

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
March 10, 2022

Case 92-2022

A request by McClure Engineering on behalf of Fike Properties, LLC, for the assignment of permanent zoning, upon annexation, of two parcels to IG, industrial general district. The subject site is currently zoned county MLP (planned light industrial) and county RM (moderate density residential). The 5.34-acre property is located approximately 700 feet east of route 763 on the north frontage of east Prathersville Road.

AND

Case 93-2022

A request by McClure Engineering on behalf of the Fike Properties, LLC, for approval of a one-lot final plat to be known as Fike Properties plat one. The 5.34-acre property contains two parcels and is located approximately 700 feet east of route 763 on the north frontage of East Prathersville Road.

MS. LOE: May we have staff reports, please.

MR. KELLEY: Yes, you may, Madam Chair. And again, for the purposes of the minutes, this is Brad Kelley speaking. I've prepared these to talk about the permanent zoning upon annexation first, and then the plat afterwards. I'll do my best to roll through them. The -- both the zoning and the plat were advertised with postcards on February 11th. The zoning had advertisement in the newspaper on February 22nd.

To give some context of the site, this is on the northern bounds of the city on Prathersville Road. On the top portion of this graph, you can see Highway 63. And you can see the site's connection via Prathersville Road to 63. Generally throughout this area, you can see some larger industrial uses with the concrete and aggregate facility directly to the north and its office facility to the east. And then to the south is Emery Sapp & Sons, Mechanical Construction and Contracting facility which is about 150 acres.

Discussing the zoning, they're requesting IG industrial zoning. It is currently county planned industrial and moderate residential density. Talking to the county, the current M-LP zoning permits uses as came to what is in the city's IG zoning. This site is in the city's urban services area and

contiguous to city on western and southern property lines to the south of being across east Prathersville Road.

The site specifically has future land use map designations of employment and neighborhood respective of the parcel zoning. The site is largely designated as employment with a small portion that's zoned RM designated as residential. Looking throughout the area, the designation of employment is that predominant future land use throughout here with some pieces of commercial near the interchange and intersection nodes and some residential farther along to the east. As I noted kind of about some of the uses throughout here, the pattern is mostly industrial with some heavy commercial uses, other commercial, and residential.

To the west, it's a parcel within the city that is zoned MC. It contains a gas substation plant. Property to the north and to the eastern zone are RM and MLP in the county respectively containing a concrete and aggregate manufacturing facility. Would note that that use is permitted in the parcel to the east but to the north that is a nonconforming use given it's a large tract used as a concrete facility now. It is the county zoned to be -- unlikely to be redeveloped for residential in the future and will probably remain in that use. And to the south is county ML and city and industrial, and they're used by manufacturing and vehicle repair facilities now. Regarding the residential properties to the east along Prathersville Road, the county notes that those residential properties are the oddity here, and they are in a state of transition.

There is a concurrent plat that we'll get into in just a moment that proposes these two parcels to be consolidated into one lot. This proposed lot will meet the requirements of the requested industrial zone and all UDC requirements will apply to development. And again, I presented these -- prepared these as two presentations, so I'll lead into the final plat now.

Again, public info postcards were given on this on February 11th. They're requesting a one-lot final minor plat for 5.34 acres of property. Concurrent request is for IG zoning upon annexation. The site is currently unimproved containing two unplatted parcels. The plat will grant legal lot status and will comply with IG lot dimensions. There are no steep slopes or significant trees on the site. There is a 100-foot wide type two stream buffer encumbering the southeast portion of the site. The plat also dedicates the standard 10-foot utility easement and a 33-foot required half width right-of-way for Prathersville Road. And there's (inaudible) on the site, but it would be required width development.

Staff finds the plat to be fully compliant with the UDC with the exception of some minor technical corrections. They have submitted a revised plat. Those are under review. Some of the review has been completed, and those have been addressed. I think there's just one outstanding item right now, so with that, staff recommends approval of industrial zoning upon annexation and approval of the final plat subject to minor technical corrections. With that, I'm happy to answer any questions you may have.

MS. LOE: Thank you, Mr. Kelley. Before we move onto questions of staff, I'd like to ask any commissioners who have had any ex parte to please share that with the commission 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? Good job, Mr. Kelley. All right. If there's no questions for staff, we're going to move onto the public hearing.

PUBLIC HEARING

MS. LOE: If anyone has any public comments that they would like to share, please come up to the podium. We need your name and address for the record.

JOHN PAGE: Bear with me, I'm moving a little slow. I had a knee replacement recently, so.

MS. LOE: No.

JOHN PAGE: I'm moving slow.

MS. LOE: You're doing really well.

JOHN PAGE: About three and a half weeks, so.

MS. LOE: Good job.

JOHN PAGE: My name is John Page. I have property at 1339 Prathersville Road. I have the property immediately to the west of this property, and I am in full support with what the Fikes want to do here. I'm currently a city island in the county, and I'd welcome them to join me in the county or in the city, so one thing I do -- I guess would like to talk about is screening, and I'm not in favor of screening in this case. We have commercial operations all around this. We have trees and my fence line, there's trees and there's bushes and there's some on the east end of their property as well, and I think that that could act as screening. I sometimes feel like that when you do screen it, it becomes an eyesore in itself, so I would urge you to think about that as you're thinking about this proposal. Thank you.

MS. LOE: Thank you. Are there any questions for this speaker? I see none. Thank you. Any additional speakers on this case?

