



**Columbia Planning & Zoning Commission
Meeting Recap**

Council Chambers, Columbia City Hall
7:00 PM Thursday, April 5, 2018

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

APPROVAL OF AGENDA (Agenda approved as submitted.)

APPROVAL OF MINUTES ([Minutes from March 22, 2018](#) meeting approved as submitted.)

SUBDIVISIONS

Case # 18-79

A request by Simon and Struempf Engineering (agent) on behalf of DRS PARK LLC (owner) for approval of a one-lot final plat of M-OF (Mixed Use - Office) zoned property to be known as Riddick Subdivision Plat 1, with an associated design adjustment for less right of way dedication. The 4.53-acre property is located on the north side of Broadway, approximately 250 feet west of Garth Avenue, and is addressed as 201 W Broadway.

(Action: Staff report was presented. The applicant is seeking approval of a replat for property that was originally platted as Lot 3 and portions of Lot 4 of Garth's Addition to Columbia. The site is currently developed with four office buildings with associated off-street parking, and is commonly referred to as Broadway Professional Park. The purpose of the replat is to consolidate the property into one legal lot, which will allow future development of the site, which per the applicant will include the construction of a carport with attached solar panels.

The applicant is also requesting a design adjustment to reduce the amount of right of way dedication for Broadway - an additional 12 feet of right of way is proposed to be dedicated with the plat. Additional utility easements are being granted over existing infrastructure as well. In general, the replat will consolidate two existing parcels into a single lot that is consistent with the existing development on the site at this time. Staff finds that the request meets the replat standards, as it will not eliminate any restrictions that have been relied upon by neighbors, is properly served by existing utilities, and will not be detrimental to the neighborhood.

Upon review, staff supports the requested design adjustment to allow only an additional 12 feet of right of way dedication, instead of 25 feet, for the following reasons. The site is currently developed and granting the full half-width ROW would cause several of the existing buildings to be located within the

front yard setback. In addition, the reduction limits the impact on existing infrastructure (e.g. parking lots). With the additional 12 feet, some existing parking areas will still be located in the right of way, but granting the smaller ROW reduces the overall amount of pavement that would be within the public right of way. Furthermore, any road expansion will likely not utilize a full ROW cross section of 106-110 feet, which is not uncommon. The additional 12 feet of ROW provides a balance between accounting for the existing development and still providing space for potential upgrades in the future. It should be noted that improvements on Broadway have been discussed as a potential project in the past, but at this time, no street project is part of the CIP plan.

Staff supports the entire proposal.

MacMann asked if any physical changes would occur to the boundaries of the current development. Staff indicated that there will be no change in terms of the physical location of the existing property, but some structural changes will occur. Staff also indicated that private and public sewers on the site have been identified.

No public comment was forthcoming.

Motion to approve was made.

Motion approved unanimously 8 -0.)

PUBLIC HEARINGS

Case # 18-81

A request by McClure Engineering Company (agent) on behalf of the City of Columbia (owner) for approval of a Planned Development (PD) Plan to be known as "Auburn Hills Plat 16 PD Plan". The 8.55-acre subject property zoned is PD (Planned Development) and located approximately 300 feet east of Rangeline Street and south of International Drive.

(Action: Staff indicated that this proposal is being submitted by the City of Columbia and involves the construction of a new police station at the specified address.

The City Council authorized purchase of the 8.55-acre site on February 1, 2016. The police station use is consistent with the existing PD zoning approved on September 4, 2001. There is FP-O (Floodplain Overlay) running from the southwest corner of the property to the northeast alongside the Cow Branch, a USGS designated Blue Line Stream.

The entirety of Auburn Hills PD (formerly CP) zoned area was granted a waiver from the requirement that a planned development plan be approved at the time of final platting by the City Council. This waiver was included as a condition of the "Preliminary Plat of Auburn Hills C-P" approved on May 3, 2004. As such, the portion of the property final platted under Auburn Hills Plat 12 does not have a PD plan. The southernmost portion of the site falls under the Auburn Hills South C-P Plan approved in 2007, but will be subject to this proposed PD Plan once it is approved. The subject site was previously platted as part of Auburn Hills Plat 12 (lots 1204, 1205 and 1206) and Auburn Hills Plat 15 (Lot C1506). As part of this proposed PD plan evaluation, staff is concurrently reviewing a one-lot replat (Case #18-82), consistent with the PD plan, that will consolidate the existing lots into one to ensure compliance with the UDC. Given the PD plan serves as the preliminary plat, approval of the replat will not require additional Commission review prior to its consideration by Council for their approval.

The PD plan shows 27,500 square feet of total proposed building improvements distributed between two buildings. 24,000 square feet have been allocated to a two-story police station and 3,500 square feet to an accessory storage building as shown on the plan. Both buildings are shown outside of the FP-O overlay, but a small amount (approximately 13 stalls) of the southeastern portion of the parking lot falls within the FP-O district. As such, a Floodplain Development Permit shall be required prior to the submittal of construction plans. In addition to the two principal buildings, the plan includes 140 parking spaces, with 33 in a front public parking lot and 107 spaces in the secured rear lot. The UDC indicates “no requirement” for police and fire station parking. The proposed parking is reasonable, and International Drive will allow for overflow on-street parking should community events or needs occur.

City is working on turning radii for fire trucks and other minor technical changes.

This area is included in the city’s Strategic Plan target area.

Based upon the Plan’s proposed allowed use, the development restrictions outlined by the development plan, and the overall development pattern of Auburn Hills, staff supports the development plan subject to a minor technical correction addressing a plan note regarding front yard setbacks. The police station is a logical land use, the two-story building will not be out of scale as the area develops, the site has good access to major roadways, and potential positive community benefits may be realized by the civic function of the station.

MacMann asked about parking and use. He indicated that earlier it was indicated that there will be some public meeting spaces and wondered how that will impact parking. Staff indicated that that may be described in later testimony.

Strodtman asked how the parking will be screened – whether it will be a wall, a fence, or what. Presenter did not know.

Public hearing was opened.

An engineer appeared on behalf of the applicant and offered to answer questions. He did not know what the physical appearance of the buffer would be except that he did believe there would be a fence surrounding much of the perimeter. He further indicated that some parking will be located in the floodplain areas as well as some infrastructure areas, but the intent was to avoid any areas in doubt.

Public hearing was closed.

Strodtman indicated that he understood MacMann’s question about parking and wondered if there was enough parking for public events as well as regular police employee parking. He believed that it will be a good amenity for the area and that there will be some public spaces available. MacMann thought this was an exemplar project and had a lot of public input leading to this point.

**A motion to approve was made pending some technical corrections.
Motion to approve passed unanimously, 8- 0.)**

**PUBLIC COMMENTS
(None.)**

STAFF COMMENTS

Staff indicated that there will be a few items on the agenda for the next meeting.

Items include Craig Point plat under Subdivisions and two public hearings that include AHJ, LLC rezoning from PI to M-Of and Hilltop subdivision preliminary plat.

The P&Z worksession will again look at CIP future projects and one other unidentified item could be added to that agenda if time allows.

No further discussion or action ensued.)

COMMISSION COMMENTS

(None.)

NEXT MEETING DATE - April 19, 2018 @ 7 pm

ADJOURNMENT

(Time: 7:33 PM)

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