

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**OCTOBER 8, 2020**

**Case Number 128-2020**

**A request by Civil Group (agent), on behalf of Commerce Bank and Broadfield Properties, LLC (owners), seeking to rezone approximately 5.97 acres of property from PD (Planned Development) to M-C (Mixed Use-Corridor) and 5.38 acres from PD to M-N (Mixed Use-Neighborhood). The property is generally located northeast of the traffic circle at East Highway WW and Rolling Hills Road with frontage on both sides of Pergola Drive.**

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

Staff report was given by Ms. Rachel Bacon of the Planning and Development Department. Staff recommends approval of the requested rezoning from PD to M-N and M-C as requested.

MS. LOE: Thank you, Ms. Bacon. Before we move on to staff questions, I would like to ask any Commissioner who has had any ex parte prior to this meeting related to this case to please disclose that now so all Commissioners have the same information to consider on behalf of the case in front of us. Seeing none. Are there any questions for staff? None. Ms. Bacon, I have one quick question. I actually was thinking that the neighbors on Morning Dove Lane -- Drive might be impacted a little bit more, while the Bower Lane and Trellis Lane neighbors are closer. That where the six-story building was permitted, and we're going from six story to one story -- three -- three story?

MS. BACON: It would be three under 35 --

MS. LOE: So it's reducing the height next to them --

MS. BACON: Uh-huh.

MS. LOE: -- whereas the Morning Dove Drive, that's closer to where the M-C would be allowed. Was there any response?

MS. BACON: So if you see on the aerial, it's pretty vacant right there.

MS. LOE: Okay.

MS. BACON: So I think that might have been part of that, and -- and I don't disagree that they would also be directly affected by this request, as well.

MS. LOE: But that's the other thing I was looking at. Those lots have not yet been built, so anyone moving there, the M-C would be there prior to them being built. All right. If there's no more questions, we will open the floor to public comment.

**PUBLIC HEARING OPENED**

MS. LOE: If you can give your name and address for the record.

MR. GEBHARDT: Good evening. My name is Jay Gebhardt; I'm a civil engineer with A Civil Group, and basically, I'm here to answer any questions you might have of the applicant.

MS. LOE: Are there any questions for Mr. Gebhardt? I see none. Thank you. Any additional

speakers on this case? Seeing none, we will close public comment.

**PUBLIC HEARING CLOSED**

MS. LOE: Commissioner discussion? Mr. Stanton?

MR. STANTON: If the Commission doesn't have any other questions, I would like to entertain a motion. As it relates to Case 128-2020, Old Hawthorne commercial rezoning, I move to rezone from PD to M-N -- M—N and M-C as requested.

MS. RUSSELL: Second.

MS. LOE: Second by Ms. Russell. We have a motion on the floor. Any discussion on that motion? Seeing none. Ms. Carroll, may we have roll call, please.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Loe, Mr. Stanton, Ms. Geuea Jones, Ms. Rushing, Ms. Russell, Mr. Toohy, Ms. Burns, Ms. Carroll. Motion carries 8-0.**

MS. CARROLL: We have eight votes in the affirmative. The motion carries.

MS. LOE: Recommendation for approval will be forwarded to City Council.