



Columbia Planning & Zoning Commission Meeting Recap

Council Chambers, Columbia City Hall
7:00 PM Thursday, August 18, 2016

CALL TO ORDER (Members Present: Strodman, Burns, Harder, Loe, MacMann, Rushing, Russell, Toohey, Stanton)
(Members Absent: None.)

APPROVAL OF AGENDA (X)
APPROVAL OF MINUTES (X)

SUBDIVISIONS

Case # 16-137

A request by Crockett Engineering Consultants (agent) on behalf of Manor Homes, LLC (owner) for approval of an 8-lot preliminary plat to be known as "Kitty Hawk Manor, Plat No. 6". The 3.80 acre subject site is generally located at the southwest corner of Northland Drive and Parker Street. (This item was tabled at the July 21, 2016 Planning and Zoning Commission meeting)

(Action: Staff report presented as indicated. This proposal is actually part of a much larger development. Previous private covenants that could limit development on the parcel are reportedly no longer in force. City is not a party to those covenants so they do not enforce or base zoning decisions on such side agreements. Staff is generally supportive of the proposal with the exception of a variance to the stormwater ordinance requested by the applicant. If such a variance is not granted, the applicant will be required to install such stormwater control features.

Two speakers on behalf of project including engineer and investor. General overview provided.

Another speaker indicated that the private covenant that the developer claims is not in force is actually still active and should be observed. Several questions ensued and it appeared that this land owner still owned his promised buffer, but there still seemed to be some questions.

Next speaker indicated that she also had been promised a warranty deed and that the former owner of the property never delivered the paperwork required for her to prove ownership undeniably. Several questions were posed regarding the legality of the entire thing. City staff and the commissioners declined to provide legal advice to the individual.

Engineer for the project was recalled and explained that there was an intent to provide a buffer and that the land in question was not being considered for development at this time, but that a common lot designation was made because it was required to account for the land in the application.

Investor retook the stand and explained that they would make sure the deed would be provided to the previous speaker within the next week, but that it would change the configuration of the land involved. Burns asked if that transfer would change was being voted on this evening. Staff indicated that they would prefer to have all the land deeds settled before the matter is sent forward to council.

Applicant agreed to rectify the deed situation even if it caused a one cycle delay. Stanton indicated that he would like to see a win-win situation. Engineer for the property indicated they would like conditional approval, that a deed would be transferred, and that appropriate changes to the plan would be made before going forward.

Motion made by Loe to condition approval of this application subject to the transfer of property to an individual neighbor and to prohibit disturbance until such time as that transfer occurs and that all required amendments to the plan shall be made before the approved plan goes forward to council. Stanton seconded motion. Proposal was approved unanimously as amended by the Commission.

Case # 16-146

A request by Basinger Surveying (agent) on behalf of Peggy Hendren (owner) for a two-lot final plat to be known as "Hendren Hills Subdivision". The approximate 1.99 acre property is located on the north side of Proctor Road, approximately 580 feet east of Creasy Springs Road.

(Action: Staff report presented as indicated. This is for a two lot subdivision to accommodate a barn structure that is required to be included with a primary structure. Applicant is asking for a waiver from stormwater abatement since the only increase in impervious surface is one sidewalk that is required by the city. Since the level of increase in impervious surface is small, the requirement to file a complete stormwater plan was asked to be waived. Questions from commissioners related to setbacks, placement of building along lot lines and whether or not future building on the site would trigger more stormwater management. Staff indicated that if a variance were to be denied, then a stormwater BMP would need to be implemented. If a home were to be built, that could potentially trigger some future compliance.

Speaker on behalf of applicant explained the current situation and indicated that this was a compliance driven request. Motion made for approval as submitted. Proposal was approved unanimously.

PUBLIC HEARINGS

Case #'s 16-140 & 16-141

A request by Simon Oswald Architecture (agent) on behalf of True Properties, LLC (owner) to rezone 0.37 acres from R-2 (Two-family Residential District) to O-P (Planned Office District), approved an O-P Development Plan to be known as "True Properties O-P Plan", and to approve a final plat to be known as "Mikels Subdivision Plat 2". The subject site is located at the southwest corner of Madison Street and Orange Street and is currently improved as a surface parking lot to support the existing True Media building located to the north and fronting on Business Loop 70.

(Action: Staff report presented as indicated. Staff recommended approval subject to the statement of intent and supporting documentation.

Speaker provided a short overview of project and indicated a willingness to answer questions.

Speaker from Ridgeway Neighborhood Association indicated support for project as long as there was an exclusion of use from payday lenders. Believed that project would have a positive impact.

Speaker indicated that he had never been informed of this action until they got a letter from the city and that he had never been approached by the applicant. Opposed the project since it will move commercial into a neighborhood. Proposed that a sidewalk should have been built on already improved lot.

Commission comments generally supported the project. Two motions were put forward for zoning and plat. Both motions passed unanimously.

COMMENTS OF THE PUBLIC
(None.)

COMMENTS OF THE STAFF

(Action: Staff previewed future planning issues including Red Oak signage request, Berrywood medical project and Bargas Ridge PUD amendment. Additional worksessions will be held by P&Z relating to the new zoning code.)

COMMENTS OF THE COMMISSION
(None.)

NEXT MEETING DATE - September 8, 2016 @ 7 pm

ADJOURNMENT

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