

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**March 6, 2025**

**Case Number 91-2025**

**A request by McClure Engineering (agent), on behalf of COR Development, LLC (owner), for approval of a four-lot preliminary plat of M-C (Mixed Use - Corridor) zoned property to be known as "Crown Center Plaza Preliminary Plat". The approximately 14-acre subject site is located at the southeast corner of Grindstone Parkway and State Farm Parkway, and includes the address 1110 Nifong Boulevard.**

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 preliminary plat of "Crown Center Plaza Subdivision", subject to technical corrections regarding the dedication of utility easements along the northern edge of the subject site.

MS. GEUEA JONES: Thank you very much. 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. Any questions for staff? Seeing -- oh, Commissioner Williams, go ahead.

MR. WILLIAMS: For the traffic piece on the State Farm Parkway going south, is it going to -- is the road going to have to be expanded then to the west? I was just looking at a map of how it lays now. Is that -- I was just curious if there is enough room. As it's going south right now, it's one lane, I believe.

MR. ORENDORFF: Yeah. So the -- the plan is illustrated there is they would shift the lane to the west. Now the right-of-way that's -- that I mentioned that was way wider than it needed to be just for the pavement, they're still well within that right-of-way corridor, if you will. So, yes, it would be expanded as far as the pavement is concerned, but it would still be within their -- their right-of-way dedication.

MR. WILLIAMS: Okay. Thank you.

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

**PUBLIC HEARING OPENED**

MS. GEUEA JONES: If any members of the public are here to speak on this case, please come forward now. Seeing none. We will close public comment and go to Commissioner comments.

**PUBLIC HEARING CLOSED**

MS. GEUEA JONES: Any Commissioner comments? Seeing none. Anyone want to make a motion? Go ahead, Commissioner Loe.

MS. LOE: Thank you. In the case of 91-2025, move to approve the Crown Center Plaza

preliminary plat.

MR. STANTON: Second.

MS. GEUEA JONES: Very good. Do we --

MS. LOE: Do we need to include subject to -- no? All right.

MS. GEUEA JONES: We have a motion for approval made by Commissioner Loe, seconded by Commissioner Stanton. Any discussion on the motion? Seeing none. Commissioner Williams, may we have a roll call?

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Wilson, Mr. Walters, Mr. Brodsky, Ms. Ortiz, Ms. Placier, Mr. Stanton, Ms. Geuea Jones, Mr. Williams, Ms. Loe. Motion carries 9-0.**

MR. WILLIAMS: Nine yeses and zero nos.

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