

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**January 22, 2026**

**Case Number 56-2026**

**A request by the City of Columbia, owner, seeking approval of R-1 (One-Family Dwelling) district permanent zoning, subject to annexation of a 4.64-acre parcel located southeast of the intersection of E. Highway WW and El Chaparral Avenue. The subject parcel is presently comprised of two lots zoned Boone County R-S (Single Family Residential) and C-G (General Commercial) that is commonly addressed as 1020 El Chaparral Avenue.**

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 request to permanently zone the subject 4.64-acre site to R-1.

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. Questions for staff? Seeing none. We will open the floor to public comment.

**PUBLIC HEARING OPENED**

MS. GEUEA JONES: If any members of the public are here to comment on this case, please come forward.

MR. ROBERTSON: Good evening. I appreciate that. My name is Jarrod Robertson. And I would also like to thank staff for your presentation because I think you answered a lot of questions I had, and I really appreciate that.

MS. GEUEA JONES: Mr. Robertson, could you give us your address, for the record?

MR. ROBERTSON: My actual physical address?

MS. GEUEA JONES: Yes. We need it for our transcripts. I'm sorry.

MR. ROBERTSON: Sure. Oh, that's -- so 1132 South Pecos Court.

MS. GEUEA JONES: Thank you very much.

MR. ROBERTSON: I'm the trapezoid right against the property there, so making a good impression.

MS. GEUEA JONES: Ah, excellent. Thank you very much. Please go ahead.

MR. ROBERTSON: Thank you. Will this be on the record as well, so I don't need to take notes then?

MS. GEUEA JONES: Correct. Yeah. You will be able to see a full transcript and a video.

MR. ROBERTSON: Oh, excellent.

MS. GEUEA JONES: Yes.

MR. ROBERTSON: I think. As long as the camera is not here. All right. So essentially, I believe I did hear that there weren't going to be no homes erected here, it was just for the rezoning for the fire station.

MR. ORENDORFF: That is correct. The intent is for -- the City will own the property. They will be constructing a fire station there. That's the only intent with the property.

MR. ROBERTSON: Okay. Because I had ten other things to go through, but I think we just knocked out eight of them. But it still does -- I would still like to reiterate about the issue we're having with traffic. That person that mailed in the letter is spot on. I'm a resident of the city of Columbia for over 50 years. I've lived in that particular home for 13 years, so I have seen all the development that's going east on Hawthorne and everything else going across the road, blah, blah, and I've seen it steadily get worse the entire time. And now, of course, we're not getting more homes in, but there will be congestion there, and if there were homes, I was going to be more concerned with doing this without addressing the traffic and road prior, but that's not what's going on. It sounds like you're looking at possibly a stoplight if that were going to occur, and that would be good for safety with the traffic. And so I think that's all I'd want to get at on that. I appreciate that. That was awesome. Thank you so much. I would like to bring up something, though. We got the postcard and the letter, but the physical address for this is not on the postcard. Actually, I had to Goggle to find the physical address.

MS. GEUEA JONES: Out of -- get to City Hall?

MR. ROBERTSON: So, yeah. If I would have -- yeah. Because not everyone is going to be familiar, and if they don't read the letter, and they just look at this, then they've got to Google it, and some folks won't take the time or --

MR. ORENDORFF: And thank you for bringing that to our attention.

MR. ROBERTSON: Sure thing. I appreciate it, and it's nice being on the other side. I work for Commission staff in Jeff City, so it's nice.

MS. GEUEA JONES: Thank you very much.

MR. ROBERTSON: Thank you for your time. Appreciate it.

MS. GEUEA JONES: One moment, please. Any questions for this speaker? Seeing none. Thank you very much for being here tonight, sir. Any other member of the public to speak on this case? Seeing none. We will close public comment.

#### **PUBLIC HEARING CLOSED**

MS. GEUEA JONES: Any Commissioner comments? Commissioner Brodsky?

MR. BRODSKY: I actually did have a question for staff just in relation to the traffic light going in at that intersection. Is that in the near future?

MR. ORENDORFF: That is not something that is planned nor would it be tied to the permanent zoning request. It was something that was brought up as a potential solution by the person who sent in the letter, but that's not something that, at this current time, is planned for that intersection. I'm not saying

never, I'm just saying not at this time.

MR. BRODSKY: Got you. Yeah. And I totally understand that's not necessarily part of the rezoning here. And then I did want to make a comment. You know, there's a lot of times, the City makes developers or landowners put in sidewalks when there maybe arguably isn't a need for a sidewalk. I -- I know we can't require that here, but I would -- and this is more a comment for City Council to see. I do think a sidewalk, that they might want to consider that along El Chaparral in particular. So I just wanted to put that out there for City Council to see.

MS. GEUEA JONES: Any other comments? Seeing none. I would just comment, and I know -- thank you, Kirtis, you said this during your staff report. But I always like to get very clearly on the record that we don't make decisions on annexation. We only make decisions on what it will be zoned if the City should decide to annex it. So just so everyone knows, we're not making a judgment on whether or not this should be part of the City, just what it will look like if it is.

MR. ZENNER: Ms. Geuea Jones?

MS. GEUEA JONES: Yes.

MR. ZENNER: Before we move on, to add additional context to Mr. Brodsky's question, and I believe the speaker's question as it relates to the signalization of El Chaparral and Highway WW. Highway WW is a State route. The State controls signalization. We have a signal at the intersection of Elk Park Drive. We have other improvements that may be being facilitated by future construction of the extension of El Chaparral. And so as Mr. Orendorff has stated, there is no immediate plan. There is no knowledge to our City's staff that is involved in the processing of this permanent request, that there is any effort at this point to put in a signal at this particular location. And it may not meet warrants, based on MoDOT's requirements, nor distance and spacing standards as is otherwise required on a state highway. And so while the public may desire this, the State controls what occurs within their right of way. And so I think we -- we have to look more broadly at what may end up happening with the broader transportation network. El Chaparral is meant to extend to the north, and then to the northeast as a part of the development of the undeveloped acreage that is behind the existing Boone County Fire Station that has been there previously with no signal as development has been built out, and then, of course, the other property that is improved on the north side. So I want to make very clear that the City is not in control of what improvements get made on a State highway. It may be valuable that we have some type of actuated flashing signal should the fire station need to deploy its apparatus. That is something that may be considered, but that is not something that we are aware of at this point. So I don't want any misperceptions being conveyed that a signal will be placed here. That is a MoDOT decision at this juncture.

MS. GEUEA JONES: Any other comments from Commissioners? Seeing none. Would anyone like to move approval of the zoning? Commissioner Stanton?

MR. STANTON: Madam Chair, I would like to entertain a motion, if you would like. As it relates to Case 56-2026, 1020 South El Chaparral Avenue, permanent zoning, I move to approve the permanent

zoning request to R-1 for 1020 South El Chaparral Avenue upon annexation.

DR. GRAY: Second.

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

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Walters, Mr. Brodsky, Mr. Darr, Ms. Geuea Jones, Dr. Gray, Ms. Ortiz, Mr. Stanton, Ms. Stockton. Motion carries 8-0.**

MR. BRODSKY: The motion carries.

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