

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
March 4, 2021

Case Number 81-2021

A request by Haden & Colbert (agent) on behalf of Nan Erickson (owner) to rezone one parcel from PD (Planned Development) to M-C (Mixed-Use Corridor). The approximately 5.28-acre property is located on the southern frontage of I-70 Drive SE approximately 600 feet west of St. Charles Road and is addressed 5304 I-70 Drive SE.

MS. LOE: That brings us to our last case for the evening. Any Commissioner recusals on this one? Mr. MacMann? Anyone else? All right.

MS. LOE: May we have a staff report, please?

Staff report was given by Mr. Brad Kelley of the Planning and Development Department. Staff Recommends approval of the request to rezone the property to M-C.

MS. LOE: Thank you, Mr. Kelley. Before we move to staff questions, I would like to ask any Commissioner who has had any ex parte related to this case to please disclose that now so all Commissioners have the benefit of the same information on the case in front of us. Seeing none. Are there any questions for staff? I see none. Good job, Mr. Kelley. With that, we'll open up the floor to public comment.

PUBLIC HEARING OPENED

MS. LOE: If you can give your name and address for the record. You'll have three minutes if you're speaking for yourself and six minutes if you're speaking for a group.

MR. COLBERT: Thank you, Commissioners. My name is Caleb Colbert; I'm an attorney at 827 East Broadway here in Columbia, and I'm here on behalf of the applicant. And tonight I do have Nan Erickson, the property owner, here with me. I have John John, who is working with her as a realtor, and we also have Dale Perkins. Mr. Perkins is here as a neighbor to support the rezoning request, and he owns the piece of county single-family residential that is directly adjacent to this property to the south, so he's here to support our rezoning request. Again, we support the staff analysis and the staff conclusions. Ultimately, we believe the protections that have been built into the code through the UDC provide the same level or better protection for adjacent property owners. They serve the same purpose as the Planned District. Again, when you look at what zoning district is appropriate for the site, we're on the I-70 corridor. We have M-C to the west, M-C to east, so the Mixed-Use Corridor, we believe, is the most

appropriate. And with that, we would be happy to answer any questions, and we would appreciate your support.

MS. LOE: Any questions for this speaker? Ms. Geuea Jones?

MS. GEUEA JONES: Hi. Thank you. I'm -- this is why we passed the UDC. Right? So thank you for coming to us with this. My only questions is, is there anything about the grade or the pond and water maintenance that will require you to ask for massive variations or waivers or anything like that?

MR. COLBERT: Because of the size of the area, I believe we'll actually have to submit a land analysis map that identifies all of those sensitive areas if this property is ever developed. So at that point, we would have to go through that analysis and decide, okay, are there any variances that are required. But right out of the gate, you have that protection of that land analysis map.

MS. GEUEA JONES: Very good. Thank you.

MS. LOE: Any additional questions? I would just like to comment that I appreciate your bringing support from the single-family lot in that I am conscientious about rezoning to M-C adjacent to existing single family, so thank you for that.

MR. COLBERT: Thank you very much.

MS. LOE: Any additional speakers on this? If there are not, we'll close public comment.

PUBLIC HEARING CLOSED

MS. LOE: Commissioner comment? Mr. Stanton?

MR. STANTON: If my colleagues don't have anything else to say, I would like to entertain a motion, though I'm upset I didn't get to argue with Mr. Caleb this evening. Get in a fight real soon. I move -- oh, excuse me. As it relates to Case 81-2021, I move to approve the rezoning from PD to M-C.

MS. RUSHING: Second.

MS. LOE: Second by Ms. Rushing. We have a motion on the floor. Any discussion on this motion? I see none. Ms. Carroll, may we have roll call, please.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Carroll, Ms. Loe, Mr. Stanton, Ms. Geuea Jones, Ms. Rushing, Ms. Russell, Mr. Toohey. Motion carries 7-0 with one abstention.

MS. CARROLL: We have seven votes to approve. The motion carries.

MS. LOE: Recommendation for approval will be forwarded to City Council. That completes our cases for this evening.