

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**February 8, 2024**

**Case Number 70-2024**

**A request by McClure Engineering Company (agent) on behalf of Jesus House Columbia (owner) for approval to rezone 0.77 acres of property from the PD (Planned Development) district to the M-OF (Mixed-Use Office) district to allow for a planned expansion of their existing religious institution building without a required PD plan amendment. The subject site is located at the southwest corner at West Sexton Road and North Garth Avenue, and includes the address 611 North Garth Avenue.**

MS. GEUEA JONES: May we please have a staff report? Could you please move to the lobby? Thank you. Go ahead.

Staff report was given by Mr. Kiann Ahamed of the Planning and Development Department. Staff recommends approval of the requested rezoning to the M-OF district.

MS. GEUEA JONES: We're going to stand at ease for a few minutes until we have a quorum again. But that was a lovely report. Thank you.

MR. AHAMED: Thank you.

MS. GEUEA JONES: Okay. Before -- we now have a quorum again in the room. Before we go to questions for staff, if any of my fellow Commissioners would -- have had contact with any parties to this case outside of a public hearing, please disclose so now. Seeing none. Are there any questions for staff? Commissioner Placier?

MS. PLACIER: Yes. And this was some confusion from some news I had seen previously, and also something in the report, that the City had bought that corner. And yet on this map, that's one of the lots in the plan. So what is going on?

MR. AHAMED: Right. So these properties that's within the shaded area is owned by Jesus House Columbia. The properties to the west over here are owned by the City of Columbia.

MS. PLACIER: Ah. Okay.

MR. AHAMED: Uh-huh.

MS. PLACIER: I think the plan said something about the City owning the corner, and I thought, ah, it doesn't look like -- okay.

MR. AHAMED: Confusion.

MS. PLACIER: I got you. Thank you.

MS. GEUEA JONES: Any other questions for staff? Commissioner Wilson?

MS. WILSON: Is -- is this the corner where we once heard that there's going to be a roundabout put in the future?

MR. ZENNER: That is correct. So immediately to the northeast of this particular parcel is the Kinney Point project, which is CHA. And as many of you aware from the aerial, the building immediately to the east of that is Oak Tower. So, yes, this is the location where a roundabout would be required or is planned. The platting action that Kiann had noted that is in Case Number 69-2024, dedication of the required right-of-way to accommodate that roundabout would be included in it. This is -- and rights-of-way are not "zoned", so the action here at hand really does nothing to stymy our ability to be able to get that right-of-way.

MS. GEUEA JONES: Any other questions for staff? Seeing -- oh. Commissioner MacMann, go ahead.

MR. MACMANN: I just have a point of information re Commissioner Wilson's last comment. While Roads and Streets does want to do that, they may well have some intense problems. There's a -- on the corner that represents Oak Towers, there's the ground source heat pumps that go all the way down. And when you go all the way northeast, you run into the bioswale beginning of the area there, so I'm not sure -- I'm not sure what the neighborhood thinks about it, either. I'm not sure. While Roads and Streets would love to put that there, I'm not sure that's really ever going to happen. But these folks are going -- to be clear, these folks will have to dedicate a right-of-way. Correct?

MR. ZENNER: That is correct.

MR. MACMANN: All right. Thank you.

MS. GEUEA JONES: Any other questions? Seeing none. We will open the floor for public comment.

#### **PUBLIC HEARING OPENED**

MS. GEUEA JONES: Please come forward.

MR. FULLER: Good evening. Ryan Fuller with McClure Engineering, 1001 West Broadway. We're working with Pastor Femi and the Jesus House Church for this rezoning. After our concept review with staff, we really mulled over the question of what do we do with zoning here, with it being an old -- an old approved plan, we had to rezone it to something. In looking at the plans that we have for the expansion, we felt like we would be able to accommodate that plan for the expanded assembly space with the M-OF zoning. There were trade-offs for both PD, M-OF, residential districts. Ultimately, it came down the setbacks with the orientation of this lot and the setbacks required by residential just would restrict that expansion. Other than that, the staff report does a good job to summarize our request, but I'm happy to answer any other questions that you may have.

MS. GEUEA JONES: Any questions for this speaker? Seeing none. Thank you for being here tonight.

MR. FULLER: Thank you.

MS. GEUEA JONES: Anyone else to speak on this case, please come forward? Seeing none.

**PUBLIC HEARING CLOSED.**

MS. GEUEA JONES: Are there any Commissioner comments? Commissioner MacMann?

MR. MACMANN: I have a request of our audience. May I make that? It may require someone speaking?

MS. GEUEA JONES: Sure. We can reopen public comment.

MR. MACMANN: Ms. Kelley, could you come to the dais, please?

**PUBLIC HEARING REOPENED**

MS. GEUEA JONES: Please state your name and address for the record.

MS. KELLEY: I'm Pat Kelley, 1007 Grand Avenue. And I was not here to give a neighborhood opinion simply because -- and it's not for want that Femi Ogungbade has not reached out to us. He has. He's been to a meeting. We just haven't had a formal discussion. I -- I've talked to him a little bit about some of his plans for the area, and, at this point, Tree Board of Columbia is talking about planting a micro-forest there. We've seeded a rain garden behind that area, and we've just applied for a grant for some more native garden space. And so I think their plans will work well with what we would like to see there, and he's interested in helping with this neighborhood. The only question I have is it doesn't seem like the neighborhood is as protected if we're going from a planned designation to, I guess, the M-OF would be more of an open designation. So if somebody moves in who we don't like so well, perhaps we wouldn't be so protected. That would be my only question.

MR. MACMANN: May I ask you a question, Ms. Kelley?

MS. KELLEY: Oh, I'm -- yes.

MS. GEUEA JONES: Go ahead, Commissioner MacMann.

MR. MACMANN: Sorry?

MS. GEUEA JONES: Go ahead.

MR. MACMANN: Madam Chair, may I ask Ms. Kelley a question?

MS. GEUEA JONES: Yes.

MR. MACMANN: It would seem from my experience, and I do not live in the neighborhood, but I try to keep up with what's going on. Do you all get along with your neighbors there? Your -- the Jesus House people and your --

MS. KELLEY: Do we all -- the people who live in Ridgeway neighborhood, do we all get along?

MR. MACMANN: No. With -- you were concerned about not knowing what's going to happen on this piece of property. My question is, do you get along with the church and do you trust them to go forward in a --

MS. KELLEY: Yes. Oh, yes.

MR. MACMANN: All right. That's really the only question I had.

MS. KELLEY: Okay. All right. Thank you.

MS. GEUEA JONES: Any other questions for this speaker? Seeing none. Thank you for coming

forward.

MR. MACMANN: Thank you for your discretion, Madam Chair.

MS. GEUEA JONES: Always, sir. Any other public comment. If not, we will close public comment again.

**PUBLIC HEARING CLOSED**

MS. GEUEA JONES: Any Commissioner comments? Seeing none. Would anyone like to make a motion on this case? Commissioner MacMann?

MR. MACMANN: Thank you. In the matter of Jesus House rezoning, Case 70-2024, I move to rezone this area from PD to M-OF.

MR. STANTON: Second.

MS. GEUEA JONES: Moved by Commissioner MacMann, seconded by Commissioner Stanton. Is there any discussion on the motion? Seeing none. Commissioner Carroll, may we have a roll call?

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Loe, Mr. Stanton, Mr. MacMann, Ms. Carroll, Ms. Geuea Jones, Ms. Placier, Ms. Wilson. Motion carries 7-0.**

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

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