



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, December 4, 2025
7:00 PM

Regular Meeting

Columbia City Hall
Council Chambers
701 E Broadway

I. CALL TO ORDER

II. INTRODUCTIONS

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

November 20, 2025 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. WITHDRAWN ITEMS

Case # 13-2026

A request by CBButch Surveying, LLC (agent), on behalf of Nabil & Dana Beaini (owners), for approval of R-1 (One-family Dwelling) permanent zoning upon annexation of a 6.57-acre parcel, located approximately 1,400 feet southwest of the intersection of East Gans Road and South Gans Creek Road. **(This matter has been WITHDRAWN by the applicant from further consideration)**

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

[Locator Maps](#)

[Withdrawal Letter](#)

VI. PUBLIC HEARINGS**Case # 19-2026**

A request by Monarch Architecture (agent), on behalf of James and Janet Rogers (owners), for approval of a Conditional Use Permit (CUP) to allow an Accessory Dwelling Unit (ADU) to be constructed on property addressed 105 South Glenwood Avenue pursuant to the standards of Sec. 29-3.3(gg) and Sec. 29-6.4(m)(2) of the Unified Development Code. The approximate 0.69-acre subject site is zoned R-1 (One-family Dwelling) and is located 380 feet south of the West Broadway and South Glenwood Avenue intersection.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[Applicant Correspondence & CUP Responses](#)
[Plot Plan](#)

VII. PUBLIC COMMENTS**VIII. STAFF COMMENTS****IX. COMMISSIONER COMMENTS****X. NEXT MEETING DATE - January 8, 2026 @ 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 (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: 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.