

MINUTES

PLANNING AND ZONING COMMISSION MEETING

OCTOBER 23, 2014

COMMISSIONERS PRESENT

**Mr. Steve Reichlin
Mr. Rusty Strodman
Mr. Bill Tillotson
Ms. Sara Loe
Mr. Anthony Stanton
Ms. Tootie Burns
Ms. Lee Russell**

COMMISSIONERS ABSENT

**Dr. Ray Puri
Mr. Andy Lee**

I) CALL TO ORDER

MR. REICHLIN: I'll now call the Planning and Zoning Commission Meeting for October 23, 2014 to order. May we have a roll call, please.

II) APPROVAL OF AGENDA

MR. REICHLIN: I'll ask if there are any adjustments to the agenda. Anything that we need to know about?

MR. TEDDY: I don't have anything.

MR. REICHLIN: No. Thank you. Well, we have two sets of minutes to approve, but we will wait for Ms. Russell to come in. Okay. Well, we have two sets of minutes to approve this evening. We need to approve the work session minutes for October 9th, 2014. If there aren't any adjustments to those, I'll entertain a motion.

MS. RUSSELL: I move to approve the minutes from the work session from last week.

MR. STANTON: I'll second.

MR. REICHLIN: That was Ms. Russell and Mr. Stanton. I'll take a thumbs up on that.

(Unanimous vote for approval)

III) APPROVAL OF REGULAR MEETING MINUTES

• October 9, 2014

MR. REICHLIN: Okay. Then the regular meeting minutes for the October 9th, 2014 meeting. I would ask if anybody has any corrections to those, and if not, we'll entertain a motion as well.

Mr. Tillotson?

MR. TILLOTSON: Motion.

MS. LOE: I'll second that.

MR. REICHLIN: Thank you, Ms. Loe. I'll take a thumbs up on that.

(Unanimous vote for approval)

MR. REICHLIN: Okay. I understand we have a few tabling requests.

IV) TABLING REQUEST

Case Nos. 14-170, 14-172, and 14-173

A request by S & S Columbia, LLC (owner), Roderick & Debra Alviso (owner), and Whittier Avenue Properties, LLC and Susan and James Lyon (owners) to annex 2.0, 1.90, and 0.46 acres, respectively, into the City of Columbia and apply M-1 (General Industrial District) as permanent zoning. The subject sites are located on the north side of Harvester Road, approximately 550, 750 and 950 feet, respectively, east of State Highway 763, addressed as 1301, 1399, and 1405 East Harvester Road. (A request to table these items to the November 20, 2014 meeting has been submitted)

MR. REICHLIN: Are there any comments of the staff?

Staff report was given by Mr. Clint Smith of the Planning and Development Department.

Staff recommends approval of the tabling request.

MR. REICHLIN: Typically, we will -- if anybody came this evening and had wanted to make input with regard to this matter, you are welcome to at this time, but we would encourage you to wait until we come back to it on November 20th. Seeing no response, I'll entertain a motion with regard to the tabling, if we don't have discussion otherwise.

MS. BURNS: I move to table.

MS. RUSSELL: I'll second that.

MR. REICHLIN: That was Ms. Burns and Ms. Lee [sic]. Take a roll call, please.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Loe, Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Mr. Tillotson, Ms. Russell, Ms. Burns. Motion carries 7-0.

MR. STRODTMAN: The motion to table to November 20th has been approved.

MR. REICHLIN: Okay.

Case No #14-180

A request by St. Charles Road Development (owner) to annex 127.81 acres of land into the city of Columbia, and to apply R-1 (One-Family Dwelling District), O-P (Planned Office District), and C-P (Planned Business District) as permanent City zoning. The subject site is located on the north side of St. Charles Road, on both sides of Battle Avenue. (A request to table this item to the November 20, 2014 meeting has been submitted)

Staff report was given by Mr. Clint Smith of the Planning and Development Department.

Staff recommends approval of the tabling request.

MR. REICHLIN: Seeing no discussion, I'll --

MS. LOE: Move to table.

MR. REICHLIN: Thank you, Ms. Loe.

MR. STANTON: Second.

MR. REICHLIN: Thank you, Mr. Stanton. Take a roll call, please.