RYAN FULLER: Good evening. My name is Ryan Fuller. I'm with McClure Engineering, 1901 Pennsylvania Drive. I think Brad's report did a pretty good job of summarizing our request. I would add that we did have a interested parties meeting. We hosted that on Monday. Mr. Page attended, and he was the only one, though invitations to that meeting were sent out to all of the property owners within 500 feet. I'm not sure if Brad received any other correspondence in support of or in opposition to, but I'm happy to answer any questions you may have for me. And the Fike family is also here in the audience and will talk briefly about their request.

MS. LOE: Thank you. Any questions for this speaker? I see none. Thank you, Mr. Fuller. Any additional speakers on this case?

DAVID FIKE: Good evening. My name is David Fike. I'm here on behalf of Fike Properties and Heartland Stone, 3008 David Drive. My family has been in fabrication for 30 years, over 30 years. My dad started. We're three generations of fabricators and working towards the future side for our company for a long time. We hope to put Heartland Stone here on this five acres. If you have questions, I'd be happy to answer them.

MS. LOE: Thank you. Any questions for this speaker? Mr. Fike, I had a question. Mr. Page talked about screening. Looking at the zoning, I'm not sure any screening's required, so I'll follow up with staff, but are you aware of any screening?

DAVID FIKE: I'm pretty new to this. MS. LOE: Okay.

DAVID FIKE: I thought the -- something was said about planning and zoning and what we were asking for might require some screening, if we backed up to residential property. This -- the surrounding property I think is zoned residential, but it is being used as commercial.

MS. LOE: All right. I'll check with staff. Thank you. Any additional speakers? If not, we'll close the public hearing.

CLOSE PUBLIC HEARING

MS. LOE: Commissioner comment. Mr. Kelley, if I can follow-up with you about the screening. Is there a screening requirement for this parcel?

MR. KELLEY: Yeah. As within the industrial zone as an industrial use, I believe it requires level three buffer adjacent to the MC to the west. You know, for example, considering existing vegetation and buffering, there is the opportunity for the city arborist to inspect the site and consider that and its recommendation for the buffering as we'll discuss in another case later tonight. In many cases, the existing vegetation and screening on the site is better than what a level three could offer.

MS. LOE: Okay. So just so there's a level three between an MC and an IG?

MR. KELLEY: Yeah. Between the IG zone and the other nonindustrial zone, it's a level three.

MS. LOE: Got it. All right. Thank you. Commissioner MacMann.

MR. MACMANN: Thank you, Madam Chair. Just to make sure I understand this, the Fikes have the opportunity for administrative relief from a professional whether we do anything or not; is that correct?

MR. KELLEY: In the consideration of existing vegetation, the arborist, yes, can consider that existing vegetation is sometimes greater than a level three. And would, therefore, have not to replace that with the level three buffer.

MR. MACMANN: Question. Will the existing vegetation which perhaps would be judged as a screen be required to stay in a similar state to what it is now?

MR. KELLEY: I'm not certain on the maintenance requirements for the existing vegetation now, but it couldn't be removed.

MR. MACMANN: It could not; is that what you said?

MR. KELLEY: Right. That would be removing the buffer, right.

MR. MACMANN: That sounds personally -- without me seeing it, I feel that the administrative relief is the path to go there. I have to, you know, see it. Thank you, Mr. Kelley.

MS. LOE: Commissioner MacMann.

MR. MACMANN: Madam Chair, I'm prepared to make two motions if my fellow commissioners have no other questions or concerns that they are expressing. In the matter of case 92-2022, rezoning the Fike property from the county zoning designation to city designation, IG, I upon -- dependent upon annexation, I move to approve.

MS. RUSHING: Second.

MS. LOE: Commissioner Rushing has the second. Motion made by Mr. -- Commissioner MacMann.

We have a motion on the floor. Any discussion on the motion? Commissioner Geuea Jones?

MS. JONES: For the record, I would like to state that this is a consideration of the zoning only. We're not making any determination on the appropriateness of annexation. That is not our role.

MS. LOE: Any other discussion? If not, Commissioner Geuea Jones, may we have roll call, please.

MS. JONES: Chairperson Loe?

MS. LOE: Yes.

MS. JONES: Commissioner Stanton?

MR. STANTON: Yes.

MS. JONES: Commissioner Burns?

MS. BURNS: Yes.

MS. JONES: Commissioner Rushing?

MS. RUSHING: Yes.

MS. JONES: Commissioner MacMann?

MR. MACMANN: Aye.

MS. JONES: My vote is yes. Commissioner Placier?

MS. PLACIER: Yes.

MS. JONES: Commissioner Kimbell.

MS. KIMBELL: Yes.

MS. JONES: Commissioner Carroll is absent. By our vote of eight with one absent, the motion carries.

MS. LOE: Thank you. Commissioner MacMann?

MR. MACMANN: Madam Chair, if I may. In the matter of case 93-2022, a request by McClure Engineering on behalf of Fike properties with approval of a one-lot final plat known as Fike Properties plat one, I move to approve.

MS. RUSHING: Second.

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

MS. JONES: Chairperson Loe?

MS. LOE: Yes.

MS. JONES: Commissioner Stanton?

MR. STANTON: Yes.

MS. JONES: Commissioner Burns?

MS. BURNS: Yes.

MS. JONES: Commissioner Rushing?

MS. RUSHING: Yes.

MS. JONES: Commissioner MacMann?

MR. MACMANN: Aye.

MS. JONES: My vote is yes. Commissioner Placier?

MS. PLACIER: Yes.

MS. JONES: Commissioner Kimbell?

MS. KIMBELL: Yes.

MS. JONES: Commissioner Carroll is absent. By our vote of eight with one absent, the motion carries.

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