

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
June 5, 2025

Case Number 186-2025

A request by Engineering Surveys & Services on behalf of THF Grindstone Plaza Development, LLC, to rezone the western approximately seven acres of the nine-acre property from PD, Planned Development to M-C, Mixed-Use Corridor, to allow expanded commercial uses on the site. The subject site is located directly northeast of the intersection of Grindstone Parkway and Grindstone Plaza Drive and includes the address 1409 Grindstone Parkway. May we have a staff report?

Staff report was given by Mr. David Kunz of the Planning and Development Department. Staff recommends approval of the M-C zoning map amendment.

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. Are there any questions for staff? Commissioner Ortiz?

MS. ORTIZ: I have a question about the traffic impact study. Do you know if there is, like, how once it's done, is there, like, an expiration on how long it's, like, valid or you would have to get a new one?

MR. KUNZ: Yeah. So I guess the validity of it is determined by a traffic engineer internally with the City, and it would be based off of what existing volumes are on Grindstone and whether or not that's consistent enough with what was considered in 2018. He determined that it would be. If they do deviate in terms of intensity of what was proposed in the 2018 or what was considered in the 2018 TIS, then they would have to come back with a new TIS, but that would mean they are intending to build greater than 18,000 square feet of retail and 15,000 to restaurant, unless I'm getting that reversed, but, yeah.

MS. ORTIZ: 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 wish to comment on this case, please come forward, state your name and address for the record, and we'll do six minutes for the applicant and a group, and three minutes for everyone else -- for individuals.

MR. FUEMMELER: Chad -- excuse me. Chad Fuemmeler, I'm with Engineering Surveys & Services, 1113 Fay Street. We are representing THF Grindstone Plaza Development, LLC, for the zoning map amendment request to PD from M-C. And could I get the presentation?

MS. GEUEA JONES: Oh, sorry. Is there a PowerPoint? They have to switch it in the back.

MR. FUEMMELER: No worries. I should have looked up. It would help.

MS. GEUEA JONES: You should be good to go.

MS. FUEMMELER: All right. Thank you. So per the staff report, we -- the recommendation, we have a quote, "A rezoning action would promote a more efficient and predictable development process for any future user of the site and reduce regulatory impediments". I felt it was really important because our initial concept and reason why we were going to do this, it aligns with the purpose of aligning zoning with the existing use, simplifying the development process and reducing the administrative burden not only for the City, but for the developer as well. This graphic here illustrates a little overview of the property. It is generally a rectangular plot of one -- one parcel, excuse me, of seven acres, eleven hundred feet long by approximately 300 feet in depth. The topography gently slopes from east to west, and it is currently part of the existing regional storm water detention basin. This set of graphics here really just is -- is set to show the development over time. The -- the graphic to the left from August of 2025, we can see that things are just starting to get going with East Green Meadows under construction, clearing going on for Walmart and Kohl's, and also construction started for The Crossing. The middle graphic illustrates how this is coming quite a ways in just six years with the development of Walmart and -- and East Green Meadows Road, and then also the first phase of The Crossing. And then the PD lots Number 5 are getting the clearing going. And then on the final, in March of 2025, because, yeah, everything has been built out. And I think what's really important to point out here is that the -- the uses that are -- that have come along within this PD zoning have really aligned themselves with what is already naturally M-C. And so what we're trying to do here is create that commercial corridor that the staff had reported on earlier. The next graphic here is really just to show that again. This exhibit illustrates in more details the zoning context, and fits the -- and the Grindstone Plaza Lot 3 fits this zoning because the original PD is outdated or no longer consistent with the development goals, and that was shown in the previous slide. The existing and planned uses aligned better with M-C standards than currently with the PD, and the M-C designation reduces the need for frequent amendments and variances. This -- or this really puts some consistency with the planning goals. It does not deviate from the current land-use plan. The M-C zoning supports economic development corridors, enhances redevelopment potential, and streamlines the entitlement process. The plan below or that's on your screen is one of many, as the staff report had shown, they had a different plan. This is another evolution. But what we're really trying to illustrate here is that the concepts have changed, but the land uses have remained the same. Square footages of 18,000 and 15,000 respectively for restaurant and retail, those things all remain the same, so we're not changing what's going on there, we're just adjusting the footprints. And what we're trying to do is make sure that we're not having to come to P & Z there is a slight adjustment. And then to touch briefly on the - on the proposed traffic improvements, the staff report outlines that perfectly in that whatever was recommended from that traffic study is still relevant because the development has not modified in what its uses are going to be, but it is -- but the -- the developer is -- they are going to go ahead and make those