MR. STRODTMAN: Yes, Mr. Chair.

Roll Call Vote (Voting “yes” is to recommend approval.) Voting Yes: Ms. Loe, Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Mr. Tillotson, Ms. Russell, Ms. Burns. Motion carries 7-0.

MR. STRODTMAN: The motion to table to the November 20th has been approved.

MR. REICHLIN: Thank you, Mr. Secretary.

V) SUBDIVISION

Case No. 14-169

A request by Crockett Engineering Consultants (agent) on behalf of Burnam Companies (owner) for approval of a 90-lot preliminary plat on R-1 (One-Family Dwelling District) and R-3 (Medium Density Multiple-Family Dwelling District) zoned land, to be known as “Kitty Hawk Manor”. The 44.15-acre subject site is generally located west of Parker Street, north and west of the western terminus of Kitty Hawk Drive. (This item was tabled at the October 9, 2014 meeting)

Staff report was given by Mr. Clint Smith of the Planning and Development Department.

Staff recommends approval, subject to minor technical corrections being completed.

MR. REICHLIN: Thank you. Are there any questions of the staff? Seeing none. Subdivision items aren't considered to be a public hearing, but we will take input with regard to any information that you would deem helpful.

MR. CROCKETT: Mr. Reichlin, Members of the Commission, Tim Crockett, Crockett Engineering Consultants, 2608 North Stadium. I appreciate Mr. Smith's staff report. I think he did a very good job. I think he said it best. A lot of this area, it is very messy. There are several preliminary plats, several final plats, and large portions of them never were constructed and existing right-of-ways that have no street. When we first started looking at this development, we looked at it and said, okay, how can we preserve the existing preliminary plats and how can we preserve the existing final plats and make something happen. We threw our hands up and said, no, that's not the way to do it. Let's just start over. We just have to ignore those old plats and we're going to vacate the old right-of-ways and we're going to create a system that works. We're going to come in here -- and I think Mr. Smith touched on it with regards to two points of access before we can have additional units. We completely understand that. We're completely going to comply with that regulation. Roads -- we had dead-end roads that went nowhere and right-of-ways that didn't connect to other right-of-ways. What we are proposing here is a system that works for that area. We are wanting to clean that up. And then, of course, add everything to the west. Mr. Smith also indicated that Staff hasn't completed a full review of the project, and that is basically due to the extension of Big Bear that he talked about briefly. I think the traffic engineers were a little late to the game on getting those comments on that, so we did what we could and Staff worked with us to get something submitted that we could get before you tonight. So they presented us with four different options. They gave us their preferred option and we looked at our plans and said, hey, it works. Their preferred alignment works with our plan, so let's make it happen. So that's where we are with that. Other than that, I think it is pretty straightforward. I'd be happy to answer any questions, but again, it is a messy area. There are a lot of plats that don't really jibe with each other that we are trying to make work. So, with that,

I'd be happy to answer any questions.

MR. REICHLIN: Any questions of this speaker?

MR. CROCKETT: Thank you.

MR. REICHLIN: Thank you, sir. Comments of Commissioners?

MR. STRODTMAN: I'll go. You know, I think it's a good use of infill. The existing infrastructure tying into Big Bear I think is critical for that area. It will be a nice tie-in. It gets pretty busy from what I can tell going into -- to Vandiver on that southern end over there, so I think this will be a nice addition and 80-plus lots would be a complement to the area. So I plan on supporting it.

MS. BURNS: I agree. I think -- I also appreciate that the applicant has addressed the ins and outs necessary that the City had requested and that Staff indicated needed to happen.

MR. REICHLIN: Anybody else? Mr. Stanton?

MR. STANTON: I concur with my colleagues. I plan to support it.

MR. REICHLIN: Do we have any further comments? I'll entertain a motion.

MS. LOE: I just wanted to follow up because my one question was about the fire department access --

MR. SMITH: Uh-huh.

MS. LOE: -- I guess fire access. So you had clarified that the Kitty Hawk needed to be completed through to Gypsy Moth in order for any of the lots to be completed or added at that point. So that's maximized out at this point?

