

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
October 20, 2022

Case Number 283-2022

A request by Simon & Struempf Engineering (agent) on behalf of JAJ, LLC (owner), seeking the rezoning of property located west of 5530 Bull Run Drive, immediately south of the intersection of Bull Run and St. Charles Road, from PD to M-C (Mixed-Use Corridor). The subject property consists of 1.3 acres and is currently vacant.

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

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of the request rezoning to M-C.

MS. GEUEA JONES: Thank you. Before we got to questions for staff, do any of my fellow Commissioners have information they received from outside sources that they could share with us now? Thank you. Any questions for staff? Commissioner Placier?

MS. PLACIER: Yeah. That M-N area to the south, the -- the report said that there was an intention to buffer the -- the M-C from the residential by using that M-N. What's the standing of that kind of intention? That is, could somebody back out of it at some point, or, you know, what -- what's the force of it?

MR. PALMER: So they actually dedicated an easement on the south 50 feet of that M-N lot, so it's fairly permanent. It would have to be approved by Council to vacate that.

MS. GEUEA JONES: Anyone else, questions for staff? Seeing none.

PUBLIC HEARING OPENED.

MS. GEUEA JONES: Any members of the public here to speak on this case? Please come forward, state your name and address for the record, speak into the microphone, six minutes for a group, three for an individual.

MR. SIMON: Yes. Keenan Simon, Simon & Struempf Engineering, 210 Park Avenue, representing the client. We were just trying to clean up -- they recently acquired this property about a couple of months ago, trying to maintain the current zoning that is the property to the east so that they could potentially redevelop the site and have a continuous zoning throughout all of it. I'll just -- short and sweet. If you have any questions, comments, let me know.

MS. GEUEA JONES: Any questions for this speaker? Seeing none. Thank you for being short and sweet. Anyone else here from the public? Seeing none.

PUBLIC HEARING CLOSED

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

MR. STANTON<: As it relates to Case 283-2022, I move to approve the requested rezoning from PD to M-C.

MR. MACMANN: Second.

MS. GEUEA JONES: Moved by Commissioner Stanton, seconded by Commissioner MacMann. Any discussion? Seeing none. May we please have a roll call.

MS. LOE: Yes, Madam Chair.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. MacMann, Ms. Geuea Jones, Ms. Placier, Ms. Kimbell, Ms. Wilson, Ms. Loe, Mr. Stanton, Ms. Burns. Motion carries 8-0.

MS. LOE: Eight votes for, none against. The motion is supported.

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