

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
February 24, 2022

Case 73-2022.

A request by Engineering Surveys & Services (agent) on behalf of Conley Road Investments, L.L.C (owners) for approval of a four-lot final plat to be known as, Conley Marketplace. The 18.44-acre parcel is located on the north side of Conley Road Walmart, just west of the intersection of Conley Road and Business Loop 70.

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

MR. PALMER: Yes, you may. Thank you, Madam Chair. Real quick, there were seven postcards sent for this property on January 11th, so that was our public notice for this case. Here is an aerial view, you can see the Country Club of Columbia there pretty prominently to the north and west of the property. Obviously the Walmart/Lowe's shopping center there to the south. And then you can see from this aerial, it's a little older, it's got the construction of the connector of Business Loop down to Conley. And then actually at the new signalized intersection here, the roadway actually changes from Business Loop to Conley Road. So we have frontages technically on two roads, but the one continuous roadway around the corner there. As you said, it's a four-lot final minor plat. It's going to create three current development lots, one with a perspective buyer, the other two kind of speculative. The larger lot that you'll see in a minute to the west is intended for a future development, and possible future subdivision as well, so we may see the property again for that purpose. Access, again is provided by private streets internally that are entering from Business Loop. You can see the existing private streets on the aerial there. And if you've been out there you know that that intersection enters, then you have to take a left turn to get into the Walmart parking lot to the south. So a little background there. The north access road for the purposes of this plat will actually have to be reconfigured and moved to the west. Everything north of the Conley entrance will be moved to accommodate the larger lot which you'll see in a minute. Site served with all utilities. And in relation to the road being moved, and the lot being larger than what was anticipated, the utilities will also have to be moved. And I'll get into that in detail as well. Lastly, there is an electric easement that's dedicated across the plat, which you'll see.

I think this went completely backwards on me. But anyway, so this is the plat, you can see lot 2 to the north is the one that is a little larger than I guess was anticipated initially, and you'll see that there are easements circumnavigating that lot. Hopefully these will work. These are existing sewer utilities or

utility easements, those obviously kind of encumber the buildable area of the property, and so they will be replaced by these two easements. They are dedicated by this plat. Initially the applicant was hoping to vacate the existing easements across lot 2, so everything north of the property line here in this area was intended to be vacated. Due to kind of how things are processed, and the way the sewer department accepts new utilities, we have to leave that on the plat, and that will be vacated at a later date separately. So right now the plat can move through, and they can get building permits, we're just leaving them on there.

A couple of other things here. Well, I didn't include that. There is -- as I said, there was the new green easements here. And then the electric easement that circumvents the lot is out here. There is utility easement that's standard along the frontage and it connects to that and goes across the lot to get back to lot 1 to serve it. So that's dedicated by the plat as well. Additionally, there was a gap that was left by the arrangements of lot 3 and 4, and so there is an easement in this white space here that I'm trying to point to, that's 12-foot wide that's dedicated by the plat as well.

So as you can see a lot of thought process went into serving all of the different lots with the appropriate utilities, and they've got that addressed, so -- if I can get out of here -- Yeah, now they're coming up, earlier they didn't. So, yeah, the blue there is another important thing. That was actually dedicated as street easement previously, as kind of the apron if you will for turning into the site right here, and as a new kind of requirement the city requires everything street related to be right-of-way and not easement, so we've asked that they go back, and if we have a plat that comes in, they rededicate that street easement as right-of-way. And so that's what's indicated here. You can see, if you can read the note, it says, "Land for additional street right-of-way." And then up here it says, "Street and utility easement recorded," blah blah, blah. So we're showing that the street easement exists and we're rededicating it as right-of-way.

So -- Let's see. So we kind of touched base on these, but those unneeded easements across the property will be vacated separately once the new infrastructure is installed and accepted by the sewer utility. The plat does meet the requirements of the UDC; however, it does require a few minor technical corrections, which I think we actually address today, and we have a new plat here for you. So those should be taken care of. And with that I would give you our recommendation as for approval of Conley Marketplace final plat.

MS. LOE: Thank you.

MR. PALMER: I think we would go ahead and approve it pursuant to the minor technical corrections though, too, just to be safe.

MS. LOE: Thank you, Mr. Palmer. Before we move on to questions of staff, I would like to ask any commissioner who has had any ex parte related to the case, to please disclose that now so all

commissioners have the benefit of the same information on the case in front of us. Being none. Are there any questions for staff? Commissioner Placier?

MS. PLACIER: I have just one. Could you point out on I guess the -- that map, good, where the entrances and exits are exactly?

MR. PALMER: So currently the main entrance is accommodated here with an easement, that's the yellow I've indicated --

MS. PLACIER: Okay.

MR. PALMER: -- and the blue also. And currently the private street comes in and T's off here, and these red lines for the sewer easements, those are basically under the roadway in that location, so you can follow those. And back on the aerial again, if I can get to one, you can see those under my red hashes, you enter on the -- basically if you come in on Conley, you can go straight across, and then enter Walmart from the north, as opposed to out on Conley, so that's why those were --

MS. PLACIER: Thank you.

MR. PALMER: -- that was all part of the intersection improvements was to kind of push traffic that direction instead of down Conley.

MS. LOE: Any additional questions for staff? Seeing none. We will open up the floor to public comment, if anyone has any comments they would like to share on this case, you are welcome to come up to the podium.

PUBLIC HEARING OPENED

MS. LOE: Seeing none. We'll close public comment on this case.

PUBLIC HEARING CLOSED

MS. LOE: Commission discussion? Commissioner Stanton?

MR. STANTON: Madam Chair, if there is noother questions from my colleagues, I'd like to entertain a motion. As it relates to Case 73-2022, Conley Marketplace Final Plat, I move to approve the final plat pursuant to minor technical corrections.

MS. RUSHING: Second.

MS. LOE: Seconded by Commissioner Rushing. 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 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: Commissioner Burns?

MS. BURNS: Yes.

MS. CARROLL: Commissioner Rushing?

MS. RUSHING: Yes.

MS. CARROLL: Commissioner Geuea Jones?

MS. GEUEA JONES: Yes.

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

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