

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**January 18, 2024**

**Case Number 49-2024**

**A request by Brush & Associates (agent) on behalf of TY-CO Investments, LLC, James and Patricia Sears, Coats St. LLC, TDW Investments, LLC, and Willy Investments, LLC (owners), for a rezoning of a 3.72-acre parcel from I-G (Industrial) and R-2 (Two Family Dwelling) to R-MF (Multi-Family Dwelling) to match the existing uses on the site. The subject site consists of Lots 1 through 6 (including Lot 1E), 12 through 15, and part of lot 16 of the Alpine Estates Subdivision.**

MS. GEUEA JONES: May we please have a staff report.

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the requested rezoning to the R-MF district.

MS. GEUEA JONES: Thank you. Thank you very much. Before we go to questions for staff, if any of my fellow Commissioners have had any conversations with parties to this case outside of this public hearing, please disclose so now. Seeing none. any questions for staff? Commissioner MacMann, go ahead.

MR. MACMANN: Thank you. One is a question, and one is a comment. Mr. Palmer, I'm looking on -- in the packet. Can you help me? Where's the sewer? I think it's underneath the red line?

MR. PALMER: I don't have the utility map in front of me. I believe the red line you're referring, is it direct down Alpine?

MR. MACMANN: Yes.

MR. PALMER: Yeah. I think it -- I think it does run right along on one side or the other.

MR. MACMANN: That's what it looks like, and that looks like it's public, but I --

MR. PALMER: Yeah. I believe it is public sewer. But again, any type of modifications would require -- you know, any development would require a public main there anyway if it's not already in place, so that will be addressed as -- as development happens.

MR. MACMANN: Right. And just a comment, and you probably all know this, I'm just going to get it on the record. I have no problem with rezoning this. I think it's apropos. We have lots of bad roads. I can understand why the County didn't accept it and I understand why we need to have it changed. I'm just going to leave that right there. Thanks.

MS. GEUEA JONES: Thank you. Any other questions for staff? Commissioner Placier?

MS. PLACIER: Yeah. Just in line with that idea of the road, that was my question also. It's not

part of this process or this case, but what will be the process for improving that road? Does it come along with --

MR. PALMER: Well, generally, it would -- it would be triggered by a replat, and -- and the back end of that is -- the front end is that the replat, we would ask for dedication of the additional right-of-way. I think, if memory serves, these are, like, 44 feet wide or 40 feet wide, so it would have to at least be the 50 or 55 that we require, so there will be that dedication. And then, as I said, the back end is kind of how do we -- how do we end up with a new road here. I'm not totally clear on that, but basically, once the right-of-way is there and if we have -- especially if we have extensive redevelopment there, you know, the developer would be responsible for most of that, but given the nature of what's there, it might be very piecemeal the way it ends up being developed out, so --

MR. MACMANN: I'm just --

MS. GEUEA JONES: Commissioner MacMann?

MR. MACMANN: -- we're not -- we're not paying to maintain this road, are we?

MR. PALMER: No.

MR. MACMANN: All right. That's what I -- there -- thank you.

MS. GEUEA JONES: All right. Any further questions for staff? Okay. We'll go ahead and go to public --

#### **PUBLIC HEARING OPENED**

MS. GEUEA JONES: Any public comment on this case? Once -- please state your name and address for the record.

MS. WAGNER: Jackie Wagner at 3500 Mexico Gravel Road in Columbia.

MS. GEUEA JONES: Go ahead, Ms. Wagner.

MS. WAGNER: We're within the 250 feet of -- of this, right across the street on the corner of West Henley and Mexico Gravel Road. And I'm up here because my husband is a little hard of hearing, but our main concern, and it is probably premature given this is just a vote on zoning today, but I'd like, just for the record, to bring up the fact that water flow. Okay? Because up at the signal light at the top of East Brown Station Road and Paris Road, when you come down around East Brown Station Road, it's a very steep hill, probably 30 percent grade. It's short and the cars fly down there at 60 and 70 miles an hour. We have requested speed bumps on Mexico Gravel Road and East Brown Station Road, but really haven't followed through and don't know all of the -- you know, how to accomplish that. So I just wanted to bring up these -- these -- we already have some -- there's a creek between Mexico Gravel Road and Isherwood Drive -- oh, Isherwood Drive; there it is. West Henley Drive and Isherwood, there's a creek that runs along in there. And so we already have some water drainage problems down on West Henley, and so we would have great concern that they -- as far as we knew, the lots of the west side, the four lots, that we thought was just all drainage because there's a ditch there. So I don't know all the details, but I just wanted to point that out that that's a grave concern to us is the water flow and the drainage. And we have shopping carts in the creek, and now we have a homeless camp down the road at the church, next

to the church. That's all I wanted to say.

MS. GEUEA JONES: Thank you. Any comments or questions? I will say contacting neighborhood services, they can help you figure out how to get the speed bump stuff going and -- and yes.

MS. WAGNER: Okay. Thank you.

MS. GEUEA JONES: Any other -- Commissioner MacMann, go ahead.

MR. MACMANN: Also this is -- we're in Lovelady's area. Rusty, this is their --

MR. PALMER: Yes, I believe so.

MR. MACMANN: Okay. It is third. Also your councilperson --

MS. WAGNER: Is Roy.

MR. MACMANN: -- he would be a person to contact. And in regards to the storm water, something I totally despise, when this gets redeveloped, that should go away.

MS. WAGNER: Maybe.

MR. MACMANN: Well, but if it sits there for a while, and they can leave it sitting there for a while, because we shouldn't have those problems, and it's -- the other -- in regards to the other issues that you have, you are not the only neighborhood in the city that has these issues.

MS. WAGNER: Correct.

MR. MACMANN: This is a worldwide issue at this time. Thank you.

MS. WAGNER: Thank you. Appreciate your time.

MS. GEUEA JONES: Thank you very much. Anyone else to speak on this case, please come forward.

MR. DORR: Hi. Good evening. Chris Dorr; I'm representing Coats Street, LLC, so I currently own two of the lots that are -- have current structures on them. And then in -- under another contract with Mr. Sears on the vacant lot there, as well. I started this application process and brought the other landowners along, as well, as I realized that I owned a property that had a four-plex on it, and it was zoned industrial. And so as I thought about the worst case, some type of fire or something like that, as I asked questions about how I would rebuild, I had an issue. And so originally this is why I started this conversation, and then it just makes sense for this area, for the spare lots that are there, to go ahead and create more affordable housing. And as we do have a lot of industrial encroaching, you know, let's just say if there was a fire and these are industrial lots, you know, we can't put affordable housing on those lots there. So it just made sense to come together as all of the property owners and put a proposal together to get this deemed what it is actually being used for. Thank you.

MS. GEUEA JONES: Thank you. Any questions? Seeing none. Thank you. Any further members of the public to speak on this case? Once -- that's all. Okay. We'll close public comment.

**PUBLIC HEARING CLOSED**

MS. GEUEA JONES: Any Commissioner comments on the case? Commissioner MacMann?

MR. MACMANN: Madam Chair, I have a motion. In the matter of Case 49-2024, rezoning Alpine

Drive from IG and R-2 to R-MF, I move to approve.

MR. FORD: Second.

MS. GEUEA JONES: Moved by Commissioner MacMann, seconded by Commissioner Ford. Is there any discussion on the motion? Seeing none. Commissioner Loe, whenever you are ready.

MS. LOE: Yes, Madam Chair.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. MacMann, Ms. Geuea Jones, Ms. Placier, Mr. Ford, Ms. Wilson, Ms. Loe. Motion carries 6-0.**

MS. LOE: That's six votes for; the motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council.