



# City of Columbia, Missouri

## Meeting Agenda

### Planning and Zoning Commission

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Thursday, March 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

March 6, 2025 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. TABLING REQUESTS

Case # 92-2025

A request by Crockett Engineering (agent), on behalf of P1316 LLC (owner), for approval of a PD Plan to be known as "Discovery Apartments" and a revised, site-specific statement of intent. The PD Plan also serves as a new preliminary plat for the site's 22.14-acres and is being concurrently reviewed with a proposed replat of Discovery Park Subdivision, Plat 6A and 7. The PD Plan proposes to create 5 lots and 1 common lot for a mixed-use development containing residential dwellings and commercial uses. Site-specific development is being proposed on Lots 1 and 2 of the Plan. The approximately 22.14-acre subject site is located around the perimeter of the roundabout at the northern end of Endeavor Drive and is bounded by Brairmont Avenue (private) to the east and Artemis Drive (public) to the west.

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

**VI. PUBLIC HEARINGS****Case # 74-2025**

A request by Allstate Consultants (agent), on behalf of Bethel Baptist Church, Inc. Rt. 3, Columbia, MO 65201 (owner), seeking approval of R-2 (Two-family Dwelling) district zoning as permanent city zoning pursuant to annexation. The subject 7.85-acre property is presently zoned Boone County R-S (Single-family Residential) and is addressed as 201 Old Plank Road. **(This request was tabled at the February 20, 2025 Planning Commission meeting to modify the requested permanent zoning from R-1 to R-2.)**

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

**Case # 89-2025**

A request by Engineering Surveys and Services (agent), on behalf of Novelty Construction, Inc. (owner), for approval of a partial rezoning, Statement of Intent (SOI) revision, and approval of a site-specific PD plan to be known as, "Centerstate East Subdivision." The 72.08 -acre subject site is located southeast of the intersection of Vandiver Drive and Highway 63, and is currently split-zoned PD (Planned District) and A (Agriculture). The rezoning would harmonize the site with PD zoning and establish a development plan for the parcel, inclusive of two hotels, a conference center, and a bank. Additional lots depicted on the plan are designated for common areas or lots for future development.

**Attachments:** [Staff Report to Planning and Zoning Commission](#)  
[Locator Maps](#)  
[PD Development Plan](#)  
[Statement of Intent](#)  
[Building Height Narrative](#)  
[Hidden Creek PUD](#)

**Case # 100-2025**

A request by A Civil Group (agent), on behalf of Todd Eckel, Successor Trustee of the E. Wayne and Kathleen Eckel 2003 Trust(owner), for approval to rezone 1.14 acres of property from the PD (Planned Development) district to the M-N (Mixed-Use Neighborhood) district to enhance avenues for development of the existing lot. The subject site, presently improved with a parking lot, is located west of Forum Boulevard and Chapel Hill Road, and includes the address 1710 Chapel Hill Road.

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

[Locator Maps](#)

[Rezoning Exhibit](#)

[1997 Rezoning to C-P/O-P](#)

[1997 O-P/C-P Plan and 2012 Plan Amendment](#)

[Public Correspondence](#)

**Case # 102-2025**

A request by Crockett Engineering Company (agent), on behalf of Wendling Development LLC (owner), for approval of a revised Statement of Intent (SOI) and amended PD Plan to be known as "PD Planned Development of Lot 1A of Providence South Plaza, Plat 3 & Lot 2 of Providence South Plaza, Plat 1". SOI revisions include amending the permissible uses on the site for Lots 1A and 2, and the PD Plan will modify the proposed structure on Lot 1A. The approximately 2.93-acre subject site is located northeast of the roundabout where Green Meadows Road and Carter Lane intersect, and includes the address 3101 Carter Lane.

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

[Locator Maps](#)

[Development Plan](#)

[Statement of Intent Worksheet](#)

[2000 C-P & O-P Rezoning & Statement of Intent](#)

[2016 Minor Amendment for Lots 1A and 2](#)

[2021 PD Amendment to Lot 3](#)

**Case # 95-2025**

A request by Bobbi Meneely (agent), on behalf of Grant Lane LLC (owner), to allow 2107 Grant Lane 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 0.57-acre, R-1 (One-family Dwelling) zoned, subject site is located at the address of 2107 Grant Lane.

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

**Case # 97-2025**

A request by Deonna Shepard (agent), on behalf of Kelso Holding LLC (owners), for approval of a Conditional Use Permit (CUP) to allow 206 Third Avenue, Unit 100 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 0.15-acre subject site is zoned R-2 (Two-Family Dwelling), is located west of the intersection of Third Avenue and Providence Road, and is addressed as 206 Third Avenue.

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

**Case # 98-2025**

A request by Jesse and Megan Walters (agents), on behalf of THE JAM Group LLC (owner), for approval of a Conditional Use Permit (CUP) to allow 2301 Primrose Drive, Unit 7D 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)(2) of the Unified Development Code. The approximately 0.01-acre subject site is located in the R-MF zoning district, is located approximately 350-feet to the east of the terminus of Tulip Court within the Primrose Town Homes subdivision, and includes the address 2301 Primrose Drive Unit 7D.

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

**Case # 104-2025**

A request by Matthew Spence (agent), on behalf of Spence Investments LLC (owner), for approval of a Conditional Use Permit (CUP) to allow 504 Campusview Drive to be used as a short-term rental for a maximum of 8 transient guests for 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 0.22-acre subject site is zoned R-1 (One-family Dwelling), is approximately 200 feet west of the intersection of Bennett Springs Drive and Campusview Drive, and includes the address 504 Campusview Drive.

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

[Locator Maps](#)

[STR Application](#)

[Supplemental "Conditional Accessory/Conditional Use Questions"](#)

**Case # 105-2025**

A request by Jennifer Spence (agent), on behalf of JLT Reeves LLC (owner), for approval of a Conditional Use Permit (CUP) to allow 801 Norman 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 29-6.4(m) of the Unified Development Code. The approximately 0.15-acre subject site is zoned R-2 (Two-family Dwelling), is located east of the intersection of UMC Drive and Norman Drive, and is addressed as 801 Norman 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 - April 10, 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 (573-874-2489) or email [CITY@CoMo.gov](mailto: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)