

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**April 10, 2025**

**Case Number 131-2025**

**A request by A Civil Group (agent) on behalf of Starr Properties, LLC, (owner) for approval of rezoning of 1.91 acres from R-2 (Two-family Dwelling) to R-MF (multi-Family Dwelling). The subject site is located at the south terminus of Merideth Drive, on the west side of Scott Boulevard.**

MR. STANTON: May we have a staff report, please?

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the request to rezone 1.91 acres from R-2 (Two-Family Dwelling) to R-MF (Multi-family Dwelling), pursuant to minor technical corrections.

MR. STANTON: Thank you, Rusty. Commissioners, do you have any questions for staff? Seeing none. Commissioners, if there is anybody that has any ex parte information relating to this case and would like to share that information with fellow Commissioners, you can do so at this time. Seeing none. I'm going to open up public hearing then.

**OPEN PUBLIC HEARING**

MR. GEBHARDT: Good evening. Jay Gebhardt, with A Civil Group -- excuse me -- representing the Starr Family who are the owners of this property. I think this is a pretty straightforward request. There's a commercial baseball field on one side of us, and then there's duplexes to the north, so I think this is an appropriate step down. I would like to point out that the densities -- you know, what we're proposing is 24 units, and we did have a layout with 24 units with the duplex layout, but it was -- it covered up everything. And so the owners have looked at doing four six-plexes so that there is more open space on the site, and it has less impact in that way. So having said that, I'll ask if you guys have any questions.

MR. STANTON: Any questions for this speaker? Seeing none. Thank you, Mr. Gebhardt.

MR. GEPHARDT: Thank you.

MR. STANTON: I haven't been saying this before, but if there's any other additional speakers, if you speak for an organization, you have six minutes. If you're speaking as an individual, you have three. Are there any other speakers on this case? Going once, going twice. Closing public hearing.

**PUBLIC HEARING CLOSED**

MR. STANTON: Commissioners, discussions? Quiet crowd today. Ms. Loe?

MS. LOE: I'll jump in. I think the proposed zoning makes sense in this location. We've looked at

some zoning changes of more intense use on Cherry Hill, and in some ways, this is building not just towards Scott Boulevard, but toward that intersection. And I think when we looked at the increased multi-family at Chapel Hill, we were discussing the potential of having transit-oriented development. And if we had the ability to do that, this is the type of intensity we might see building up to create those types of nodes. So I think it falls into place.

MR. STANTON: Any other comments from my fellow Commissioners? I'd entertain a motion.  
Ms. Loe?

MS. LOE: I'm happy to make one if no one has any more comments. In the Case of 131-2025, Atkinson Woods rezoning, move to approve -- I'm going to jump back to the report because I think -- yes. Move to approve the requested rezoning 1.91 acres from R-2 to R-MF pursuant to minor technical corrections. Is that still correct?

MR. PALMER: It's -- it's fine, it's not necessary. It was a change to the zoning exhibit, so yeah.

MS. LOE: All right.

MR. PALMER: If you're more comfortable including it, that's fine, but it's not needed.

MS. LOE: I'll leave it in just as a catch-all.

MS. ORTIZ: I'll second.

MR. STANTON: Moved and properly seconded by Ms. Ortiz. Discussion on the motion? No discussion. Mr. Secretary?

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

MR. WILLIAMS: That is seven yeses and zero nos. The motion carries.

MR. STANTON: Recommendation will be forwarded to City Council. Thank you, Mr. Secretary. Moving on to our next public hearing case, we are moving on to 84-2025.