

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
April 20, 2023

Case Number 136-2023

A request by A Civil Group (agent), on behalf of WTF Holding Company, LLC (owner), for approval to rezone 2.33 acres from PD (Planned Development) district to the M-C (Mixed-use Corridor) district. The subject site is located southeast of the intersection of Clark Lane and Woodland Springs Court, and includes the address 1110 Woodland Springs Court.

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

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the request to rezone the property to M-C.

MS. GEUEA JONES: Thank you, Mr. Zenner. If there are any of my fellow Commissioners who have had any contact with the parties in this case, please say so now so we can all benefit from the same information. Seeing none. Are there any questions for staff? Seeing none.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Public comment on this case?

MR. GEBHARDT: My name is Jay Gebhardt, a civil engineer with A Civil Group, 3401 Broadway Business Park Court. I think this is probably pretty obvious, but I don't have any neighbors, so we're asking for M-C. And I wanted to kind of explain my perspective when I get projects is the neighbors -- it's like a three-legged stool, and the neighbors are one leg of that stool. And if I have any hope at all of that stool standing, I need at least two legs. You're one of those legs, and it's -- it's almost impossible without -- when there are so many neighbors come down and don't support it. This one, there are no neighbors. There is nobody to contact really that would have a concern about this. So that's why we're doing this. It seems like a cleanup; it seems like a way to get rid of an unnecessary planned district. That's why we're here.

MS. GEUEA JONES: Thank you very much. Any questions for Mr. Gebhardt? Seeing none. Thank you for coming tonight.

MR. GEBHARDT: Thank you.

MS. GEUEA JONES: Any other public comment on this case? Seeing none.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Commissioner comment? Commissioner Stanton?

MR. STANTON: This looks like straight zoning, Madam Chair.

MS. GEUEA JONES: It does, indeed.

MR. STANTON: And I would like to recommend a motion if -- may I?

MS. GEUEA JONES: Please.

MR. STANTON: As it relates to Case 136-2023, 1110 Woodland Springs Court rezoning, I move to approve the proposed M-C zoning.

MR. MACMANN: Second.

MS. GEUEA JONES: Moved by Commissioner Stanton; seconded by Commissioner MacMann. Any discussion on the motion? Just very quickly. You're right, Commissioner Stanton. This does seem like straight zoning, and I approve. With that, if no one else has any discussion, Commissioner Carroll, may we have a roll call.

Roll Call Vote (Voting "yes" is to recommend approval). Voting Yes: Ms. Geuea Jones, Ms. Placier, Ms. Kimbell, Ms. Wilson, Ms. Loe, Mr. Stanton, Ms. Burns, Mr. MacMann, Ms. Carroll. Motion carries 9-0.

MS. CARROLL: We have nine votes; the motion carries.

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