



# City of Columbia, Missouri

## Meeting Agenda

### Planning and Zoning Commission

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Thursday, August 24, 2023  
7:00 PM

Regular Meeting

Council Chambers  
Columbia City Hall  
701 E. Broadway

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- I. CALL TO ORDER
- II. INTRODUCTIONS
- III. APPROVAL OF AGENDA
- IV. PUBLIC HEARINGS

**Case # 218-2023**

A request by Crockett Engineering (agent), on behalf of Boone Development, Inc. (owner), seeking approval to rezone the western 3.65 acres of a 4.21-acre parcel bisected by Rolling Hills Road from PD (Planned Development) district to the M-N (Mixed-use Neighborhood) district. The subject site is located at NW corner of Rolling Hills Road and Highway WW, is unimproved, and is unaddressed.

**(The applicant, following public notice and advertising, revised this request to a more restrictive zoning district. The applicant now seeks to rezone the PD property to M-N (Mixed-use Neighborhood) district in lieu of the originally submitted M-C district).**

**Attachments:** [Staff Report to Planning and Zoning Commission](#)  
[Locator Maps](#)  
[2005 Annexation and SOI Excerpts \(Ord. 018558\)](#)

**Case # 219-2023**

A request by Crockett Engineering Company (agent), on behalf of Keene Court, LLC (owner), seeking approval to rezone property from M-N (Mixed Use - Neighborhood) to PD (Planned Development) with an associated Statement of Intent (SOI), and development plan known as the "Keene Court Hotel". Approval would authorize the redevelopment of the vacant site, following a concurrent right of way vacation and replat of the property, with a 5-story hotel having a maximum height of 55-feet. The associated SOI would permit additional M-N uses upon the property compliant with the M-N dimensional standards (35-foot maximum height) subject to a revised development plan. The approximately 2.82-acre subject site is located at the western end of Keene Court and includes the address 3100-3109 Keene Court.

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

[Locator Maps](#)

[Statement of Intent](#)

[PD Plan](#)

**Case # 220-2023**

A request by Crockett Engineering (agent), on behalf of Old Hawthorne Golf, LLC (owner), seeking approval to rezone 33.96 acres from PD (Planned Development) and R-1 (Single-family Dwelling) to O (Open Space) district. The purpose of the request is to place the existing site improvements (i.e. the Old Hawthorne Golf Course Club House and Driving Range) within a single common zoning district. The existing uses are classified as 'outdoor recreation and entertainment uses' which are only permitted within the O district pursuant to approval of a conditional use permit (CUP). A concurrent request (Case # 221-2023) has been submitted seeking approval of the required CUP. The subject site is located at 6221 E. Broadway.

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

[Locator Maps](#)

**Case # 221-2023**

A request by Crockett Engineering (agent), on behalf of Old Hawthorne Golf, LLC (owner), for approval of a conditional use permit for 'outdoor recreation and entertainment' uses (i.e the Old Hawthorne Clubhouse and Driving Range facilities) to be considered legal uses within an O (Open Space) district. The 33.96-acre site is currently split-zoned PD (Planned Development) and R-1 (One-Family Residential). A concurrent request (Case # 220-2023) has been submitted seeking the rezoning of the site from PD and R-1 to O. The subject site located at 6221 E. Broadway.

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

[Locator Maps](#)

[Future Site Plan](#)

**Case # 222-2023**

A request by A Civil Group (agent), on behalf of Southside Development, LLC (owners), for approval of a PD Plan for Lots 14B and 14C of Woodrail Subdivision, Plat No. 3, to be known as, "Lot 14B & 14C Woodrail Terrace Plat 1, PD Plan." The 0.55-acre subject site is located near the south end of Woodrail Terrace, a loop street, with each lot having frontage on the east and west sides of the street and sharing a common rear lot line.

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

[Locator Maps](#)

[Statement of Intent](#)

[PD Plan](#)

[Public Correspondence](#)

**V. PUBLIC COMMENTS****VI. STAFF COMMENTS****VII. COMMISSIONER COMMENTS****VIII. NEXT MEETING DATE - September 21, 2023 @ 7 pm (tentative)****IX. 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](https://CoMo.gov/upload). (Effective Jan. 1, 2023)