



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, May 9, 2024
7:00 PM

REGULAR MEETING

Council Chambers

I. CALL TO ORDER

II. INTRODUCTIONS

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

April 18, 2024 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. SUBDIVISIONS

Case # 59-2024

A request by Crockett Engineering (agent), on behalf of Springbrook Crossing, LLC (owner), for approval of a 10-lot preliminary plat to be known as “Springbrook Crossing North” subdivision. The subject 42.02-acre site is zoned M-OF *(Mixed-use Office) and is located northwest of the intersection of State Farm Parkway and Veterans United Drive.

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

[Locator Maps](#)

[Preliminary Plat](#)

VI. PUBLIC HEARINGS & SUBDIVISIONS**Case # 134-2024**

A request by Luebbert Engineering (agent), on behalf of Garrett Bever (owner), for approval of a 1-lot Final Minor Plat of A (Agricultural) zoned property to be known as Bever Estate, and a design adjustment from Sec. 29-5.1(d) in regards to sidewalk construction. The 6.36-acre subject site is located at 3307 Barberry Avenue.

Attachments: [Staff report to the Planning and Zoning Commission](#)
[Locator Maps](#)
[Final Plat](#)
[Land Analysis Map](#)
[Significant Tree Inventory](#)
[Design Adjustment Worksheet](#)

Case # 141-2024

A request by Crockett Engineering (agent), on behalf of Richland Olivet Farm, LLC (owners), seeking assignment of R-1 (One-Family Dwelling) zoning to a 29.68-acre parcel of property as the site's permanent city zoning upon annexation. The subject site is currently zoned Boone County A-R (Ag-Residential) and A-1 (Agriculture), and is located at southwest of the Richland Road and Olivet Road intersection, on the west side of Olivet Road south of property known as 251 Olivet Road.

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

Case # 142-2024

A request by Crockett Engineering (agent), on behalf of Richland Olivet Farm, LLC (owner), for approval of a 272-lot preliminary plat of R-1 (One-family Dwelling) zoned property, to be known as Richland Estates. The 126.7-acre subject site is located at 6800 Richland Road. Proposed plat revisions include the addition of 29.68 acres to the southeast, the subject of Case # 141-2024, and reconfiguration of the plat to propose smaller lots.

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

VII. PUBLIC HEARINGS**Case # 138-2024**

A request by Brush & Associates (agent), on behalf of Lisa Kulage (owner), for approval of a design adjustment seeking relief from Section 29-5.1(d) of the UDC, requiring construction of sidewalks on all street frontages. The 0.51-acre subject site is located at 811 W. Broadway. The waiver is sought for the entirety of the Greenwood Avenue frontage. Sidewalks are currently constructed along West Broadway.

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

[Locator Maps](#)

[Design Adjustment Worksheet](#)

[Proposed Replat \(Ridgeway Plat 2\)](#)

Case # 140-2024

A request by Crockett Engineering (agent), on behalf of LJ Land Company, LLC (owner), for approval to rezone 2.56 acres of property from R-1 (One-family Dwelling) to R-MF (Multiple-family Dwelling). The subject site is located at 5301 St. Charles Road.

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

[Locator Maps](#)

[Rezoning Exhibit](#)

VIII. PUBLIC COMMENTS**IX. STAFF COMMENTS****X. COMMISSIONER COMMENTS****XI. NEXT MEETING DATE - May 23, 2024 @ 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)