



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, July 18, 2024
7:00 PM

REGULAR MEETING

Council Chambers

I. CALL TO ORDER

II. INTRODUCTIONS

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

June 20, 2024 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. PUBLIC HEARINGS AND SUBDIVISIONS

Case # 185-2024

A request by Allstate Consultants (agent), on behalf of Yankee Ridge LLC (owner), for approval to rezone 22.26 acres from the A (Agricultural) district to the R-2 (Two-family Dwelling) district to allow cottage-style development on the parcel, pursuant to a separate conditional use permit. The subject site is located at 2899 Creasy Springs Road.

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

[Locator Maps](#)

[Rezoning Exhibit](#)

Case # 184-2024

A request by Allstate Consultants (agent), on behalf of Yankee Ridge LLC (owner), for approval of a 122-lot Preliminary Plat of 52.15-acre parcel located at 2899 Creasy Springs to be known as “*Bennett Ridge*”. A concurrent request to rezone (Case # 185-2024) the subject property to R-2 has been submitted for consideration and the applicants intend to pursue Board of Adjustment authorization to use the “cottage” optional development standards such that the proposed subdivision may be platted and subsequently improved with cottage-sized lots.

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

VI. PUBLIC HEARINGS**Case # 177-2024**

A request by Jessica Yankee (agent), on behalf of Bruce M. and Deborah L. Polansky (owners), for a Conditional Use Permit (CUP) to allow the existing single-family dwelling at 400 Clinkscales Road to be used as a short-term rental for a maximum of 210-nights annually, pursuant to Sec. 29-3.3(vv) and Sec. 29-6.4(m) of the Unified Development Code. The 0.11-acre subject site is located at 400 Clinkscales Road and is zoned R-2 (Two-family Dwelling).

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

Case # 183-2024

A request by A Civil Group (agent), on behalf of Dan and Audrey Barraco (owners), seeking approval to rezone 4.82 acres from the R-1 (One-family Dwelling) district to the M-OF (Mixed Use - Office) district. The subject property is addressed as 4414 Smith Drive and is directly south of the intersection of Dayspring Drive and Smith Drive.

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

VII. PUBLIC COMMENTS**VIII. STAFF COMMENTS**

IX. COMMISSIONER COMMENTS**X. NEXT MEETING DATE - August 8, 2024 @ 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 (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)