



BOARD OF ADJUSTMENT - OPTIONAL DEVELOPMENT STANDARDS APPLICATION

TO: BOARD OF ADJUSTMENT
 Community Development Department
 City Hall, 701 E. Broadway, Columbia, Missouri 65201

SUBJECT: Notice of application in regard to the following described property located in the City of Columbia, County of Boone, State of Missouri (legal description):

Lot 2 of Bethel Baptist Church, Plat 1 as recorded in Plat Book 59 at Page 45 of the Boone County records.

which is presently zoned **R-2** and known, or to be known, as **301 E. Old Plank Road**
 (Street Number and Name)

County Assessor's 14 Digit Real Estate Tax Number: **20-307-00-06-002.00**

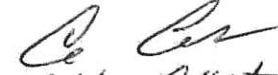
Notice is hereby given that Applicant(s) hereby applies to the Board of Adjustment of the City of Columbia, Missouri for authorization to utilize **Optional Development Standards** make the following use of the above described property (attached additional pages for response or separate letter detailing desired use of property):

Please see the attached letter.

The Board of Adjustment is authorized to grant said permit in accordance with the use-specific standards established in **Section 29-2.2 and 29-6.4(j)**, as applicable, City of Columbia Code of Ordinances. The applicant hereby acknowledges reading Section 29-6.4(j) and has provided supplemental documentation to **COMPLETELY** answer the "Criteria for Approval" questions of **Section 29-6.4(j)(3)**, as applicable, and further understands failure to provide responses to said questions may constitute an incomplete application or result in Board denial of the application.

Applicant(s) requests that a Certificate of Decision granting the use of **Optional Development Standards** be issued by the Board of Adjustment.

Date **4/27/26**

SIGNATURE(S) 

PRINTED NAME **Caleb Colbert**

ADDRESS **1207 W Broadway, Columbia, MO 65203**

TELEPHONE **577-443-3535**

EMAIL **caleb@shawmetlaw.com**

CAPACITY OR INTEREST IN PROPERTY **Attorney for Property Owner**

This application is hereby acknowledged as being received for Board of Adjustment consideration by:

COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE **Patrick R Ziemer**

DATE **4/28/2026**



1000 W Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(573) 447-0292

April 20, 2026

Pat Zenner
Community Development Department
City of Columbia 701 E. Broadway
PO Box 6015
Columbia, MO 65205

Re: Optional Development Standards for Old Plank Cottages.

Mr. Zenner:

On behalf of my client and the property owner, Lake Bradley, LLC, I would like to take this opportunity to request the use of optional development standards for the proposed Old Plank Cottages development located at 301 E. Old Plank Road. Said development contains 3.68 acres of land and is currently zoned City R-2. The optional development standards that we are requesting for this property are defined as the "cottage" standards as outlined in Sections 29-2.2(a)(2) and 29-6.4(j) of the Unified Development Code.

While the tract is zoned City R-2, the intent is to develop the site with smaller, single-family detached homes. Should the "cottage" standards be approved it would allow for small lots to be developed over that of a conventional R-1 or R-2 development. Below is a basic chart comparing some of the differing dimensional standards for an R-1, R-2 (current), and R-2 (cottage) development as well as what is proposed for the Old Plank Cottages development.

	<i>R-1</i>	<i>R-2 Current</i>	<i>R-2 Cottage</i>	<i>Old Plank Cottage *</i>
Minimum Lot Area	7,000 SF	5,000 SF	3,000 SF	4,000 SF
Minimum Lot Width at Building Line	60 feet	60 feet	30 feet	38 feet
Minimum Depth of Front Yard	25 feet	25 feet	10 feet	20 feet
Minimum Width of Side Yard	6 feet	6 feet	6 feet	6 feet
Minimum Depth of Rear Yard	25 feet	25 feet	10 feet	20 feet
Maximum Building Height	35 feet	35 feet	35 feet	35 feet

**While the request is for R-2 Cottage Standards, the dimensions listed under the Old Plank Cottages are for reference only based on anticipated dimensions for this development.*

I have attached a conceptual layout of the proposed development for your reference. As you can see, we are looking at a maximum of 17 single-family lots located on the subject property. The site would have access directly onto Old Plank Road, which is a designated as a neighborhood collector street by CATSO. Each lot within the proposed development would have a lot width of approximately 40 feet (at the front building line). The units on the lots would be a mix of 2 and 3 bedroom units. Each home would have adequate off-street parking and would include either a single or two-car garage.

