

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

**SEPTEMBER 10, 2020**

**Case Number 164-2020**

**A request by the City of Columbia (Contract Purchaser) to rezone the northern half (approximately 2.5 acres) of Lot 53 of the Deerfield Ridge Plat 2 from district PD (Planned Development) to district R-1 (One-Family Dwelling). The subject property is concurrently proposed to be replatted into two lots and will be known as Lot 53B of Deerfield Ridge Plat 2-A subject to Council approval on September 21, 2020. The requested rezoning is sought to facilitate the construction of a new fire station.**

MS. LOE: May we have a staff report, please.

Staff report was given by Ms. Rachel Bacon of the Planning and Development Department. Staff recommends approval of the requested rezoning of the northern approximate 2.5 acres of Lot 53 of Deerfield Ridge, Plat 2 from PD to R-1.

MS. LOE: Thank you, Ms. Bacon. Before we move to Commissioner questions, I would like to ask any Commissioner who has had any ex parte prior to this case to share that with us now so all Commissioners have the same information to consider on behalf of the case in front of us. Seeing none. Are there any questions for staff? Good job, Ms. Bacon. With no questions for staff, we will open the floor to public comment.

**PUBLIC HEARING OPENED**

MS. LOE: Seeing no public comment, we will come back to the Commissioners for discussion.

**PUBLIC HEARING CLOSED**

MS. LOE: Ms. Russell? Sorry.

MS. RUSSELL: How about a motion?

MS. LOE: I think we're ready for a motion.

MS. GEUEA JONES: No. That's good. Yeah.

MS. LOE: Ms. Carroll?

MS. CARROLL: Can I do some discussion prior to our motion?

MS. LOE: You can, or after the motion is on the floor.

MS. CARROLL: I don't have discussion on the motion.

MS. LOE: On the motion. All right.

MS. CARROLL: All right. My comments are as follows. I am not a fan of the continued annexation to the southwest. I think it's clear that we do have some strain on our services. I hope that that can be addressed by the West Area Plan that is underway. However, I'm -- if there is a need for a fire station to serve the existing annexed -- not annexed, but the current things within the urban service

area and to the southwest of our existing urban service area, I don't plan on getting in the way of that request. That is all.

MS. LOE: Additional comments? Ms. Geuea Jones?

MS. GEUEA JONES: I -- four years ago, now -- wow, time flies -- moved out of this area just a little bit further down off of Route K from there, and I will say there is a major delay if you need services and you're out there. There was four years ago. I assume it's gotten worse because there's been more development, so I -- I understand and agree annexation needs to be thought through, but I -- I do think there's a real problem.

MS. CARROLL: Exactly.

MS. LOE: Further comments? Mr. MacMann? No? Ms. Russell?

MS. RUSSELL: Okay. In the case of 164-2020, I move to approve the requested rezoning of the northern approximate 2.5 acres of Lot 53 of Deerfield Ridge from Plat 2 from PD to R-1.

MR. MACMANN: Second.

MS. LOE: Second by Mr. MacMann. We have a motion on the floor. Any discussion on that motion? Seeing none. Ms. Burns, may we have roll call, please.

MS. BURNS: Yes.

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

MS. BURNS: Nine to zero, motion carries.

MS. LOE: Recommendation for approval will be forwarded to City Council.