



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, April 24, 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

April 10, 2025 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. TABLING REQUESTS

Case # 154-2025

A request by Crockett Engineering (agent), on behalf of Donna Jean Armstrong 2016 Unitrust (owner), for approval to rezone the southern 2.56 acres of 6.80 acres from M-N (Mixed Use - Neighborhood) to the M-C (Mixed Use - Corridor) to allow more intense commercial use on a portion of the property closest to I-70. The subject site is located west of St Charles Road and Clark lane, and includes the address 5320 Clark Lane. **(A request has been received to table this matter to the May 8, 2025 Planning Commission meeting).**

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

Case # 158-2025

A request by Crockett Engineering (agent), on behalf of Discovery Business Park 1 LLC, 4900 Artemis LLC, and P1316 LLC (owners), for approval of an amendment to Lot 5 of Discovery Business Park PD plan and its associated statement of intent to permit 11 single-bedroom apartments as an allowable use on a proposed second floor within the existing building on Lot 5. The proposed revision will impact Lot 5 of the overall PD plan located at the intersection of Artemis Drive and Nocona Parkway and includes the address 5000 Artemis Drive. **(A request has been received to table this matter to the June 5, 2025 Planning Commission meeting).**

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

VI.**PUBLIC HEARINGS****Case # 92-2025**

A request by Crockett Engineering (agent), on behalf of P1316 LLC (owner), seeking approval of a 5-lot PD Development Plan to be known as “Discovery Apartments” and an associated “site-specific” Statement of Intent (SOI). The PD Plan will also serve as a revised preliminary plat for the development’s acreage which contains Lot 6 of Discovery Park Subdivision, Plat 6A, Lots 7 and 8 of Discovery Park Subdivision Plat 7, and an approximate 16.28-acre survey tract at the northwestern terminus of Endeavor Avenue. The southern portion of the site (proposed Lots 1 & 2) will each contain a 3-story residential building, a 4-story mixed-use/residential building, required surface parking, and private garage structures. The northern portion of the site (Lots 3-5) are reserved for future development; however, are shown on the PD Plan as having dimensional and impervious surface limitations. The approximately 22.14-acre subject site is located around the perimeter of the roundabout at the end of Endeavor Drive.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[PD Plan](#)
[Statement of Intent](#)
[Philips Farm Annexation & Zoning \(Ord. 018043\)](#)
[Discovery Park Building Area Spreadsheet and Exhibit](#)
[Discovery Park Impervious Areas](#)

Case # 130-2025

A request by Claire Altman (owner) to allow 115 Clinton 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 Sec. 29-6.4(m)(2) of the Unified Development Code. The 0.52-acre, R-2 (Two-family Dwelling) zoned, subject site is located southwest of the intersection of Ash Street and Clinton Drive.

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

Case # 161-2025

A request by Stealth Rental Properties LLC (owners), for approval of a Conditional Use Permit (CUP) to allow the dwelling addressed as 1010 West Broadway to be used as a short-term rental for a maximum of 8 transient guests up to 210 nights annually subject to the conditional use standards of Sec. 29-6.4(m)(2) of the UDC. The subject property contains approximately 0.26-acres, is located directly south of the intersection of West Broadway and Clinton Drive, is zoned R-1 (One-family Dwelling), and includes the address 1010 West Broadway.

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

Case # 162-2025

A request by Xiao Yien Lim (agent), on behalf of Signature Collections LLC (owner), to allow 221 Brenda 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 0.27-acre subject site is located at the end of Brenda Lane on the left side of the cul-de-sac.

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 - May 8, 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. 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)