Section 29-6.4(j)(3) of the UDC provides additional criteria for approval of Optional Development Standards. Please see below for information addressing that criteria.

- (i) *The use of optional development standards is consistent with the intended character of the area as shown and described in the City's adopted comprehensive plan.*

The City's Comprehensive Plan indicates that this site is suited for "neighborhood" uses. The intended use of the property is just that, neighborhood. While a slightly different type of development, it is still very much neighborhood and community oriented.

The Comp Plan also discusses infill developments that are close to schools, parks, trails, and other neighborhood services. This tract complies with each of these items. The development would be within walking distance of an elementary school and less than a mile to a middle and high school. The tract also is about a half mile from Bethal Park, an improved City park containing about 40 acres of open space. The park includes, playgrounds, walking trails, shelter houses, tennis courts, a fishing pond, a basefield, and other recreational facilities.

The proposed development also addresses many of the goals and objectives of the Columbia Imagined. These goals and objectives include:

- Livable and Sustainable Communities, Policy One – Support Diverse and Inclusive Housing Options. Flexibility in housing designs and types allows existing neighborhoods to provide options for a variety of incomes (pg 121). Provides a new and different housing type to the area. Mixes in a different types and price points.
- Livable and Sustainable Communities, Principles. Development standards will encourage compact neighborhoods that promote density and discourage sprawl (pg 120). Development would

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promote a compact neighborhood with a slightly higher density, thus discouraging sprawl while promoting community.

- **Livable and Sustainable Communities, Affordable Housing.** Affordable Housing is the product of several factors. While typically describing housing for lower-income individuals, affordable housing may also mean residents can afford to live in a variety of locations which meet their needs, are safe, and allow for flexibility of choice (pg 121). Provide a housing product that is smaller than the typical single-family house. Smaller size of home in a more compact development equates to a lower, more affordable, price point.
- **Livable and Sustainable Communities, Housing Vision.** A diversity of housing choices will be dispersed throughout the community to achieve an adequate supply of safe, quality, affordable, energy efficient, and accessible housing. (pg 121).
- **Land Use and Growth Management, Policy Three – Prioritize and Incentivize Infill Development.** Infill development is a high priority of the City and refers to the development or redevelopment of vacant or underutilized land in established areas. It is the opposite of sprawl (pg 124, 128-130). Options should be considered to introduce density and alternative housing options in established neighborhoods, including small-lot subdivisions which can accommodate minor density increases without disrupting neighborhood character. These options may be used to support citizen goals such as affordable housing, aging in place, and intermingling of diverse socioeconomic groups within established neighborhoods. (pg 128-130).
- **Land Use and Growth Management, Principles.** Funding for maintenance and replacement of existing infrastructure in compact and contiguous urbanized areas will be prioritized to support higher density infill development projects over construction of new infrastructure to accommodate low-density suburban development (pg 128). In this location, there is sufficient infrastructure to support the request in addition to ongoing and proposed trails and sidewalk projects.

- (ii) The use of the optional development standards will provide adequate off-street parking for the permitted uses available in the zone district where the property is located, and will not result in significant increases in off-site parking on sections of local neighborhood streets other than those immediately fronting the applicant's property.

The proposed development will provide adequate off-street parking for the development. Each lot will contain a single house that will include either a single-car and two-car garage. Each house will include a standard driveway in which 1 or 2 vehicles can park behind the property line and in front of the house. These spaces are in addition to the parking located inside of the garages. Visitor parking can be on the street as it is in a standard single-family residential development.

