

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
January 4, 2024

Case Number 44-2024

A request by Smith Lewis, LLP (agent), on behalf of Joe and Kerry Goyette (owner), for approval to rezone 0.18 acres of property from the R-MF (Multiple-family Dwelling) district to the M-OF district to allow office uses. The subject site is located roughly 90 feet north of the intersection of Park Avenue and North Tenth Street and includes the address 303 North Tenth Street.

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 requested rezoning to M-OF.

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

PUBLIC HEARING OPENED

MS. GEUEA JONES: Please come forward. Name and address for the record, and --

MS. LAMAR: Good evening. My name is Phebe LaMar, and I have an office at 111 South Ninth Street. I'm here this evening on behalf of the applicants, Joe and Kerry Goyette, who own the property that's located at 303 North Tenth Street. My clients are requesting to rezone this property from R-MF, which it is currently, to M-OF in order to allow for mixed uses of office and residential. They want to have office uses on the first floor and then have an apartment upstairs. The proposed use is appropriate in this location. It's actually matching zoning for properties that are north of the -- north of the property already. The property across the street is already zoned industrial, so it gives a nice stepdown from the property to the east and matches property to the north. My clients have actually consulted with the owners of the property to the north and the south, and also to the east of this property, and those property owners have expressed no reservations about the proposed rezoning. In addition, my client meets the requirements for parking as was explained by staff. In sum, the request is a logical use of the property, and we request that you recommend approval of the rezoning to M-OF. I'm happy to answer any questions, and my clients are also here if you have any questions for them.

MS. GEUEA JONES: Thank you. Any questions for this speaker? Commissioner Wilson?

MS. WILSON: And I probably just misunderstood. I heard, or at least what I thought I heard, was

that there were options that could be pursued regarding the parking, but you just indicated that we are meeting the parking requirements.

MS. LAMAR: We actually meet the requirements based on the language in the ordinance as far as the reduction due to the mixed uses.

MS. WILSON: Okay. Thank you.

MS. LAMAR: Sure.

MS. GEUEA JONES: Any further questions for this speaker? Seeing none.

MS. LAMAR: Thank you all.

MS. GEUEA JONES: Thank you. Anyone else to speak on this case? Seeing none.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any Commissioner comments? Seeing none. Commissioner Dunn?

MR. DUNN: I'd like to make a motion. In the matter of Case Number 44-2024, as it relates to 303 North Tenth Street rezoning, I make the motion to approve the requested rezoning from residential multi-family to M-OF.

MR. STANTON: Second.

MS. GEUEA JONES: Approval moved by Commissioner Dunn, seconded by Commissioner Stanton. Is there any discussion on the motion? Seeing none. Commissioner Carroll, may we have a roll call?

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

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

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