MR. SMITH: Yeah. That's correct. The way the subdivision regs read is you are allowed a maximum of six acres of R-3 property. And currently on Kitty Hawk, they have an excess of six acres. So at this time they have constructed residences, so they wouldn't be allowed to build any additional residences on Kitty Hawk without having a second access point. They could construct a portion of Gypsy Moth to the north, and that would serve access for the handful here, but I -- and I could allow the applicant to speak, but I believe once they get to the point where the connection would be made, then that would be made before they would extend farther west to allow the additional one. And that was one comment the fire department had. They would have wanted the applicant to agree to install this connection once they plat to that roadway there.

MR. CROCKETT: That's correct. And actually, there is a note on the plat that pertains to that.

MS. LOE: All right. And just for my information since we have had this question come up before, I just wanted to make sure we were being consistent, the number of lots allowed -- so you've just thrown out the six acre --

MR. SMITH: Yes.

MS. LOE: -- but isn't there a number of lots allowed --

MR. SMITH: There is.

MS. LOE: -- on a single-access --

MR. SMITH: There is. It's 100 R-1 zoned properties. I believe -- I couldn't tell you about the R-2, but R-3 is six acres and R-1 is 100 lots.

MS. LOE: So we're well below that?

MR. SMITH: We are currently.

MS. LOE: All right.

MR. SMITH: Yes. They could -- they only have 80 R-1s, so theoretically, they could have just one access for all the single-family lots in this subdivision, but the connection will be made, so that wouldn't be an issue regardless.

MS. LOE: Thank you.

MR. SMITH: Yes.

MS. LOE: So those -- those had been my only questions; otherwise, I agree, it does appear to regularize and clean up this parcel quite a bit.

MR. REICHLIN: Thank you, Ms. Loe. Does anybody care to make a motion? Mr. Stanton?

MR. STANTON: I move that we approve the preliminary plat for Case No. 14-196.

MR. REICHLIN: 169.

MR. STANTON: Oh, 169. I'm sorry.

MR. REICHLIN: Do we need to codify the request for it meeting all of the technical requirements in the motion?

MR. SMITH: I would request so. Yes.

MR. STANTON: Can I say per Staff's request?

MR. REICHLIN: Staff request?

MR. SMITH: That would be sufficient.

MR. REICHLIN: Okay.

MR. TILLOTSON: Second.

MR. REICHLIN: Mr. Tillotson, second. Roll call, please.

MR. STRODTMAN: Yes, sir.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Loe, Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Mr. Tillotson, Ms. Russell, Ms. Burns. Motion carries 7-0.

MR. STRODTMAN: The motion will be forwarded to City Council.

MR. REICHLIN: Thank you, Mr. Secretary. At this time we'll entertain comments of the public.

VI) COMMENTS OF PUBLIC

MR. REICHLIN: If you'll come to the podium. Seeing none. Entertain comments of Staff?

VII) COMMENTS OF STAFF

MR. SMITH: I have none.

MR. TILLOTSON: I like it.

MR. SMITH: Unless you're not counting upcoming items, which I will comment on.

MR. REICHLIN: No. I'll let it lay. Comments of Commissioners?

VIII) COMMENTS OF COMMISSIONERS

(There were no Comments of Commissioners.)

IX) ADJOURN

MR. REICHLIN: I'll entertain a motion for adjournment.

MR. SMITH: Can I back up? I should comment on the upcoming items. I apologize. I have been left in charge tonight, so I will attempt to kind of run things as typical. But we do have a couple of items on the upcoming agenda for November 6th. One is a preliminary plat called Barcus Ridge; the other would be a public hearing for a rezoning and a potential O-P development plan called River Region Credit Union, and neither of those cases I am familiar with. Mr. Teddy and Mr. Zenner are both gone tonight, so I will allow you to kind of get that full first impression at the next meeting. These are the locations. As you can see, Barcus Ridge is south of town; it's at the location of Route K and Old Plank Road. And the O-P plan on the right, the River Region Credit Union, will be located along Providence, just north of Green Meadows. So those will be the cases on the next agenda.

MR. REICHLIN: Thank you.

MR. SMITH: You're welcome.

MS. LOE: Motion to adjourn.

MS. RUSSELL: Second.

MR. REICHLIN: So moved.

(The meeting was adjourned at 7:24 p.m.)