- (iii) The use of the optional development standards will not create additional traffic congestion or risks to the public health and safety in the surrounding areas.

Given the size of this development is only 17 residential lots, the amount of additional traffic that would be generated is minimal. Each lot in the development would have direct access from a newly constructed public street. That street would discharge onto Old Plank Road, a CATSO designated neighborhood collector street. Old Plank Road has the capacity and ability to serve this development without being causing congestion or risks to the surrounding area.

We believe that the proposed Old Plank Cottages is an ideal use of the "cottage" standards as identified in the UDC. We also believe that we meet all of the criteria as set forth by the UDC for the approval of these standards. We appreciate your time in reviewing this request. Upon review of this submittal, if you have any questions please feel free to contact us.

Sincerely,

Crockett Engineering Consultants, LLC

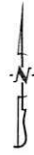
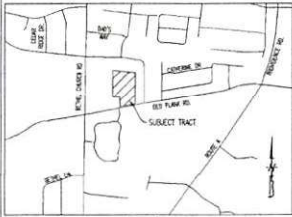


Tim Crockett, PE

PRELIMINARY PLAT OLD PLANK COTTAGES, PLAT NO.1

A MAJOR SUBDIVISION LOCATED IN SECTION 1, TOWNSHIP 47 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
APRIL 27, 2026

OWNER/DEVELOPER:
LAKE BRADLEY, LLC
6660 S APPROACH LAKE DR
COLUMBIA, MO 65203



SCALE: 1"=30'

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

- EXISTING WATER CONDUIT
- EXISTING WATER CONDUIT
- CLUB
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MANHOLE
- PROPOSED WATERLINE
- EXISTING WATERLINE
- PROPOSED LIGHT PULL
- PROPOSED FIRE HOSEWAY
- EXISTING FIRELINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- SHADING LINE
- SACRINE
- LOT NUMBER
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- PROPOSED SECTION



DESCRIPTION:

ALL THAT PART OF LOT 2, BETHEL BAPTIST CHURCH PLAT 1, RECORDED IN PLAT BOOK 50, PAGE 45 AND LOCATED IN SECTION 1, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI.

NOTES:

1. THIS TRACT IS LOCATED IN ZONE X - UNIMPROVED. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE FEMA FIRM PANEL #29050C002C, DATED APRIL 14, 2017.
2. THIS TRACT IS REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 174-13C, ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS SHOWN BY THE COLUMBIA LOCAL QUADRANGLE MAP. THIS TRACT DOES NOT CONTAIN ANY SUCH REGULATED STREAM BUFFER.
3. PUBLIC SANITARY SEWER TO BE PROVIDED BY BOONE COUNTY REGIONAL SEWER FACILITY.
4. WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA.
5. ELECTRIC DISTRIBUTION TO BE DESIGNED BY BOONE ELECTRIC COOPERATION.
6. NATURAL GAS DISTRIBUTION TO BE DESIGNED BY INGEN.
7. LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
8. THE EXISTING ZONING OF THIS TRACT IS R-2.
9. THIS PLAT CONTAINS 3.68 ACRES.
10. THE INTENT FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN A SINGLE PHASE.
11. ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL AND DESIGN REGULATIONS.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION
THIS _____ DAY OF _____, 2026.

SHAWN GLENN JONES, CHAIRPERSON

OLD PLANK COTTAGES, PLAT NO.1	
LOCATED IN SECTION 1, TOWNSHIP 47 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI	
CONTRACT NUMBER 2402026	
DATE: 4/27/2026	SCALE: 1"=30'
PROJECT: 240201	DRAWN BY: JWS
1000 W. Hwy 66, Building 1 Columbia, Missouri 65204 (314) 447-0195 www.crockettengineering.com	

10" PLAT DIMENSIONS, FOR 15" - 18" PRINT