

## **MINUTES**

### **PLANNING AND ZONING COMMISSION MEETING**

**JANUARY 8, 2015**

#### **COMMISSIONERS PRESENT**

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

#### **COMMISSIONERS ABSENT**

**Mr. Andy Lee**

#### **I) CALL TO ORDER**

DR. PURI: Planning and Zoning Commission Meeting for January 8, 2015 will come to order.

#### **II) APPROVAL OF AGENDA**

DR. PURI: All right. Staff, any changes in the agenda or are we okay with as is?

MR. ZENNER: Agenda is fine as is, sir.

DR. PURI: All right. Approval of agenda, thumbs up.

(Unanimous vote for approval).

#### **III) APPROVAL OF REGULAR MEETING MINUTES**

- **December 18, 2014**

DR. PURI: Approval of regular meeting minutes for December 18, 2014. Commissioners, any comments? Are we okay for approving?

MR. TILLOTSON: I approve.

DR. PURI: Mr. Tillotson, first.

MS. RUSSELL: Second.

MS. BURNS: Second.

DR. PURI: All right. May we have a thumbs up on that?

(Unanimous vote for approval).

DR. PURI: All right.

#### **IV) TABLING REQUESTS**

##### **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 February 5, 2015 meeting has been requested. This request is being presented by Staff.)**

DR. PURI: May we have the staff report, please.

Staff report was given by Mr. Pat Zenner of the Planning and Development Department.

Staff recommends approval of the tabling request.

DR. PURI: Commissioners, any questions of Staff? Seeing none. A motion?

MS. BURNS: I move to accept the tabling -- or to recommend the tabling of Case 14-180, as explained by Mr. Zenner.

DR. PURI: Ms. Burns made a motion.

MR. STANTON: Second.

DR. PURI: Mr. Stanton, second. May we have roll call, please.

MR. STRODTMAN: For Case No. 14-180.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Tillotson, Ms. Russell, Ms. Burns, Ms. Loe, Dr. Puri, Mr. Reichlin, Mr. Stanton, Mr. Strodtman. Motion carries 8-0.**

MR. STRODTMAN: A motion to table will be approved until February 5th.

DR. PURI: Okay.

## **V) SUBDIVISIONS**

### **Case No. 15-29**

**A request by Allstate Consultants (agent) on behalf of The Crossing-EPC of Columbia (owner) for approval of a one-lot final minor plat on A-1 (Agricultural District) zoned property, to be known as "The Crossing-EPC, Plat 3". The 0.44-acre subject site is located on the north side of Southland Drive, approximately 500 feet west of Rock Quarry Road.**

DR. PURI: May we have the staff report, please.

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

Staff recommends approval of the final plat.

DR. PURI: Commissioners, any questions of Staff? Seeing none. Motion? Ms. Loe?

MS. LOE: It's pretty straightforward. I would move to approve Case 15-29, approval for final plat of The Crossing-EPC, Plat 3.

DR. PURI: Mr. Strodtman, second?

MR. STRODTMAN: I'll second.

DR. PURI: May we have roll call, please.

MR. STRODTMAN: Yes, sir.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Tillotson, Ms. Russell, Ms. Burns, Ms. Loe, Dr. Puri, Mr. Reichlin, Mr. Stanton, Mr. Strodtman. Motion carries 8-0.**

MR. STRODTMAN: Our recommendation for approval will be forwarded to City Council.

### **Case No. 15-39**

**A request by Engineering Surveys and Services (applicant) on behalf of JCO Specialties,**

**LLC (owner) for approval of a one-lot preliminary plat on A-1 (Agricultural District) zoned land, to be known as “James Estate Subdivision”. The 11.96-acre subject site is located on the north side of Barberry Avenue approximately 150 feet west of Hibiscus Drive.**

DR. PURI: May we have the staff report, please.

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

Staff recommends approval of the one-lot preliminary plat.

DR. PURI: Commissioners, any questions of Staff? Seeing none. Do we have a motion?

MS. RUSSELL: I'll make a motion. I'll move that Case 15-39, James Estates Subdivision preliminary plat be approved.

