

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
October 6, 2022

Case Number 265-2022

A request by Crockett Engineering Consultants (agent), on behalf of Columbia Independent School, Inc. (owner), for approval of a zoning map amendment from PD (Planned Development) to R-MF (Multi-family dwelling). The subject site is located southwest of the intersection of Timber Creek Drive and Stadium Boulevard.

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

Staff report was given by Mr. Brad Kelley of the Planning and Development Department. Staff recommends approval of the R-MF zoning map amendment.

MS. GEUEA JONES: Before we get to staff questions, if any of my fellow Commissioners have had outside discussions that they would like to share with the Commission so that we can all benefit from the same information, now would be the time. Seeing none. Questions for staff? Seeing none. Excellent work. Are there any members of the public who are here to speak on this case?

PUBLIC HEARING OPENED

MR. CROCKETT: Madam Chair, members of the Commissioner, Tim Crockett, Crockett Engineering, 1000 West Nifong. I believe Mr. Kelley did a thorough job in the staff report. I believe it's straightforward of what we want to do. Columbia Independent School wants to grow, and they've acquired this piece of property. They want to repeat it and combine it with the existing piece. And so we had some discussions with the planning staff with regards to the conflict of an open M-N tract versus a PD tract, how we want to go about the development of this piece of property, and the conclusion was is look for an open zoning of some type. Obviously, I don't think anybody is in support of going M-N. I don't think -- we certainly wouldn't request that. And so leave the M-N alone, and then rezone this to the like zoning that's -- that's there now. Yes, it's PD, but I believe that with the adoption of the UDC, I believe a lot of those plan components are addressed already in the Code. Furthermore, one thing Mr. Kelley didn't really touch on was this PD plan was approved back in 2004, and that supersedes the current stormwater regulations. So really the stormwater regulations under the PD plan are far less than what the current stormwater regulations are. So by rezoning it, we would basically nullify the existing PD plan on this tract, and then that would kick us into the current stormwater standards, which is much more stringent than what is there today. We understand that. We believe it's the right thing to do. I'm not saying that the original PD plan didn't have any stormwater, it was just much less than what the stormwater

ordinance would require. And so that's -- that's one benefit by rezoning it to an open R-MF is that we would get full benefit of 2007 stormwater regulations, as well as the UDC. With that, I'm happy to answer any questions.

MS. GEUEA JONES: Thank you. Are there any questions for Mr. Crockett? Seeing none. Thank you very much.

MR. CROCKETT: Thank you.

MS. GEUEA JONES: Is there anyone else who is here to speak on this case tonight? Seeing none.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Commissioner discussion? A motion perhaps? Commissioner MacMann?

MR. MACMANN: Seeing no other questions or concerns by my fellow Commissioners, in the matter of Case 265-2022, requested rezoning from PD to R-MF, I move to approve.

MR. STANTON: Second.

MS. GEUEA JONES: Moved by Commissioner MacMann, seconded by Commissioner Stanton. Any discussion on this motion? Seeing none. Secretary Carroll, may we have a roll call.

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

MS. CARROLL: There are nine votes to approve; the motion carries.

MS. GEUEA JONES: Recommendation will be forwarded to City Council.