



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, April 10, 2025
7:00 PM

Regular Meeting

City Hall
Council Chambers
701 E Broadway
Columbia, MO.

I. CALL TO ORDER

II. INTRODUCTIONS

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

March 20, 2025 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. SUBDIVISIONS

Case # 23-2025

A request by Koehler Engineering (agent), on behalf of AG Jones Properties, LLC (owners). for approval of a 2-lot preliminary plat containing 0.48-acres of R-1 (One-family Dwelling) zoned property to be known as Walter Miller Subdivision. The subject site is located at 1516 Wilson Avenue.

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

[Locator Maps](#)

[Preliminary Plat](#)

VI. PUBLIC HEARINGS & SUBDIVISIONS**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. **(This case was tabled at the March 6, 2025 meeting to allow the applicant to address review comments and discuss access-related issues with representatives from the City and MoDOT)**

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

VII. PUBLIC HEARINGS**Case # 125-2025**

A request by Engineering Surveys & Services (agent), on behalf of OTA Properties, LLC (owner), for approval of a Conditional Use Permit (CUP) to allow a bar and/or nightclub as a conditional use in the IG (Industrial - General) district; the use is subject to the conditional use standards in Sec. 29-6.4(m)(2). The approximately 0.62-acre subject site is located SW of College Avenue and Wilkes Boulevard, and includes the address 801 College Avenue.

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

Case # 131-2025

A request by A Civil Group (agent), on behalf of Starr Properties LLC (owner), for approval to rezone 1.91 acres from R-2 (Two-family Dwelling) to R-MF (Multi-family Dwelling). The subject site is located at the south terminus of Merideth Drive, on the west side of Scott Boulevard.

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

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. **(This matter was tabled at the Planning and Zoning Commission's March 6, 2025 meeting)**

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

Case # 127-2025

A request by Marla Battles (agent), on behalf of Battles Holdings LLC (owner), for approval of a Conditional Use Permit (CUP) to allow to allow the dwelling at 212 Park De Ville Drive to be used as a short-term rental for a maximum of 8 transient guests for up to 210-nights annually subject to the conditional use standards in Sec. 29-6.4(m)(2). The approximately 0.33-acre subject site is located in the R-1 (One-family Dwelling) district southeast of the intersection of Park De Ville Drive and West Worley Street, and includes the address 212 Park De Ville Drive.

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

Case # 132-2025

A request by Allison Nelson (agent), on behalf of Nelson Property Investments, LLC (owner), for approval of a Conditional Use Permit (CUP) to allow 608 N. West Boulevard 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 29-6.4(m) of the Unified Development Code. The approximately 0.26-acre subject site is zoned R-2 (Two-family Dwelling), is located southwest of the intersection of West Boulevard and Donnelly Avenue, and is addressed as 608 N. West Boulevard.

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

Case # 133-2025

A request by Timothy Fox (agent), on behalf of Byron and Beth Critchfield and Caroline and Timothy (owners), for approval of a Conditional Use Permit (CUP) to allow the dwelling addressed as 310 Sanford Avenue to be used as a short-term rental for a maximum of 6 transient guests up to 210 nights annually subject to the conditional use standards of Sec. 29-6.4(m)(2) of the UDC. The subject property contains approximately 0.27-acres, is located approximately 600-feet northeast of the intersection of West Ash Street and Sanford Avenue, is zoned R-2 (Two-family Dwelling), and includes the address 310 Sanford Avenue.

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

Case # 134-2025

A request by Ashleigh Stundebek (owner) for approval of a Conditional Use Permit (CUP) to allow 1617 Highridge Circle to be used as a short-term rental for a maximum of 4 transient guests and up to 210-nights annually pursuant to Sec. 29-3.3(vv) and 29-6.4(m) of the Unified Development Code. The approximately 0.26-acre subject site is zoned R-1 (One-family Dwelling), is located west of the intersection of Stadium Boulevard and Forum Boulevard, and is addressed as 1617 Highridge Circle.

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

Case # 135-2025

A request by Francee Gordon (owner) to allow 9 McBaine Avenue 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 0.37-acre, R-MF (Multiple-family Dwelling) zoned, subject site is located approximately 300 feet north of the intersection of West Broadway and McBaine Avenue.

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

Case # 136-2025

A request by Tia Brown (owner) to allow 5 McBaine Avenue to be used as a short-term rental for a maximum of 6 transient guest and up to 120-nights annually pursuant to Sec. 29-3.3(vv) and Sec. 29-6.4(m)(2) of the Unified Development Code. The 0.21-acre, R-1 (One-family Dwelling) zoned, subject site is located approximately 200 feet north of the intersection of West Broadway and McBaine Avenue.

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

VIII. PUBLIC COMMENTS**IX. STAFF COMMENTS****X. COMMISSIONER COMMENTS****XI. NEXT MEETING DATE - April 24, 2025 @ 7 pm (tentative)****XII. 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)