improvements per the impact study, which would be signal improvements and then adding the turn lanes. And, in summary, we would just like to make the zoning change request from PD to M-C. We feel that this is rational because it is consistent with the current surrounding zoning. It is compatible with nearby developments. There is general support from the City staff, and it does support the long-term economic development goals. We respectfully request the approval of the zoning map amendment. We remain committed to working closely with City staff and stakeholders, and we also remain committed to quality development in alignment with the City goals. Thank you all very much for your time, and I'd like to open it up if anybody has any questions.

MS. GEUEA JONES: Thank you. Are there any questions for this speaker? Seeing -- oh. Commissioner Darr?

MR. DARR: Have you or the owners had any conversations with the neighbor to the north?

MR. FUEMMELER: Not that I'm aware of. I know that there was, per the report, there were -- had issued the notices and things, but I don't think we had any feedback.

MS. GEUEA JONES: Any further questions for this speaker? Seeing none. Thank you very much for being here.

MR. FUEMMELER: Thank you.

MS. GEUEA JONES: Any further member of the public to speak on this case tonight, please come forward. Come on.

MS. PRITCHARD: Good evening. My name is Jan Pritchard; I live at 3505 Rock Quarry Road, and if you look at your little map, you can see my house. It's the big lot that's just south of Sun Court. I've lived in this house for over 30 years, and I have been deeply involved in just about every planning that has happened along Rock Quarry Road. I was instrumental in helping draft the overlay district getting Rockway Park, and actually I was in on all the original discussions on this particular development. I am actually -- I am ambivalent about this. I certainly understand why he wants to change the zoning, because it is very, very complicated. I even helped on some of the committees to rewrite the commercial zoning. But I do want to point a couple of things out. When this particular plat was done, the -- the thinking was that this section, of course, we had the part along Rock Quarry Road, and that was to keep Rock Quarry, you know, the scenic road, and that's on the overlay. And then the big part with Walmart and everything, it was -- it was a PD, so they could actually have more extensive use on Walmart. They've done a terrific job on that development, and it looks great. This particular -- at the time, this particular lot or section was going to be sort of a transitional section between all the residential on the west and the heavy commercial on the right. Times change, I understand that. But I -- I just want to point out that there really isn't -- with this -- with the exception of this commercial piece of property, there is nothing commercial along Grindstone between Grindstone Plaza Drive and Rock Quarry Road. And Rock Quarry Road is all residential. Surrounding this property, you have two churches, you have residential property, you have a lot of agricultural property, and, you know. So anyway, something to keep in mind when, as this develops and -- and his plan looks great. I don't have a problem with that.

The other thing is a traffic issue on Rock Quarry Road. It is a very, very dangerous intersection. There are at least half a dozen serious injuries on that road on that -- at that intersection every year. People get killed on that road, and many people get killed at that intersection. So whatever develops in that area, I am concerned that if it's going to be a heavy traffic development, it's going to be even worse for Rock Quarry Road. But, okay, those are my observations, one that I would rather see a more transitional, you know, less intensive commercial use than is to the west, and keep an eye on the traffic issues.

MS. GEUEA JONES: Thank you so much for being here tonight. Are there any questions for this speaker? Seeing none. Thank you very much.

MS. PRITCHARD: Thank you.

MS. GEUEA JONES: Appreciate the history. Anyone else to speak on this case, 1409 Grindstone Parkway? Last call. Seeing none. We will close public hearing on this case and go to Commissioner comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Are there any Commissioner comments on this case? Commissioner Stanton? Yes. Commissioner Stanton?

MR. STANTON: I think it was a pretty thorough staff report, pretty technically sound. If my fellow Commissioners don't have any more questions or comments, I would like to entertain a motion. As it relates to Case 186-2025, 1409 Grindstone Parkway rezoning, I move to approve the request to rezone the site from PD to M-C.

MS. ORTIZ: Second.

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

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Darr, Ms. Ortiz, Mr. Stanton, Ms. Geuea Jones, Mr. Brodsky, Ms. Wilson, Mr. Walters, Ms. Stockton, and Dr. Gray. Motion carries 9-0.

MR. BRODSKY: Motion carries 9-0.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. Moving on to our next case for the evening.