



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, March 6, 2025
7:00 PM

Regular Meeting

Columbia City Hall
Council Chambers
701 E Broadway

I. CALL TO ORDER

II. INTRODUCTIONS

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

February 20, 2025 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. TABLING REQUESTS

Case # 84-2025

A request by Justin Lucas, on behalf Family First Rental & Investments, LLC (owner), for approval of a Conditional Use Permit (CUP) to allow 3411 Goldenwood Drive to be used as a short-term rental for a maximum of 8 transient guests and up to 210 nights annually pursuant to Sec. 29-3.3(vv) and Sec. 29-6.4(m)(2) of the Unified Development Code. The approximately 0.21-acre subject site is located 150 feet east of the intersection of Arbor Pointe Parkway and Goldenwood Drive and includes the address 3411 Goldenwood Drive. **(A request to table this matter to the April 10, 2025 Planning Commission meeting has been submitted)**

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Tabling Request](#)

Case # 90-2025

A request by A Civil Group (agent), on behalf of Bucky C, LLC (owner), for approval of a design adjustment seeking relief from the provisions of Sec. 29-5.1(f)(1)(iv)(D) of the UDC relating to required minimum lot frontage along collector and arterial streets such that individual driveway access may be permitted and approval of a 1-lot final plat of M-C (Mixed Use - Corridor) zoned property to be known as "Oscar Plat 1". The approximately 0.55-acre subject site is located at the northwest corner of Vandiver Drive and Range Line Street, and includes the address 1901 Range Line Street. **(A request to table this matter to the April 10, 2025 Planning Commission meeting has been submitted).**

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Tabling Letter](#)

VI. SUBDIVISION REQUESTS**Case # 91-2025**

A request by McClure Engineering (agent), on behalf of COR Development LLC (owner), for approval of a 4-lot preliminary plat of M-C (Mixed Use - Corridor) zoned property to be known as "*Crown Center Plaza Preliminary Plat*". The approximately 14-acre subject site is located at the southeast corner of Grindstone Parkway and State Farm Parkway, and includes the address 1110 Nifong Boulevard.

Attachments: [Staff Report to the Planning and Zoning Commission](#)
[Locator Maps](#)
[Preliminary Plat](#)

VII. PUBLIC HEARINGS AND SUBDIVISION REQUESTS**Case # 86-2025**

A request by A Civil Group (agent), on behalf of Adam Kopriva (owner), for approval to permanently rezone 5.05 acres of property from County R-S (Single Family Residential) to the City R-2 (Two-Family Dwelling) upon annexation into the city. Concurrent with this application is a proposed preliminary plat (Case # 87-2025) that seeks to divide the acreage into a 32-lot “cottage” development, subject to Board of Adjustment approval allowing the use R-2 “optional dimensional standards”. Assignment of permanent zoning and annexation are required in advance of any Board of Adjustment action and approval of the concurrent preliminary plat. The subject site is located about 200 feet northeast of the intersection of Mule Deer Drive and North Wyatt Lane, and includes the address 4100 N Wyatt Lane.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[Zoning Exhibit](#)
[Proposed Preliminary Plat](#)
[Public Correspondence](#)

Case # 87-2025

A request by A Civil Group (agent), on behalf of Adam Kopriva (owner), for approval of a 32-lot preliminary plat of County R-S zoned property, to be known as Wyatt Acres. Concurrent requests seeking approval of permanent zoning (Case # 86-2025) and annexation of the property into the corporate limits under review. City Council approval of the permanent zoning and annexation, as well as, Board of Adjustment approval to use “cottage” optional dimensional standards are required prior to final City Council approval of the preliminary plat. This matter is sought to be approved such that the future development of the site under the proposed R-2 designation has been illustrated. The approximately 5.05-acre subject site is located about 200 feet northeast of the intersection of Mule Deer Drive and North Wyatt Lane, and includes the address 4100 North Wyatt Lane.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[Preliminary Plat](#)
[Public Correspondence](#)

VIII. PUBLIC HEARINGS**Case # 85-2025**

A request by Mark Silveria (owner) for approval of a Conditional Use Permit (CUP) to allow 100 Gipson Street to be used as a short-term rental for a maximum of 6 transient guests and up to 210 nights annually pursuant to Sec. 29-3.3(vv) and Sec. 29-6.4(m)(2) of the Unified Development Code. The approximately 0.26-acre, R-1 (One-family Dwelling) zoned, subject site is located at the corner of North Garth Avenue and Gipson Street, and includes the address 100 Gipson Street.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[STR Application](#)
[Supplemental Conditional Accessory - Conditional Use Question](#)
[Public Correspondence](#)

Case # 93-2025

A request by Annette Humphries (agent), on behalf of KSBF Properties, L.P. (owner), to allow 1510 Marylee Drive to be used as a short-term rental for a maximum of 8 transient guests and up to 210 nights annually pursuant to Sec. 29-3.3(vv) and Sec. 29-6.4(m)(2) of the Unified Development Code. The approximately 0.23-acre, R-1 (One-family Dwelling) zoned, subject site is located at the corner of Mills Drive and Marylee Drive and includes the address of 1510 Marylee Drive.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[STR Application](#)
[Supplemental "Conditional Accessory/Conditional Use Questions"](#)
[Public Correspondence](#)

IX. PUBLIC COMMENTS**X. STAFF COMMENTS****XI. COMMISSIONER COMMENTS**

XII. NEXT MEETING DATE - March 20, 2025 @ 7 pm (tentative)**XIII. ADJOURNMENT**

Members of the public may attend any open meeting. For requests for accommodations related to disability, please call 573-874-CITY (573-874-2489) or email CITY@CoMo.gov. In order to assist staff in making the appropriate arrangements for your accommodation, please make your request as far in advance of the posted meeting date as possible.

USB DRIVES PROHIBITED: Due to cybersecurity concerns, flash drives and other media devices are no longer permitted for delivering files or presentation materials. A speaker who desires to display a presentation must upload the presentation, in advance, to the city network using an upload portal. To upload your files and learn more, visit CoMo.gov/upload. (Effective Jan. 1, 2023)