

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
March 20, 2025

Case Number 100-2025

A request by A Civil Group (agent), on behalf of Todd Eckel, Successor Trustee of the E. Wayne and Kathleen Eckel 2003 trust (owner), for approval to rezone 1.14 acres of property from the PD (Planned Development) district to the M-N (Mixed-Use Neighborhood) district to enhance avenues for development of the existing lot. The subject site, presently improved with a parking lot, is located west of Forum Boulevard and Chapel Hill Road, and includes the address 1710 Chapel Hill Road.

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

Staff report was given by Mr. Kirtis Orendorff of the Planning and Development Department. Staff recommends approval of the request to rezone the 1.14-acres contained in Lot 1 of the Forum Chapel Plaza subdivision from PD (Planned Development) to M-N (Mixed-use Neighborhood).

MR. STANTON: Okay. There's a new sheriff in town, while Madam Chair is in the bathroom. So I will ask my fellow Commissioners if you had any outside information or communication relating to this case that you would like to share with your fellow Commissioners, or recuse yourself from said case, that would be welcome at this time.

MS. GEUEA JONES: Seeing none. Any questions for staff? Commissioner Brodsky?

MR. BRODSKY: In your staff report, you mention that there is no stream buffer required on this site because it was platted prior to -- to those requirements. I'm assuming this is either at least a type two or type three stream behind there?

MR. ORENDORFF: I would have to double-check. I'm not 100 percent sure off the top of my head. They're not requesting any platting, so I don't believe that they would have to go and put a stream buffer in when they go to develop it, but it is a pretty significant stream anecdotally speaking from me climbing around in the woods, as you could see, but I would have to double-check a map on that.

MR. BRODSKY: Okay. And the reason I asked that, there's just -- between the existing parking and the back of the lot, it's 92 feet. If it's a type two, it would be a 50-foot stream buffer, and I just don't see them getting a building back there, so that's why I asked. Thank you.

MS. GEUEA JONES: Commissioner Loe?

MS. LOE: No. I was just trying to remind Commissioner Brodsky to use his microphone, so this -

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MS. GEUEA JONES: Oh, sorry.

MR. BRODSKY: I had my head tilted too far.

MS. LOE: You did. Thank you.

MS. GEUEA JONES: Thank you, Commissioner Loe. Any other questions for staff? Seeing none. We will go to public comment on this case.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Please come forward. State your name and address for the record. We allow for six minutes for the applicant and groups, and three minutes for individuals. Please go ahead.

MR. CHERRINGTON: Dave Cherrington, I'm with A Civil Group, 3401 West Broadway Business Park Court. And the staff report basically sums up everything that we're requesting. We're trying to rezone from PD to M-N to match -- you know, we want a few more uses that weren't allowed in the previous PD Plan, as he mentioned, and we are going for M-N instead of the mixed office just to fit with the surrounding zonings, and think this area can support the uses that our client is wanting to achieve.

MS. GEUEA JONES: Very good. Any questions for this speaker? Seeing none. I will just say thank you.

MR. CHERRINGTON: Uh-huh.

MS. GEUEA JONES: Next speaker on this case? Seeing none. I will close the public hearing.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Commissioner comments? Any Commissioner comments? Commissioner Stanton?

MR. STANTON: Madam Chair, if my colleagues have no other questions, then I'd like to entertain a motion.

MS. GEUEA JONES: Please.

MR. STANTON: As it relates to Case 100-2025, 1710 Chapel Hill Road rezoning, I move to approve the request to rezone 1.14 acres from PD to M-N.

MS. LOE: Second.

MS. GEUEA JONES: Motion made by Commissioner Stanton seconded by Commissioner Loe. Is there any discussion on the motion? Seeing none. Commissioner Stanton, when you're ready, may we have a roll call?

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

MR. STANTON: Unanimous eight votes, Madam Chair.

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