



**Columbia Planning & Zoning Commission
Meeting Recap**

Council Chambers, Columbia City Hall
7:00 PM Thursday, May 23, 2019

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

APPROVAL OF AGENDA (Approved as submitted.)

APPROVAL OF MINUTES ([May 9, 2019 minutes](#) approved as submitted.)

TABLING REQUESTS

Case # 122-2019

A request by Crockett Engineering (agent) on behalf of HJRJ Investments, LLC for a major amendment to the existing Copperstone Commercial C-P Plan to allow for a mixed-use development to include commercial, office and residential uses, to be known as the Copperstone Lot 102A PD Plan. The subject property is located on the west side of Frontgate Drive, approximately 300 feet south of Vawter School Road, and is commonly addressed as 4015 Frontgate Drive.

(The applicant has requested that this item be tabled to the June 6, 2019 Planning Commission meeting. The request to table is sought to allow the applicant and staff to address outstanding review comments.)

(Action: Staff said that the staff comments that need to be addressed are fairly narrow in nature and this is a unique project that incorporates attached single family and commercial applications. No public comment was received.)

A motion to approve the tabling until June 6 was made and was approved unanimously.)

SUBDIVISIONS

Case # 117-2019

A request by Crockett Engineering (agent) on behalf of Show-Me Central & Missouri Habitat for Humanity (owner) for a preliminary plat to be known as "Boone Prairie". The 50.28-acre site is zoned R-1 (One-family dwelling) and IG (industrial). The proposed development would contain 143 single family residential lots and 13 common lots used for water quality on the R-1 zoned portion of the property, and one lot presently improved with a cell tower on the IG zoned portion of the property. The site is generally located to the southeast of the intersection of US Highway 63 and Brown Station Road.

(Action: The applicant is seeking approval of a 157-lot preliminary plat on approximately 50 acres. This preliminary plat will allow the applicant to revise the site configuration and roadway network that was

previously approved in 2004 via the Boone Prairie Plat 1 and Boone Prairie Plat 2 final plats. Any unnecessary right-of-way (ROW) and utility easements approved through the previous plats shall be vacated prior to the final platting of new ROW and easements.

The site has frontage and two access points, to the west, along Brown Station Road (a major collector). Highway 63 runs along the north (no access allowed), the railroad tracks for the Colt Railroad runs to the east, and the City has an access driveway to an electric substation to the south of the property. The existing cell tower, located on Lot #144, will continue to utilize the City's access driveway for purposes of ingress/egress. The City's electric substation to the east has on-site fencing for security purposes and the driveway is not closed to public use. Brown Station Road is an improved major collector with existing sidewalk alongside the property's frontage. The ROW varies along the site frontage from 40' to a 30 half-width from north to south. Additional ROW dedication to provide the full half-width of 40' will provide adequate ROW for the "Option B" standard for major collectors. Sidewalks will be required on all internal streets, and 10' utility easements will be required along all public streets.

A mix of zoning exists in the area, including industrial to the south and east, residential (single and multiple family) to the west, and small pockets of agriculture in all four directions. The property is to the east of Blue Ridge Elementary and is roughly ½ mile to the east of Albert Oakland Park. As such, the existing crosswalk on the north side of the intersection of Leeway Drive and Oakland Gravel Road will be upgraded to include rapid rectangular flashing beacons.

The common lots (C1-C13) will be dedicated to the homeowner's association and will be used for greenspace, amenities, and/or stormwater facilities. There is also an existing stormwater detention basin on the northern extent of the site. Electric, water and sanitary sewer service will be provided by the City of Columbia.

Staff recommends approval of the request as submitted.

Mr. Stanton indicated that he is involved with the Land Trust and suggested that he should recuse himself from this vote to be on the safe side. Rushing indicated that she has heard comments about affordable housing in general but indicated that she could be fair in deciding this case and will participate. Toohy pointed out a mislabeling of some of the information presented by staff in the preliminary presentation. The correction was noted.

Toohy asked about the requirement to have two points of access to the subdivision rather than three or four and how that complied with the new zoning code. Staff indicated that on a review of this layout, the third point of access was waived because of the general interconnectivity of the layout and the belief that connectivity and access was achieved as it relates to public safety.

The public hearing was opened.

