

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
July 24, 2025

Case Number 240-2025

A request by Courtney Pulley and Melissa Williams (owners), for approval to rezone 0.21 acres of property from the R-1 (One-family Dwelling) district to the R-2 (Two-family Dwelling) district to allow a two-family dwelling on the site. The subject site is located on the east edge of the western terminus of Stevendave Drive and includes the address 4215 Stevendave Drive.

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

Staff report was given by Mr. David Kunz of the Planning and Development Department. Staff recommends approval of the request to rezone the subject acreage to the R-2 (Two-Family Dwelling) district.

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? Commissioner Stanton?

MR. STANTON: Madam Chair, I have not discussed this particular case, but one of the applicants, Courtney Pulley, is a fraternal brother of mine. I will show him no quarter, no mercy, and it has no bearing on my judgment, and he knows that, we know that, so I just needed to get that out there.

MS. GEUEA JONES: Thank you for that. Any other disclosures? Seeing none. Are there any questions for staff? Seeing none. We'll open the floor to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Any members of the public who would like to speak on this case, please come forward. Well, you get the hot seat first. Come on.

MR. PULLEY: My name is Courtney Pulley, I'm the owner of the subject property, 4215 Stevendave, and that's my wife back there, Melissa. Yeah. We bought this property in 2023, have made some continuous improvements to the property as a whole since that time. The property immediately south to it we renovated in 2023-24, and this property began renovations '24 into '25. It's about 75 percent complete. The property as a whole was in complete disrepair. The individuals who purchased it, I guess, before us started renovation and quit about 10 or 20 percent into it. We finished that. Like I said, like the report says, I think it really does fit within the character of the neighborhood, provides infill. I won't say affordable housing, I'll say attainable housing options, and it also provides a housing stock that is sorely in need in Columbia, two-bedroom, one bath, one bedroom, one bath. Also we're in line with the City's environmental goals of, you know, that general density. It's not an over-the-top development. Like I said, there's a duplex right across the street and multiple duplexes throughout the neighborhood. And I like I said, we own all the property right around it, so there's not a -- you know, we're not interfering with

any neighbors right around the subject property. So if you have any questions for me, I'm here.

MS. GEUEA JONES: Thank you. Any questions for the applicant? Commissioner Ortiz?

MS. ORTIZ: So I was reading through the staff report. So you already started building, and then -- and then you realized, oops?

MR. PULLEY: Yeah.

MS. ORTIZ: Okay.

MR. PULLEY: And so, as -- and I appreciate David and Pat. They've given me -- this report is very good, and Pat has always answered my questions, so a learning curve. And as he had mentioned to me, you know, ignorance is not an excuse. However, I am becoming very, very familiar with the UDC.

MS. ORTIZ: You seem familiar. I think you've been in here before. Right?

MR. PULLEY: I have for another matter, but as far as the City's Code, becoming quite familiar and want to make sure we're in compliance and we're aboveboard and transparent on everything we're doing, so --

MS. ORTIZ: Thank you.

MS. GEUEA JONES: Thank you. Any other questions for the applicant? Seeing none. Thank you for being here tonight.

MR. PULLEY: All right. Thank you.

MS. GEUEA JONES: Any other members of the public to speak on this case, please come forward. Seeing none. We will close public comment.

PUBLIC COMMENT CLOSED

MS. GEUEA JONES: Commissioner comment. Is there any Commissioner comment on this case? Seeing -- oh. Commissioner Darr, go ahead.

MR. DARR: I think I'll find it a little interesting. I think this is -- everybody is going to be supportive of this. I certainly am. But it's kind of the opposite where you have -- than the case we had a few cases ago off Meadow Acres where you had a mixed-use neighborhood with duplexes and single-family, and, you know, the whole neighborhood didn't want the duplex in there, whereas in this neighborhood, it doesn't seem like anybody is really worried about it at all, so it really has to do with the character of the neighborhood, so -- because this is a similar case to me, just in different spots of the City.

MS. GEUEA JONES: Yeah. Any other Commissioner comment? Commissioner Stanton, did I see your hand?

MR. STANTON: I'd like to entertain a motion once I finish eating this cookie.

MS. GEUEA JONES: Sure. Would anyone else like to say anything?

MS. ORTIZ: I can see --

MS. GEUEA JONES: Commissioner Ortiz?

MS. ORTIZ: I just want to thank David for putting in the Boone County/City housing city. I like to see it referenced because I don't want it to just get ignored and go away, so I appreciate that.

MS. GEUEA JONES: Very good. Commissioner Stanton, are you ready?

MR. STANTON: Madam Chair, I am.

MS. GEUEA JONES: Please, go ahead.

MR. STANTON: As it relates to Case 240-2025, 4215 Stevendave Drive rezoning, I move to approve the request to rezone the property from R-1 to R-2.

DR. GRAY: I'll second it.

MS. GEUEA JONES: Motion made by Commissioner Stanton, seconded by Commissioner Gray. Is there any discussion on the motion? Seeing none. Commissioner Brodsky, when you're ready.

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, Dr. Gray. Motion carries 8-0.

MR. BRODSKY: Motion carries.

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