

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**December 21, 2023**

**Case Number 35-2024**

**A request by Crockett Engineering (agent) on behalf of The Roxie Grant Revocable Trust (owner), for approval of a 122-lot preliminary plat to be known as "Amberton Place." The 60.26-acre subject site is located at 3705 Gibbs Road and is currently under Council consideration for permanent zoning (Case Number 247-2023) and annexation (Case Number 13-2024).**

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

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the "Amberton Place," preliminary plat pursuant to minor technical corrections. The plat will not be presented to Council for approval unless the pending annexation and permanent zoning requests are approved.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had outside discussions about this case, please disclose so now. Seeing none. Any questions for staff? Just one quick question from me. This seems pretty similar to the concept plat that they kind of showed us before. Were there any major changes of note? I don't think there --

MR. PALMER: No. It matches.

MS. GEUEA JONES: Yeah. That's what I thought. Thank you. Commissioner Carroll?

MS. CARROLL: Yeah. I'm just trying to understand the Gibbs extension. So is that something that they're extending, or is that something future CATSO planned? Is there more planned road out there?

MR. PALMER: Yeah. So the CATSO major roadway plan shows both current major roads and future major roads. This is on the future map -- well, it is a future road on the map, and it would extend from this point north all the way to Route E or North Stadium, however you want to call it. But that's a significant -- you know, it's probably almost a mile or more.

MS. CARROLL: Can you point to the point of the extension on this map?

MR. PALMER: So right now -- yeah.

MS. CARROLL: Okay.

MR. PALMER: Right now, Gibbs comes along and makes this kind of jog, and then it becomes Barberry and goes into town.

MS. CARROLL: I see.

MR. PALMER: And so now Gibbs will come up and just continue on and -- and it actually turns to the north at the edge of this property.

MS. CARROLL: Okay.

MR. PALMER: Like I said, this section here along the jog will probably be renamed to Barberry, just extending Barberry out until it intersects with this -- this new Gibbs Road location, so --

MS. CARROLL: Yeah. I think that's what I was envisioning, but I need it very explicitly spelled out, so I know what I'm looking at.

MR. ZENNER: And I think as to answer the broader question, the developer would be required to build the piece of Gibbs as it crosses their property.

MS. CARROLL: Uh-huh.

MR. ZENNER: As with most major roadways, once it leaves this site, that major roadway would be either being installed as a portion of future development activity on properties further to the east and north, or should the road connectivity raise to the level of being added to a -- a transportation bond for our roadway projects, it would be potentially constructed by the City. But at this point, there are no identified capital improvement plans to extend Gibbs Road beyond where this property is at this point.]

MS. CARROLL: And we don't have any problems with the way that they're accessing the properties trafficwise until -- without any future plans yet?

MR. ZENNER: That is correct. So that there was a traffic study that was performed on this. The traffic study has identified that the road network that is shown is sufficient to support the needs of this 122 lots. The relocation or the rededication of right-of-way and the realignment of Gibbs/Barberry where it comes back up, that's part of the traffic studies identified that as a controlled intersection -- a controlled stop intersection because the through traffic will be Gibbs, so there will be improvements that will be made to that intersection when it is reconstructed. But the road right-of-way and the alignment and the access points to get to the 122 lots is adequate to meet all of our regulatory standards.

MS. CARROLL: Thanks.

MS. GEUEA JONES: Any other questions for staff? Seeing none. We will now open the floor for public hearing.

#### **PUBLIC HEARING OPENED**

MS. GEUEA JONES: Please come forward, state your name and address for the record, six minutes for a group, three minutes for an individual.

MR. CROCKETT: Madam Chair, members of the commission, Tim Crockett, Crockett Engineering, 20 -- excuse me, 1000 West Nifong. Just a quick overview. You've seen this before several meetings ago, the rezoning request came before this commission in which you approved it unanimously. Again, it's a little bit untypical or atypical. Typically, we have the preliminary plat and the zoning coming together. Given the cottage standards that we're looking for in this development, typically in the past, we've gotten the zoning approved, then we've gone to the Board of Adjustment, then come back with the preliminary plat. After further discussion with staff, we believe that the preliminary plat sliding on through

before the Board of Adjustment is a more appropriate route, so that's the reason why we're -- have that little offset. Again, it's about 60 acres in size. We're proposing the mixed zoning of R-1, R-2, so we get the cottage standards, and then R-MF for town homes. With about 115 total units within the project, our density is going to be about 1.9 units per acre, so even though we are asking for the increased density for cottages and multi-family, with the amount of green space that we have on the property, it's still a relatively low density development for the total acreage being proposed. You've seen this before. This is just a simple location map. You can see the residential developments further to the east. Those residential developments range in densities anywhere from three and a quarter. They've got one at two point nine, one at two point 0, and then there's a duplex development just immediately to our southeast that has about five units per acre. So our project is less dense than what's currently there. Again, you've seen the preliminary plat. I will say that there has been a couple of little changes to this revised -- to this layout than what you saw before. The two revisions where we took the -- the lot for the amenities that was originally on the eastern side of the development, and we moved it more centrally located into an interior portion of the development. And then also we also realigned to Gibbs ever so slightly on the east side. Both of those were at the request of the neighbor to the east, so he asked us if we could slide the road, realign the road just every so little bit so it would have less impact on his property or his house in the future, still on his property, but not so much towards his house. And then also get the light and the noise from the amenities to our development away from his house. And so we obliged those requests. Again, you can see this -- the layout, you can see the green area here. That's the open space that's going to be left. Obviously, the little one right in the middle, that's the common lot for the amenities. The purple-shaded region, that's our standard R-1 lots, so that's their standard R-1 portion. We add in the blue. That's going to be our cottage standard, smaller lots, a little smaller homes, and then our single-family attached, our town home, is right in the middle of the development indicated there by yellow. Again, the zoning classification is the area, it's a wide mix. Currently, it's zoned R-S, which is our single family in the county. There is multi-family zoning to the south. There is quite a bit of multi-family further to the south and east, as well. And then, of course, there are some larger agricultural zoned properties as well that are in the city. To answer your question, Ms. Carroll, this is -- this is the CATSO map, and so you can kind of see the -- the solid portion of Gibbs is what's there currently. That's yellow, and then, of course, it drops down to a neighborhood classification in pink, and then the dashed green-yellow is what goes across the property. And so that was -- been on CATSO maps since at least 2008, if not longer, so it's been on the CATSO plan for quite some time with a planned road connection through here. There is a preliminary plat. I believe it's expired now, but -- that has that connection coming from the north down. And so, we believe that Gibbs Road in the future will get extended, and this will certainly be a part of that. The preliminary plat before you tonight, it's -- it's supported by Columbia Imagined. It talks about a broad mix of residential uses, smaller lot sizes promoting home ownership, and we'll talk about that briefly, and then in encouraging in integrated residential densification, and then, of course, all the utilities are in place to serve the development, as well. Single family, we're looking for -- you know, our lots are, you know,

