

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
May 9, 2024

Case Number 142-2024

A request by Crockett Engineering (agent), on behalf of Richland Olivet Farm, LLC (owner), for approval of a 272-lot preliminary plat of R-1 (One-Family Dwelling) zoned property, to be known as Richland Estates. The 126.7-acre subject site is located at 6800 Richland Road. Proposed plat revisions include the addition of 29.68 acres to the southeast, the subject of Case Number 141-2024, and reconfiguration of the plat to propose smaller lots.

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 "Richland Estates, Revised Preliminary Plat," pursuant to minor technical corrections.

MS. LOE: Thank you, Planner Palmer. Before we move on to questions for this case, I would like to ask any Commissioner who has any ex parte related to Richland Estates Preliminary Plat Number 2 to please disclose that now so all Commissioners have the benefit of the same information on the case in front of us. Seeing none. Questions for staff? Commissioner MacMann?

MR. MACMANN: I have an informational question. This is probably a Mr. Zenner question. It appears with which the rate that this area of town is developing, we are going to have a Boone Water and Sewer District maintained line, like, deep within the City. What do we do in those cases? Do we just let them keep maintaining that? Do we transfer that over time?

MR. ZENNER: The sewer in this particular project, as well as all of the development with the exception of Five Pines, which is significantly further to the west of Route Z --

MR. MACMANN: Uh-huh.

MR. ZENNER: -- this is all City sewer. So everything that is --

MR. MACMANN: That's County water, though. Right?

MR. ZENNER: County -- County water. And that's the water territories are set up slightly differently than our sewer territories, of course. The water district will supply this. We do not have the -- we do not have the infrastructure in this area, nor is it our territory. So, territorially, yes, Boone -- Public Water District Number 9, Roger Ballew's managed area, they'll continue to have the water district customer here, and it just -- the flow rates still have to meet all of our City requirements. So if, in fact, those need to be improved, that's the water district's responsibility, but the development subject to our

City standards, and they have to coordinate with the water district to be able to ensure that that occurs.

MR. MACMANN: All right. I was just wondering if that went on for perpetuity on that.

MR. ZENNER: Well, it will, and that's -- sewer is a little bit different, which is a totally another topic, but --

MR. MACMANN: We've swapped those in the past, that's why I was asking that question.

MR. ZENNER: Occasionally, we will. In this particular area, the established water service provider, I believe, has always been District 9, and therefore, we have not -- we don't do any swapping here. We're doing stuff on the west side, I believe, of 63 where we've done some of that in order to just consolidate boundaries and make service more efficient.

MR. MACMANN: Thank you, Mr. Zenner, for going down that rabbit hole with me. Thank you, Madam Chair, for allowing us to go down that rabbit hole.

MS. LOE: Any additional questions for staff? Seeing none. We'll open up the floor to public hearing.

PUBLIC HEARING OPENED

MR. CROCKETT: Members of the Commission, Tim Crockett, Crockett Engineering, 1000 West Nifong. I'll go through my presentation here briefly. I think a lot of it was covered by Mr. Palmer. You know, the overview, we're seeking R-1 just on a portion of the development. This is the overall development you've seen before. It's -- the depictions that Mr. Palmer did show included the commercial piece that is no longer a part of this preliminary plat simply because that's not -- has not been acquired by my client. Again, you've seen the preliminary plat. Again, please note the north and south collector that runs on the west side and then the collector that runs basically through the -- you know, the southern portion. The reason why this preliminary plat was originally proposed was because there's already a development plan approved in the County, which is the Estates at Oak Mill, which was a larger acre -- or an acreage in development. And then you had Old Hawthorne North which had the similar type development just to the west. So you had this small piece between the two with a collector street. The idea there was is to keep, you know, the same type of development through there with -- with slightly larger lots, larger residential lots to the north, not -- and so, you can see the two pieces here. The orange is what's being annexed or being requested to be annexed and requested to be zone R-1. Of course, the yellow is the remaining portion. This constitutes the entire preliminary plat. You've seen this before, and so what we've done here is now that we've acquired that portion in the County, we decided to change the lot configuration significantly, just kind of change it around. While they do all appear, Mr. Palmer did say that they're roughly 8,000 square feet a piece. If you look at it closely, we have a varying degree of lot sizes. We go down to 60 foot. We have some 70s, some 80s, some 90s, and then we have just, I think, four lots that are larger, what we'll call estate lots, but larger R-1 lots down in the southwest corner. But if you look closely, we have them kind of scattered throughout the site, the varying sizes. And really we've kind of looked at that, where we have our 60s or where they're flatter slab lots, and then the slightly larger ones are the walk-outs, and, you know, kind of looked at that and kind of figured out what makes sense

so we can get a wider range of -- of home prices for this development. One thing to also note is on the original preliminary plats, if you go back here, there was a significant number of driveways that was allowed on that collector street that ran through there. The County, of course, they allow driveways on collector streets. And then Old Hawthorne had several collector -- or, excuse me -- several driveways on the collector street, and then this one did, as well. One thing to note on the revised preliminary plat is we've been able to eliminate all those driveway accesses, so the collector street will actually have no driveway -- direct driveway accesses and they're -- they're limited on the preliminary plat, so all of those that have frontage on the collector street actually has to have the driveway frontage off of a side street. Again, we talked about the -- you know, the east-west collector street, the north-south collector street, additional right-of-ways, and then, of course, the monetary contribution for the Richland and Graceland roundabout. That's found in the development agreement that was done originally for the original preliminary plat, and then this will just increase that amount given the number of lots that are increased. Utilities, have you talked about that, but I think you kind of discussed that a little bit. Water District Number 9 does have substantial infrastructure in the area, including a water tower to serve it. And then the sewer out there was actually designed years ago to serve this whole watershed. So there's a sewer line that literally runs through the property that was designed for residential development through that watershed, including this piece of property. I believe we talked about all the items in the conclusion, and I'm happy to answer any questions that the Commissioner may have.

