone here to speak on this case? You know the drill.

MR. CROCKETT: Madam Chair, members of the Commission, Tim Crockett, Crockett Engineering, 1000 West Nifong. Just here to answer any question that you may have. Again, it's just a straightforward plat. All the properties around it have already been platted. It's basically a last remaining piece in that area. So happy to answer any questions that the Commission may have.

MS. GEUEA JONES: Thank you very much. Any questions for this speaker? Seeing none. Thank you very much for your brevity.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any discussion on the case by Commissioners? Seeing none. Would anyone like to make a motion? Commissioner Burns?

MS. BURNS: Thank you. In the Case Number 139-2023, Bluff Creek Recreational Park, Plat 1, Final Plat, I recommend approval of Bluff Creek Recreational Park, Plat No. 1, pursuant to minor technical corrections.

MR. MACMANN: Second.

MS. GEUEA JONES: Thank you very much. Approval is moved by Commissioner Burns; seconded by Commission MacMann. 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.

Moving on.

Case Number 140-2023

A request by Crockett Engineering (agent), on behalf of Black Dog Consulting and Development, LLC,(owner) for approval of a 20-lot Preliminary Plat of R-2 (Two-family Dwelling) zoned property, to be known as Corriente Village. The approximately 3.28-acre subject site is located 60 feet northeast of the intersection of Parks Edge Place and Oakland Gravel Road and includes the address 3612 Oakland Gravel Road.

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 preliminary plat to be known as Corriente Village.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of the members of the Commission have had any outside contact with parties, please disclose that now. Seeing none. Any questions for staff? Seeing none.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Is there anyone here -- should have sat on the front row.

MR. CROCKETT: Madam Chair, members of the Commission, Tim Crockett, Crockett Engineering, 1000 West Nifong. I have a presentation I'm happy to go through. However, we've been through this before. It came before this Commission in January. The rezoning was approved by City Council in February, and then we went to the Board of Adjustment to get those cottage standards in March. And so this is the last step for this project before this Commission. So happy to answer any question that you may have.

MS. GEUEA JONES: Thank you very much. Any questions? Commissioner MacMann?

MR. MACMANN: Just real quick, Mr. Crockett. Anything of note change?

MR. CROCKETT: I'm sorry?

MR. MACMANN: Did anything of note change from when we saw it before?

MR. CROCKETT: No. No.

MR. MACMANN: It looks exactly the same to me.

MR. CROCKETT: Exactly the same. It's pretty -- I mean, maybe a couple of feet here and there, but nothing substantial whatsoever.

MR. MACMANN: All right. Then Adjustment said yea, so I'm happy with it. Thank you.

MS. GEUEA JONES: Thank you. Any other questions? Seeing none. Thank you very much.

MR. CROCKETT: Thank you.

MS. GEUEA JONES: Are there any other members of the public who are here tonight to speak on this case? Seeing none.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any Commissioner discussion? Commissioner MacMann?

MR. MACMANN: Just a quick comment and then I'll have a motion. I am pleased that a cottage standard project came through, and I am pleased before we have new standards out, and I am pleased that Adjustment let that happen. I'd like to thank staff and Mr. Crockett and the owners for making this happen. That said, I have a motion. In the matter of Case 140-2023, Corriente Village Preliminary Plat, I move to approve.

MR. STANTON: Second.

MS. GEUEA JONES: Approval moved by Commissioner MacMann; seconded by Commissioner Stanton. Is there any discussion on the motion? Seeing none. Commissioner Carroll, may we have a roll call, please.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Placer, 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 motion will be forwarded to City Council.