

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**August 24, 2023**

**Case Number 218-2023**

**A request by Crockett Engineering (agent), on behalf of Boone Development, Inc. (owner), seeking approval to rezone the western 3.65 acres of a 4.21-acre parcel bisected by Rolling Hills Road from PD (Planned Development) district to the M-N (Mixed-use Neighborhood) district. The subject site is located at the northwest corner of Rolling Hills Road and Highway WW, is unimproved, and is unaddressed.**

**(The applicant, following public notice and advertising, revised this request to a more restrictive zoning district. The applicant now seeks to rezone the PD property to M-N (Mixed-use Neighborhood) district in lieu of the originally submitted M-C district.)**

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

Staff report was given by Mr. Pat Zenner of the Planning and development Department. Staff recommends approval of the rezoning to M-N.

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

**PUBLIC HEARING OPENED**

MS. GEUEA JONES: Please come forward. You'll have six minutes if you're with a group or the applicant, three minutes otherwise. And if you see this little red light, you're done.

MR. CROCKETT: Madam Chair, members of the Commission, Tim Crockett, Crockett Engineering, 1000 West Nifong. I think Mr. Zenner's staff report pretty much sums up the request that's before you tonight. We originally asked for M-C thinking that it being at the location, the intersection of two arterial roadways, it made sense, but going back and looking at the original statement of intent and looking at the restricted uses on this site from the original zoning when that came into the City 20-plus years ago, it was more consistent with the M-N zoning district. So given that my client intends to develop the site that would be in conformance with an M-N district, we -- we agreed to change it for obvious reasons. Keep in mind that while it is roughly 3.6 acres being requested to be rezoned, really only about a third of it is really developable. The rest of it would be -- remain in native vegetation that's there today. So that would greatly limit the site on how intense the site can be developed. So with that, I'm happy to

answer any questions that the Commissioner may have.

MS. GEUEA JONES: Any questions for this speaker? Seeing none. Thank you very much. Next member of the public to speak on this case? Seeing none.

**PUBLIC HEARING CLOSED**

MS. GEUEA JONES: Any Commissioner comment? Commissioner MacMann?

MR. MACMANN: If none of my fellow Commissioners have any comments, questions, concerns, I have a motion. In the matter of Case 18 -- pardon me. I'll start again. In the matter of Case 118-2023 [sic], rezoning the corner of Rolling Hills and Highway WW from PD to M-N, I move to approve.

MR. STANTON: Second.

MS. GEUEA JONES: Any Commissioner discussion? Commissioner Wilson, yes?

MS. WILSON: Sorry. I just want to make sure that the report will be corrected.

MS. GEUEA JONES: Yes. I was just about to do that. So for the record, the motion is on Case Number 218-2023. I believe that Commissioner MacMann was reading off of the PowerPoint.

MR. MACMANN: He was. I was busy trying not to say M-C is what I was --

MS. GEUEA JONES: And I am looking at legal. Do we have the correct motion in the minutes?

MS. THOMPSON: You do.

MS. GEUEA JONES: Thank you very much. Any further Commissioner discussion on the case? Seeing none. Commissioner Carroll, may we have a roll call?

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Geuea Jones, Ms. Placier, Mr. Ford, Ms. Wilson, Mr. Stanton, Mr. MacMann, Ms. Carroll. Motion carries 7-0.**

MS. CARROLL: We have seven to approve; the motion carries.

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