MS. LOE: Thank you, Mr. Crockett. Any questions for this speaker? Commissioner MacMann?

MR. MACMANN: Thank you, Madam Chair. Mr. Crockett, a couple of questions.

MR. CROCKETT: Yes, sir.

MR. MACMANN: Number one, the floodplain is in 39 and 40, and then we have the stream buffer just at the back of those. Are you going to have to take any special steps to protect that stream?

MR. CROCKETT: No, because of the street --

MR. MACMANN: It looks relatively level.

MR. CROCKETT: Yeah. I mean, really, I mean the stream -- the stream itself is all protected in the stream buffer, so we can't --

MR. MACMANN: Yeah.

MR. CROCKETT: So we're not getting close to that, we're leaving that well enough alone. Then you have some floodway in there. Obviously, we're leaving that well enough alone, not touching that. And then --

MR. MACMANN: Well, I can see all that on the map. I just wondered if you had to do any special civil engineering to make sure --

MR. CROCKETT: What we do is we just determine what the base flood elevation is based on FEMA requirements, and then we have to elevate our structures so that there's no flooding possible through there. FEMA says we have to be at or above floodplain elevation or base flood elevation. The City of Columbia requires us to be two feet above that. So, yeah. There are some special provisions that

take place to ensure that there's no flooding through there.

MR. MACMANN: Well, and I was more so honestly worried about the stream than I was the --

MR. CROCKETT: Sure.

MR. MACMANN: I'm sure --

MR. CROCKETT: Sure. Right. Yeah.

MR. MACMANN: I just wondered if we needed to put any bearing -- it says a type two stream buffer, and what is that again?

MR. CROCKETT: There's three types, Type 1, 2, and 3. Based on the type of stream it is, whether it's a solid blue line, an intermittent blue line, or just a drainage area of 50 acres, it determines the width of the stream buffer. So how far off you need to be from the ordinary high-water mark of the stream itself. And so given a Type 2 stream, I believe we're 50 foot either side of the ordinary high-water mark, and then additional footage for anything that includes steep slopes.

MR. MACMANN: So that's no dirt work or anything within that buffer area?

MR. CROCKETT: We're very limited. You can do -- there's an -- let's take it a little bit further. You have that stream buffer, but you have an inner and an outer zone. So no, I really can't do a lot of dirt work in that -- in that area. Now does that mean that you couldn't go down there and -- and remove invasive species? Well, you can in the outer, but not the inner. Can you cross it with a roadway? Yes. You can cross it with utilities. Yes. But can you develop in it? No.

MR. MACMANN: I was just -- that's where we touch the area of sensitivity, and I just wanted to bring it to our attention.

MR. CROCKETT: Sure.

MR. MACMANN: Thank you, sir. Thank you, Madam Chair.

MS. LOE: Any additional questions for this speaker? Commissioner Dunn?

MR. DUNN: Reasoning for adding the two -- the Number 2 to the development site, is it just because it's a newer development, or is there any other --

MR. CROCKETT: Yes. Because really what we have is because since we -- and I think this is where staff was coming from, is because we took out the commercial, well, you always want to have a different name. You don't want to have the same preliminary plat that's named -- two different ones named the same. But because the commercial will still be in effect under the old preliminary plat, it will still be in effect. We're not replacing it wholly. And so this is a new preliminary plat, and obviously you don't want to have the -- you know, the same document name, the same thing twice.

MR. DUNN: Absolutely. Thanks.

MS. LOE: Any more questions? I just want to say I appreciate the revisions to the street layout.

MR. CROCKETT: Thank you.

MS. LOE: And the collectors. They look good. Thank you.

MR. CROCKETT: Thank you, ma'am.

MS. LOE: Any additional speakers on this case?

PUBLIC HEARING CLOSED

MS. LOE: If there are none, we'll move to Commissioner discussion. Commissioner Carroll?

MS. CARROLL: I did appreciate the move to smaller lots, as well, as well as the mingling the smaller lots in throughout the plat as opposed to making one section of small development.

MS. LOE: Commissioner MacMann?

MR. MACMANN: Thank you, Madam Chair. If there are no other questions or concerns, I have a motion. In the matter of Richland Estates Plat Number 2 Preliminary Plat, Case Number 142-2024, I move to approve.

MR. DUNN: Second.

MS. LOE: Moved by Commissioner MacMann --

MR. MACMANN: With technical corrections.

MR. DUNN: Second.

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

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

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

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