

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
July 24, 2025

Case Number 197-2025

A request by Haden and Colbert (agent), on behalf of Robyn Armer (owner), for approval to rezone approximately 2.92-acres of property from PD (Planned Development) to M-N (Mixed Use-Neighborhood) to allow expanded commercial uses on the site. The subject site is located directly north of the intersection of East St. Charles Road and Remm Drive, and includes the address 5717 E. St. Charles Road. (This item was tabled at the June 5, 2025, meeting to allow the applicant to resubmit an amended application.)

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

Staff report was given by Mr. David Kunz of the Planning and Development Department. Staff recommends approval of the M-N zoning map amendment.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had contacts with parties to this case outside of a public hearing, please disclose so now. Seeing none. Other questions for staff? Seeing none. We will open the floor to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Please come forward. Apologies, I have comedy on the brain.

MR. COLBERT: Colbert, Colbert, I'll answer anything. Madam Chair, Caleb Colbert, attorney, at 827 East Broadway, here tonight on behalf of the applicant. Obviously, at the June 5th meeting, we asked for the corridor zoning. The Commission felt the M-N zoning was more appropriate, so we took back into consideration and amended our application. I would be happy to answer any questions. If there are no questions, I'll keep it short and sweet.

MS. GEUEA JONES: Any questions for this speaker? Seeing none.

MR. COLBERT: All right. Thank you.

MS. GEUEA JONES: Thank you very much. Any other members of the public who wish to speak on this case, please come forward at this time. Seeing none. And since we have our Commissioners back, we will close public comment and go to Commissioner comment.

PUBLIC HEARING CLOSED.

MS. GEUEA JONES: Is there any Commissioner comment on this case? I would just like to say thank you to the applicant for taking our feedback and coming back so timely. We appreciate it and we like working with folks who take our comments seriously for sure. Anyone else? Commissioner Stanton?

MR. STANTON: If my fellow colleagues have no further questions, I'd like to entertain a motion, Madam Chair.

MS. GEUEA JONES: Please.

MR. STANTON: As it relates to Case 197-2025, I move to approve the request to rezone the site from PD to M-N.

DR. GRAY: Second.

MS. GEUEA JONES: Motion made by Commissioner Stanton, seconded by Commissioner Gray. Is there any discussion on the motion? Seeing none. Commissioner Brodsky, may we have a roll call?

MR. BRODSKY: You may.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Darr, Ms. Ortiz, Mr. Stanton, Ms. Geuea Jones, Mr. Brodsky, Ms. Wilson, Mr. Walters, Dr. Gray. Motion carries 8-0.

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