

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**June 5, 2025**

**Case Number 195-2025**

**A request by Haden and Colbert, (agent), on behalf of JAMPAM, LLC (owner) seeking approval to rezone 25 acres from PD (Planned Development) to M-C (Mixed-use Corridor). The subject site is located southeast of the Highway 63 and N. Oakland Gravel Road interchange on the south side of Starke Avenue and is addressed 2620 Starke Avenue.**

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

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the requested rezoning to the M-C district on the subject 25-acre parcel.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had any contact with the parties to this case outside of a public hearing, please disclose so now. Seeing none. Any questions for staff? Seeing none. Thank you very much. We will go to public comments. Are there any members of the public to speak on this case?

**PUBLIC HEARING OPENED**

MS. GEUEA JONES: Please come forward. State your name and address for the record. We allow six minutes for the applicant and a group, three minutes for an individual. You do not have to take all of your time.

MR. COLBERT: Understood. Good evening, Madam Chair, members of the Commissioner, Caleb Colbert, attorney, at 827 East Broadway. I'm here tonight on behalf of the applicant to ask for your support for the M-C zoning. Given the time in the evening, Mr. Palmer covered everything in the staff report, so I just would offer to answer any questions that you may have.

MS. GEUEA JONES: Any questions for this speaker? Seeing none. Thank you very --

MR. COLBERT: All right. Thank you.

MS. GEUEA JONES: Oh, we've got a waive. Commissioner Stanton, go ahead.

MR. STANTON: I just have a comment. I like your efficiency.

MR. COLBERT: Yeah. I had you in mind.

MR. STANTON: Thank you.

MS. GEUEA JONES: Thank you. Anyone else from the public to speak on this case, please come forward. Seeing none. We will close public comment and go to Commissioner comments.

**PUBLIC HEARING CLOSED**

MS. GEUEA JONES: Any Commissioner comments on this case? Commissioner Stanton?

MR. STANTON: It's pretty straightforward, technically sound. If my colleagues have no further questions, I would entertain a motion, Madam Chair.

MS. GEUEA JONES: Please do.

MR. STANTON: As it relates to Case 195-2025, 2620 Starke Avenue rezoning, I move to approve the request to rezone the parcel from PD to M-C.

MS. ORTIZ: Second.

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

**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, Ms. Stockton, Dr. Gray. Motion carries 9-0.**

MR. BRODSKY: The motion carries.

MS. GEUEA JONES: Thank you. That was a unanimous vote. We will forward that recommendation to City Council. Moving on to our next case.