60 or 62 foot wide at the building line, so they are a little bit on the smaller side. Looking for single family homes, you know, on the smaller side. Typically, what we're looking there is probably from 1,200 to 1,700 square feet. The cottage style, looking for something even a little bit smaller, single-car garage, maybe two, two bedroom, two bath, three bedroom, two bath. Try to get something in there that's going to be a little bit more affordable. The price range on those, we're probably looking around \$250,000. We're trying to get that price point down. We've talked about that before many times. You know, it's a big issue in this community. Trying to afford new homes is rather difficult for a lot of families, so we're looking for ways that we can cut those costs and get those homes in those price points for a lot of individuals. The town homes, again, this is another -- again, while there are town homes and while it is on multi-family residential zoned property, these are for-sale units. And so we want to sell these. We don't want to rent them; we want to sell them. Each of them will have its own garage, probably on a story and a half or two story, but again, the idea is to sell these units and try to get that price point down closer to that \$200,000 range. And so the idea is we're, you know, looking for home ownership out here, and not for a rental community. The utilities, again, there is a 15-inch sanitary sewer that crosses this property, so while it is going through the annexation and the zoning are going through Council currently, there is sanitary sewer in this area, and it is served by the City Water and Light Department. So there is a territorial agreement with the water district that this is city territory. So if this property is to be developed, it has to be developed in the city. And so, of course, it will be served by Boone Electric and then city stormwater regulations. So in conclusion, it's consistent with Columbia Imagined. We believe it's compatible with the surrounding zoning and land uses, you know, our proposed density is less than two, and then, of course, it's being served by city utilities. And so it comes to you with staff support, and I'm happy to answer any questions that you may have.

MS. GEUEA JONES: Thank you. Any questions for this speaker? Commissioner Ford?

MR. FORD: Can you pull up the map of Gibbs again?

MR. CROCKETT: Of CATSO?

MR. FORD: Yeah. Where you had the connection --

MR. CROCKETT: Yes, sir.

MR. FORD: And where is that going to the south?

MR. CROCKETT: To the south, right where -- obviously, the blue -- the blue line is I-70, and then that is Sorrel's overpass where it goes down to.

MR. FORD: That's what I thought.

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

MR. CROCKETT: Thank you.

MS. GEUEA JONES: Anyone else to speak on this case? Seeing no movement. Last call. Okay.

**PUBLIC HEARING CLOSED**

MS. GEUEA JONES: Any Commissioner comments on the case? Commissioner Carroll?

MS. CARROLL: I rather like this case, and that's uncommon for me. I usually have a big problem with these kinds of annexation, especially ones that are waiting on roads that haven't been built yet in the CIP. This is an area that is not all that far out. The zoning that's requested is -- has a good mix of uses. I think this is a great application and I appreciate seeing mixed uses. I appreciate seeing multi-family in the center of the property as opposed to nearest the major road. Yeah. Thanks -- thanks for considering these things.

MS. GEUEA JONES: Commissioner Stanton?

MR. STANTON: I'd like to commend the developer and the engineer for doing what we want and how we want it and paying attention to the big picture of the community. The Consolidated Plan visioning, referring to all those, you checked all the boxes as far as what we like to see in making your case. Definitely like the cottage and all the footprints and all that good stuff. So I plan to support it.

MS. GEUEA JONES: Commissioner Loe?

MS. LOE: One box that Commissioner Stanton didn't mention was discussing things with the neighbors. And at the last hearing, we had several neighbors here, and the fact that no one else is here to speak on this case I think speaks to the fact that you have worked with them, and we appreciate that.

MS. GEUEA JONES: Anyone else? Commissioner Dunn?

MR. DUNN: If there are no other commissioners, I will make the motion. In the matter of Case Number 35-2024, I move that we approve the Amberton Place preliminary plat pursuant to minor technical corrections.

MR. STANTON: Second.

MR. FORD: Second.

MS. GEUEA JONES: Moved by Commissioner Dunn, seconded by Mr. Stanton. Any discussion on the motion? Seeing none. Commissioner Carroll, when you're ready, we'll have a roll call.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton, Mr. Dunn, Ms. Carroll, Ms. Geuea Jones, Ms. Placier, Mr. Ford, Ms. Wilson, Ms. Loe. Motion carries 8-0.**

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

MS. GEUEA JONES: Thank you. That motion or that recommendation will be forwarded to City Council. As the note on the screen says, this case will not go before City Council until after the annexation and zoning requests are approved, for anyone who may be watching the case. Moving on. Okay. I wrote it. I made a note. I did it right.