



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, June 10, 2021
7:00 PM

Regular Meeting

Council Chambers
Columbia City Hall
701 E. Broadway

I. CALL TO ORDER

II. INTRODUCTIONS

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

May 20, 2021 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. TABLING REQUESTS

Case # 152-2021

A request by AnnElise Hatjakes (owner) for a Conditional Use Permit to construct an Accessory Dwelling Unit (ADU). This subject site is located approximately 0.3-miles west of the intersection of N Garth Avenue and Parkade Boulevard. The property is zoned R-1 (Residential single-family) and addressed 504 Parkade Boulevard. **(A request to table this item to the August 19, 2021 Planning Commission meeting has been received).**

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

[Tabling Request](#)

VI. SUBDIVISIONS & PUBLIC HEARINGS**Case # 157-2021**

A request by Crockett Engineering (agent), on behalf of Cherry Street Hotel, LLC (owner), for a replat of Lot 158 and the west sixty-five feet of Lot 159 of the Original Town of Columbia. The 0.47-acre subdivision to be known as "Cherry Street Hotel" is located at the northwest corner of Cherry Street and Hitt Street. The request also includes a design adjustment from Chapter 29-5.1 (Public Improvements), requesting a waiver from the dedication of utility easements adjacent to public roadways.

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

[Locator Map](#)

[Final Plat](#)

[Design Adjustment Worksheet](#)

Case # 107-2021

A request by Crockett Engineering Consultants (agent), on behalf of Old Hawthorne Development, LLC and Vistas at Old Hawthorne Homes Association (owners), to rezone Lot C1 of Old Hawthorne Plat No. 9 and Lot C2 of Vistas at Old Hawthorne Plat 1 from PD (Planned Development) to R-1 (One-family Dwelling); both lots are located within existing PD plans, are identified as common lots, and are expected to be combined with additional property to the north as part of a new subdivision. The approximately 1.15-acre site is located along the north side of Ivory Lane within the Old Hawthorne development.

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

[Locator Maps](#)

[Zoning Graphic](#)

[Final Plats \(11-20-06; 2-4-13\)](#)

[PUD Plan \(3-21-2007\)](#)

Case # 106-2021

A request by Crockett Engineering Consultants (agent) on behalf of Boone Development, Inc. (owner) for approval to permanently zone 123.84 acres from County A-R (Agriculture Residential) to City R-1 (One-Family Dwelling) upon annexation. The subject site includes two parcels, one located on the south side of the Richland Road, approximately 4,000 feet east of Rolling Hills Road, and the other located to the south of that, and directly north of the Old Hawthorne development, and includes the address of 6450 E Richland Road.

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

[Locator Maps](#)

[Zoning Graphic](#)

Case # 105-2021

A request by Crockett Engineering Consultants (agent), on behalf of Boone Development, Inc., Old Hawthorne Development, LLC and Vistas at Old Hawthorne Homes Association (owners), for approval of a 168-lot preliminary plat and design adjustments from Sections 29-5.1(c)(3)(ii) regarding block length, 29-5.1(c)(3)(i)(F) regarding cul-de-sac length, and 29-5.1(f)(2)(iii) regarding driveways on collector streets. The 125.57-acre site includes two parcels located on the south side of Richland Road, approximately 4,000 feet east of Rolling Hills Road that are pending annexation and permanent zoning to R-1 (Case # 106-2021) and three existing City lots located along the north side of Ivory Ln and Crooked Switch Court proposed to be rezoned to R-1 (Case # 107-2021).

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

[Locator Maps](#)

[Preliminary Plat](#)

[Traffic Impact Study](#)

[Design Adjustment Worksheets](#)

[Final Plats \(11-20-06; 4-16-07; 2-4-13\)](#)

VII. PUBLIC HEARINGS**Cases #147-2021 & 148-2021**

A request by Crockett Engineering (agent), on behalf of Boone Development, Inc. and Old Hawthorne Golf Club, LLC. (owners), to rezone a 6.19-acre property commonly known as the Old Hawthorne Wellness Center from PD (Planned Development) to O (Open Space) to facilitate future expansion and improvements to the Wellness Center. Additionally, the applicants are requesting a Conditional Use Permit (CUP) allow 'Outdoor Recreation or Entertainment' uses on the site. The site is located on the northern frontage of Old Hawthorne Drive West approximately 650' north of Route WW and is commonly addressed 1900 W Old Hawthorne Drive.

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

[Locator Maps](#)

[Zoning Graphic](#)

[Exhibit A - Requested CUP Uses](#)

[Exhibit B - C-P Excluded Uses \(2005\)](#)

[Wellness Center C-P Plan 2008](#)

[Wellness Center C-P Minor Amendment 2017](#)

Case # 140-2021

A request by A Civil Group (agent), on behalf of Boone Development, Inc. (owner), for a major revision to the Arbor Falls PD (Planned Development) to be known as "Arbor Falls PD No. 4". The new PD Plan includes a revised site layout, and a revised statement of intent (SOI) reflecting a change in use from multi-family units to one-family detached dwelling units, as well as revised design parameters. The proposed PD also revises the on-site amenities previously approved under the Arbor Falls PD including, but not limited to, removing the previously shown clubhouse and pool, and providing detached garage units for residents of the proposed development. The property is zoned PD (Planned Development) and is generally located north of Highway WW and south of Pergola Drive addressed as 5730 Pergola Drive.

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

[Locator Maps](#)

[SOI worksheet](#)

[Supporting Information From Applicant](#)

[PD Plan](#)

[Arbor Fall PUD Plan \(2006\)](#)

[2006 PD Zoning \(Ordinance 019117\)](#)

Case # 162-2021

A request by Crockett Engineering Consultants (agent), on behalf of P1316 LLC (owners), for approval of a rezoning of 1.64 acres of M-C (Mixed Use-Corridor) zoned property to PD (Planned Development), a 4-lot, 10.66-acre PD development plan for hotel, office and retail development on PD (Planned Development) zoned property to be known as *Discovery Center*, an accompanying statement of intent, and a design exception for parking lot landscaping. The request also includes the abrogation of an existing PD plan known as *Aria Boulevard Phase 2*, which currently conflicts with the location of the proposed PD plan. The property is located on the northeast corner of Nocona Parkway and Endeavor Avenue.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[PD Plan](#)
[Statement of Intent](#)
[Statement of Intent \(4/19/2004\)](#)
[Preliminary Plat \(4/20/2015\)](#)
[Aria Boulevard Phase 2 PD Plan \(1/19/2021\)](#)

VIII. PUBLIC COMMENT**IX. STAFF COMMENT****X. COMMISSIONER COMMENT****XI. NEXT MEETING DATE - June 24, 2021 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.