An engineer appeared on behalf of the applicant. He answered an earlier question about stormwater retention and stated that it followed the city's stormwater basin manual. Rushing asked about access to these stormwater basins. The engineer indicated that under old rules, each of those lots would have needed stem lots, but under the new code that requirement does not exist. This is typical in this instance and does provide easements for access, even though these basins will be under the control of the homeowners' association.

Rushing asked if these would be planted basins, like rain gardens? The engineer indicated that these would be bioretention areas rather than rain-garden style facilities to accommodate the evacuation of water.

Another speaker appeared and asked about access to the entire subdivision. Staff stated that the proposal allowed for typical subdivision access, but that additional right-of-way has been granted in the event that more access is required. The speaker worried about traffic. The speaker also asked about drainage from the area and wanted to know how that would work.

The engineer appeared again and stated that the bioretention cells that would be in place basically filter the water that runs off and protect this subdivision and surrounding areas. The second speaker showed the engineer a map and he described how the specific cells operate in tandem with the city's wastewater system. Loe agreed with that analysis and stated that the water won't just sit there, it will be dissipated. The speaker said she thought that the systems in place were already overburdened and that this just adds to it. Strodman told the speaker that the stormwater rules have been improved and that the plan submitted follows those new rules and should protect area property.

The next speaker stated that if climate realities are true, we should eliminate downzoning requests in the future, and it should start here, even if it is a noble request. She believes density should be favored and R-1 zoning should be eliminated.

Staff referred back to some earlier questions and said that the curvilinear design of the development took care of the limited point of entry questions asked earlier and noted that none of the curved streets ended in a cul de sac, so it works. There are no stubbed streets on some sides of this subdivision since it is not possible due to existing development. Otherwise, there would be.

Toohy asked about why this developer did not think about doing increased density on this site instead of doing just single-family homes. The engineer reappeared and said that he did not know if that had been considered. He referred the commissioners to a representative of Habitat for Humanity who chose not to speak to that issue. No further speakers appeared.

PUBLIC COMMENTS

The first speaker mentioned that she had watched the earlier hearing regarding medical marijuana and wanted to know when the marijuana issue will go back to the council? Loe explained that P&Z held that public hearing and that the issue will now go back to city council for consideration on June 3. The speaker asked Loe what really came out of that meeting? Loe explained that there were some itemized changes that were suggested – about 20 – and those go forward as recommendations to council, but nothing has been passed in a final form. The speaker asked if the council can still change what was suggested? Loe said that was true.

The next speaker indicated that she believes in the city's goal to increase density and noted an earlier speaker's statement about the elimination of R-1 zoning. She asked for the commission to accommodate ADUs. Loe indicated that that ADUs were already recognized in the new code.

STAFF COMMENTS

At the next meeting, there will be at least one new commissioner. (*Editor's note – Valerie Carroll was appointed to fill one of three vacancies on the P&Z Commission on May 20.*) Staff noted that Burns and

Russell will not necessarily be in attendance at the next meeting since their terms expire and two vacancies have yet to be filled by the City Council. *(Editor's note – It is expected that council WILL fill the two remaining P&Z slots on June 3, which would be 3 days prior to the next P&Z meeting, and both Burns and Russell are eligible for reappointment.)*

Items scheduled to be heard at the next meeting include:

- My House (downtown) – Request for design adjustment
- Harris Rezoning
- Lake Broadway PD Plan Amendment
- Copperstone Commercial proposal with residential component - (that was tabled tonight)
- Broadway Shops request that will amend the existing PD plan to allow for medical marijuana dispensaries in that area.

COMMISSIONER COMMENTS

Russell indicated that she thought this was an incredible body to work with and that she will be sad if she is not reappointed. She thinks the staff is professional.

Burns also indicated that she has served for 5 years and she thinks this that the group works well together, even though they can disagree. She has enjoyed working with all commissioners and the staff. She indicated that if she is not reappointed, she will remain active in the community.

Harder stated that he has enjoyed working with everyone. (He did not apply for reappointment to the commission.)

Loe stated that she has enjoyed working with all commissioners and would be disappointed if some of her colleagues were not reappointed.

NEXT MEETING DATE - June 6, 2019 @ 7 pm

ADJOURNMENT
(Time: 7:49 PM)

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