



# City of Columbia, Missouri

## Meeting Agenda

### Planning and Zoning Commission

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Thursday, November 20, 2025  
7:00 PM

Regular Meeting

Columbia City Hall  
Council Chambers  
701 E Broadway

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I. CALL TO ORDER

II. INTRODUCTIONS

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

November 6, 2025 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. PUBLIC HEARINGS AND SUBDIVISION ITEMS

Case # 284-2025

A request by Crockett Engineering (agent), on behalf of Consolidated Public Water Supply District No. 1 (owner), for approval of a 1-lot Final Major Plat of IG (Industrial - General) zoned property, to be known as *Consolidated Water, Plat No. 1*, and a design adjustment from Sec. 29-5.1(d) regarding construction of sidewalks. The approximately 3.56-acre subject site is located northeast of intersection of Nebraska Avenue and Seventh Street and includes the address 1500 North Seventh Street. **(This item was previously tabled at the October 23, 2025 Planning Commission meeting).**

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

[Locator Maps](#)

[Final Plat](#)

[Design Adjustment Worksheet](#)

[Public Correspondence](#)

**VI. PUBLIC HEARINGS****Case # 06-2026**

A request by Dominick & Stephanie Lee (owners) for approval to rezone 0.43 acres of property from PD (Planned Development) to M-OF (Mixed-use Office) to allow the existing home on the subject property to be used for future business endeavors. The subject site is located at the northeast corner of N. Old Hwy 63 and E Walnut, and includes the address 202 N. Old Hwy 63.

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

[Locator Maps](#)

[Rezoning Exhibit](#)

[1998 Zoning Case Files](#)

**Case # 11-2026**

A request by Paula Clayton (agent), on behalf of Jennifer Hempel and Paula Clayton (owners), to allow 411 McBaine Avenue to be used as a 210-night, maximum of 6 guests short-term rental (STR) pursuant to Sec. 29-3.3(vv) and Sec. 29-6.4(m)(2) of the Unified Development Code. The 3-bedroom, 2-bathroom home has an attached 1-car garage and driveway capacity to support 1 UDC-compliant on-site parking space. If the application is approved, the applicant will need to install 1 additional UDC-compliant parking space in order to accommodate the requested 6 guests. Until the parking space is installed, the maximum number of guests the property can support is 4. The 0.20-acre subject site is located on the west side of McBaine Avenue, approximately 35 feet south of its intersection with Lincoln Drive.

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

[Locator Maps](#)

[STR Application](#)

[Supplemental Conditional Accessory - Conditional-Use Questions](#)

[Public Correspondence](#)

**VII. PUBLIC COMMENTS****VIII. STAFF COMMENTS****IX. COMMISSIONER COMMENTS**

**X. NEXT MEETING DATE - December 4, 2025 @ 7 pm (tentative)****XI. ADJOURNMENT**

Members of the public may attend any open meeting. For requests for accommodations related to disability, please call 573.874.CITY (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: 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.