



Columbia Planning & Zoning Commission Meeting Recap

Council Chambers, Columbia City Hall
7:00 PM Thursday, October 19, 2017

CALL TO ORDER (Members present: Loe, Harder, MacMann, Strodman, Toohey, Rushing, Stanton, Burns.)
(Members absent: Russell)

APPROVAL OF AGENDA (Agenda approved as submitted.)

APPROVAL OF MINUTES ([Minutes from October 5, 2017](#) approved as submitted.)

TABLING REQUESTS

Case # 17-76

A request by Crockett Engineering (agent) on behalf of The Brooks at Columbia, LLC (owner) to annex 161.84 acres of Boone County A-R (Agricultural Residential District) zoned land into the City of Columbia and apply R-1 (One-Family Dwelling District) as permanent zoning. The subject site is located on the north side of State Route WW, approximately 900 feet west of S. Rolling Hills Road.

(Action: City staff indicated that this tabling is being requested by the City, not the applicant. The City is requesting this tabling to the November 9, 2017 meeting since the applicant has already made two prior requests. It was believed, at the time of the second tabling request, sufficient time had been allocated to address the outstanding issues - unfortunately it was not. Given this case has been tabled for more than 2 consecutive months it will be re-advertised prior to its placement on the November 9 agenda. Additionally, property owner notification will be sent to landowners within 200 feet of the subject site.)

Discussion continued. MacMann asked if any neighborhood associations were involved in this. Staff indicated that there were some homeowner associations, but not neighborhood associations in the area.

No further discussion. Motion to table this request until November 9 was made.

Motion to table was agreed to unanimously.)

SUBDIVISIONS

Case # 17-226

A request by Engineering Surveys and Services (agent), on behalf of Columbia Public Schools (owners), for approval of a 1-lot preliminary plat to be known as "CPS Middle School Subdivision". The 63-acre parcel is located on the east side of

Sinclair Road, south of Chesterfield Drive.

(Action: Staff present a report on this case. The applicant is seeking approval of a 1-lot preliminary plat on approximately 63 acres located east of Sinclair Road, just south of Chesterfield Drive. The site proposed to be improved with a new CPS middle school. Site development (access points and construction) will be concentrated at the southern end of the parcel. This placement is due to the northern portions of the site containing a number of sensitive site features such as climax forest, stream buffer, and a set of utility easements that cut across the property from the northeast property corner, to Sinclair Road about 850' south of the northern boundary.

Sinclair Road is currently an unimproved major collector roadway. The plat depicts a 40' wide strip of land for additional Sinclair Road right-of-way, along the property's frontage. This additional right of way will be dedication at the time of final plat approval. A Traffic Impact Analysis (TIS) was required for this development since the future improvements will generate more than 100 trips in the peak hour. The study indicated the need for a southbound left turn lane into the site from Sinclair Road frontage as well as a left turn lane at the intersection of Route K and Sinclair Road.

The Traffic Division has reviewed the findings of the TIS and agree with the recommended improvements that have been proposed. Regarding the required turn lane at the intersection of Route K and Sinclair Road, it is anticipated that this intersection will be improved as a roundabout in the future. The Traffic Division is currently in talks with MoDOT to negotiate a cost-sharing arrangement for these improvements and believe the installation of the required left turn lane would be an inappropriate expenditure of public funds. Given this conclusion, a payment in lieu of the construction is considered a more appropriate option. The details of this payment would need to be identified either as a condition of the future final plat approval for this site or in a separate development agreement executed concurrently with the future final plat.

The proposed preliminary plat has been reviewed by staff and is found to be compliant with all subdivisions regulations. Staff recommends approval of the preliminary plat. Discussion continued.

MacMann asked about the hazardous materials issue that had emerged on this lot and staff indicated that this lot was clear. Also asked about the nature of the pipeline. Staff did not respond with new information. Loe asked about primary access to the site particularly Highlands Court and how buses will access this site. Is this access through neighborhoods and to Sinclair through other streets? Staff indicated that the Public Schools determine routes for buses and access. Loe indicated that it seemed that substantial infrastructure improvement would need to be improved to make this work. Staff indicated that there were several related projects that help this site, but could not speak specifically to flooding issues.

Public comment was opened.

An engineer appeared to answer questions relating to this project. Indicated that there are two pipelines on this area and that one is a fiber line and that another was a petroleum line and that all appropriate easements or abandonments were obtained or agreed to. MacMann asked about potential plans in the event that the pipeline should leak? Staff had no specific response. Loe asked about improvements planned for Sinclair. Speaker indicated that there will be sidewalks and turn lanes installed on Sinclair. Flooding issues were explored and engineer indicated that flooding issues were not known at this time.

Public comment ended.

MacMann indicated that he thought there would be some substantial improvements required for this street infrastructure. Staff indicated that such improvements were not required at this time other than those previously identified. Added that there are no other improvements indicated by the current traffic study. There are existing sidewalks in this area and this property will be connected to existing sidewalk networks. Loe indicated that she hoped that we are not stopping our planning at the perimeter of this project and wants the project to adhere to the Complete Streets concept.

Staff indicated that they have looked at this aspect of the project, that current traffic patterns are low, that flooding profiles do not preclude access to this site and that the staff is aware of issues. MacMann asked about the existing student crossing on Nifong for the existing school. Stated that there had been discussion about this and it seemed important so wanted to make sure that this project was developed with that sort of thing in mind. Staff indicated that there are some aspects such as sidewalks that will ultimately need to be addressed.

Strodtman thought that the school district should assist in addressing these access questions. Believed that if we would treat the school like we do private developers, we would require these improvements up front rather than waiting for later development. Staff indicated that there is a lot of vacant property in the area currently and that when those properties come on line they will contribute to the infrastructure improvements. Strodtman indicated that if this new school draws more use, it needs to be accommodated within this plan. Suggested that even middle schools draw traffic even if kids can't drive to the school themselves.

Motion to approve the preliminary plat was made.

Motion approved unanimously.)

PUBLIC COMMENTS

(None.)

STAFF COMMENTS

Staff indicated that Brooks Plat 2, Mill Creek, Quaker Oats, Lenoir and Caulder would be discussed at the next meeting.

COMMISSION COMMENTS

MacMann indicated that he believes that the school issue does meet the standards within its bubble, but it needs more consideration. There is no area plan in place in this area and something needs to be done. Mac Mann believes that CPS has a better budget than the City and we need to figure out how we backfill to meet future needs. We need more forethought.

Strodtman believed that we are pushing a problem down the road and that the users of this area are kids. We need to continue this discussion so we do not create a future problem just because we don't have the money now.

Stanton indicated that if the school issue had been commercial, we would have done this differently. Thought it was fair, but it needs to be looked at. Loe agreed that we need more investigation of how public entities impact the community.

NEXT MEETING DATE - November 9, 2017 @ 7 pm

ADJOURNMENT
(Time: 7:40 PM)

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