

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
JULY 23, 2026

Case Number 185-2026

A request by Crockett Engineering (agent), on behalf of AEGIS Investment Group II, LLC (owner), for approval to rezone 6.4 acres of land from the A (agricultural) and PD (Planned Development) zoning districts to the R-MF (Multi-family Dwelling) district. The subject site is located at 3000 North Providence Road.

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 recommended approval of the proposed permanent R-MF zoning, pursuant to minor technical corrections, to allow for final approval of the property legal description.

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

PUBLIC HEARING OPENED

MS. GEUEA JONES: Any members of the public to speak, please come forward. Name and address for the record.

MR. GREENE: Good evening. Andy Greene with Crockett Engineering, here representing the applicant. Pretty straightforward request tonight, just taking a PD zoned property and requesting to rezoning to R-MF to allow a little bit more flexible development of multi-family apartments.

MS. GEUEA JONES: Any questions? Seeing --

MR. GRABAU: I'm just curious --

MS. GEUEA JONES: -- oh, sorry. Mr. Grabau?

MR. GRABAU: That's all right. I'm a little slow on raising my hand. So are the owners of the property, is their interest in developing that any time soon, or what does the time frame look like?

MR. GREENE: Yeah.

MR. GRABAU: What is it?

MR. GREENE: Very soon.

MR. GRABAU: Okay. Immediately?

MR. GREENE: Yeah. Like, I would be tasked with working on the project, should we get the zoning.

MR. GRABAU: Okay.

MS. GEUEA JONES: Any other questions for this applicant? Seeing none. Thank you for being here. Any other members of the public to speak, please come forward. Seeing none. We will close public comment and go to Commissioner comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any -- Commissioner Stanton?

MR. STANTON: Madam Chair, this is one of the main things you support is getting out of PDs and going to straight zoning. So I would support it, based on how you support straight zoning. And I think that this is a great example of the things that you support very highly as the Chair of this organization.

MS. GEUEA JONES: I would add that it is surrounded by multi-family development, and that would fit in perfectly with the existing land uses. And thank you for your support of my continued efforts to get rid of planned developments that haven't been built in 20 years.

MR. STANTON: Madam Chair?

MS. GEUEA JONES: Thank you. Any further comments?

MR. STANTON: I did, but I think Commissioner Gray has something to say.

MS. GEUEA JONES: Commissioner Gray, go ahead.

DR. GRAY: Just as like an educational opportunity for me, because I've only heard downzoning kind of incomparable, like, R-1 to R-2 or those kinds of scenarios. What makes this downzoning?

MR. PALMER: So the OP basically allowed office uses, so it would be similar if they were in M-OF now, and downzoning into R-MF. So, basically, the difference is -- probably one of the bigger differences in a downzoning is from some type of commercial use into a residential. This is a little bit less than that, but in terms of intensity. But yeah, generally, it's just removing those office uses so, you know, I'm drawing a blank on some of -- just like medical offices, research labs, those sorts of things now wouldn't be able to happen there if it's rezoned.

DR. GRAY: Got it. Thank you so much.

MS. GEUEA JONES: Commissioner Stanton?

MR. STANTON: I'd like to entertain a motion, Madam Chair, if my colleagues are done.

MS. GEUEA JONES: Seeing no further comment, please go ahead.

MR. STANTON: As it relates to Case 185-2026, 3000 North Providence Road, I move to approve the rezoning from PD and A to R-MF.

DR. GRAY: Second.

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

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

MR. STANTON: I was just trying to keep you guys awake and make sure your guys are paying attention. We have a unanimous eight votes for yay.

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