

EXCERPTS

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

November 20, 2025

Case Number 06-2026

A request by Dominick & Stephanie Lee (owners) for approval to rezone 0.43 acres of property from PD (Planned Development) to M-OF (Mixed-use Office) to allow the existing home on the subject property to be used for future business endeavors. The subject site is located at the northeast corner of North Old Highway 63 and East Walnut, and includes the address 202 N. Old Highway 63.

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 0.43 acres from PD (Planned Development) to M-Of (Mixed Use Office).

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Questions for staff? Commissioner Gray?

DR. GRAY: Thank you. Could you say a little bit more about the MC, and then uses being too intense. Is that in terms of, like, by-right permitted use or --

MR. ORENDORFF: Yes. That's correct. So with M-C, they could build a drive-through restaurant, they could build, you know, up to 45 feet in height for the building, which is deemed that -- given that it's surrounded by mostly residential and office space, given the current access that they would be permitted to keep. We don't really want people taking a left-hand corner commonly at that site off of Old 63 onto that, so given the considerations of what would be permitted by right, we decided that M-OF would be most appropriate here.

DR. GRAY: Thank you.

MS. GEUEA JONES: Any further questions for staff? Seeing none. We will go to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Any members of the public who wish to speak on this case, please come forward.

MR. LEE: Hello, everyone. My name is Dominick Lee; I live at 202 Old 63 North, and I'm here to answer any questions that you might have at this time. I thank you for the recommendation.

MS. GEUEA JONES: Sure. Are there any questions for the speaker?

MR. LEE: Thank you.

MS. GEUEA JONES: Seeing none. Thank you. Anyone else who wishes to speak on this case,

please come forward.

MS. DOKKEN: Dee Dokken, 804 Again, and I'm not opposed to this at all. But I am wondering, did I hear right that Stephens Park is R-1? I think this is an issue that needs to be dealt with, changing these to open space zoning. Gans Creek Recreation Area also is still R-1. And it's -- it's confusing to say, oh, there's R-1 to the south, and I didn't know what they were talking about, and it's actually open space, a park, and should be zoned that way. So I don't know. Is that something that Parks has to initiate or -- anyway, it's a question I have. Thank you.

MS. GEUEA JONES: I'm making a note. Thank you, Ms. Dokken. Any other member of the public to speak on this case? Seeing none. We will close public.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Commissioner comment. Any Commissioner comments? Seeing none. Would anyone like to make a motion? Commissioner Stanton?

MR. STANTON: Madam Chair, I'd like to entertain a motion, if you would like?

MS. GEUEA JONES: Please.

MR. STANTON: As it relates to Case 06-2026, for 202 North Old 63 rezoning, I move to approve the request to rezone .43 acres from PD, Planned Development, to M-OF, Mixed Use Office.

DR. GRAY: Second.

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

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

MR. BRODSKY: The motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. For our final case of the evening.