DR. PURI: Ms. Russell made the motion.

MR. STANTON: Second.

DR. PURI: Mr. Stanton, second. May we have roll call, please.

MR. STRODTMAN: Yes, Mr. Chair.

**Roll Call Vote (Voting “yes” is to recommend approval.) Voting Yes: Mr. Tillotson, Ms. Russell, Ms. Burns, Ms. Loe, Dr. Puri, Mr. Reichlin, Mr. Stanton, Mr. Strodtman. Motion carries 8-0.**

MR. STRODTMAN: Planning and Zoning's recommendation for approval will be forwarded.

DR. PURI: All right.

#### **VI) COMMENTS OF PUBLIC**

DR. PURI: Do we have any comments of the public? Seeing none.

#### **VII) COMMENTS OF STAFF**

DR. PURI: Comments of the staff?

MR. ZENNER: Your next meeting will be February 5th. That may seem odd. We have a second Thursday in January; however, we do not have any items for that agenda, as we have discussed in work session. Actually, we pulled the James Estates off of the January 22nd meeting and put it onto this one in order to clear the docket for that meeting. So we will be noticing on our City calendar, as well as the departmental web page, that the January 22nd meeting is cancelled. And if you are supportive of that, a thumbs up will be more than happy to be received.

(Unanimous vote for approval).

MR. ZENNER: Thank you. So your next meeting is January 5, and we have a couple of --

DR. PURI: You mean February 5?

MR. ZENNER: February 5. I'm sorry. January 5, that already happened. February 5. And we have a couple of items on that plat [sic], as you can tell, a little bit more business. Boone Medical Park, Plat 2, this is a very minor final plat. It is for a remnant parcel. It is not a legal lot that is -- has frontage along Forum Boulevard, south of Nifong. And this is in part of the Boone Medical Park Plaza property that is in the southeast corner of Nifong and Forum. You have two items that are associated with the Somerset Village request, and they will be adjusted on the formal calendar to ensure that the annexation

and the permanent zoning appears first, then followed by the Somerset Village preliminary plat, which is related to that annexation and permanent zoning. And then you have a major PUD amendment for Bedford Walk, Plat 9. This is the Jeff Smith project that is across from Gentry Estates at the southwest corner of Bethel Street and Nifong Boulevard. It is the assisted-living facility that is being built in that particular location, and this major amendment incorporates some adjustments to a street name that is a private street internal to the project, as well as some adjustments to amenities that were not proposed on the original approval but are now being proposed that we felt, from a Staff perspective, necessitated a major revision, one that would be discussed before the Planning and Zoning Commission. Just for contextual purposes, here are your maps associated with them. Again, our Boone Medical Park, Plat 2, it is that little C-P sliver that you see in the lower right -- left-hand corner of the graphic. That is the area that is in question. The Somerset Village project, the layout that you see superimposed on top of the shaded area, that is generally the subdivision layout, so that will be what your preliminary plat looks like. And then, of course, same land mass for the preliminary plat. And then, obviously, our Bedford Walk project. That is all we have to offer. Just again, just so the public is aware, the January 22, 2015 Planning and Zoning Commission work session, as well as public meeting -- public hearing meeting has been canceled. And if the public is interested in attending any of our neighborhood planning meetings for the West Ash neighborhood area plan that we will beginning, they are going to be held on January 24th in the Friends Room at the Public Library. January 24 is a Saturday; it is from 3:00 to 5:00 p.m. And then there will be a repeat encore performance of that meeting at the ARC on January 29th from 5:00 to 7:00 p.m. Any resident within the West Ash neighborhood area is more than welcome to attend, and as well as any citizen within the City of Columbia just interested in neighborhood planning and our neighborhood planning process. With that, that is all we have to offer from the Staff's perspective.

DR. PURI: Thank you, Mr. Zenner.

**VII) COMMENTS OF COMMISSIONERS**

DR. PURI: Comments of commissioners? Seeing none.

**VIII) ADJOURN**

DR. PURI: We're adjourned.

(The meeting was adjourned at 8:19 p.m.)