



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, May 4, 2023
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

April 20, 2023 Regular Meeting

Attachments: [Meeting Minutes](#)

V. TABLING REQUESTS

Case # 143-2023

A request by Crockett Engineering Company (agent) on behalf of Nodhead Investments, LLC (owner) for approval of a PD Plan amendment to the Village of Cherry Hill PD Plan to facilitate development on existing lots 1C and 1D, to be known as The Village of Cherry Hill CP Plan. The approximately 0.41-acre subject site is located mid-block on Jubilee Street between Cherry Hill Drive and Corona Road, and includes the address 2000 Corona Road. **(A request to table this item to the June 8, 2023 Commission meeting has been received.)**

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

VI. SUBDIVISIONS**Case # 123-2023**

A request by A Civil Group (agent), on behalf of Green Meadows Property, LLC (owner), for approval of a 4-lot Preliminary Plat of R-1 (One-family Dwelling) zoned property, to be known as *Quail Creek West Plat 8*. The approximately 18.42-acre subject site is located southwest of Smith Drive and Louisville Drive and includes the address 825 Louisville Drive.

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

Case # 139-2023

A request by Crockett Engineering (agent), on behalf of Beacon Street Properties, LLC (owners), for approval of a 1-lot final minor plat of M-C (Mixed-use Corridor) zoned property, to be known as, "*Bluff Creek Recreation Park, Plat No.1.*" The 3.95-acre subject site is located east of the intersection of Old Highway 63, Bearfield Road, and Chinaberry Drive.

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

Case # 140-2023

A request by Crockett Engineering (agent), on behalf of Black Dog Consulting and Development, L.L.C., (owner), for approval of a 20-lot Preliminary Plat of R-2 (Two-family Dwelling) zoned property, to be known as Corriente Village. The approximately 3.28-acre subject site is located 60' northeast of the intersection of Parks Edge Place and Oakland Gravel Road, and includes the address 3612 Oakland Gravel Road.

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

VII. PUBLIC HEARINGS & SUBDIVISIONS**Case # 49-2023**

A request by A Civil Group (agent), on behalf of Kanco, LLC (owner), seeking approval of a multi-tract zoning map amendment. The 30.7-acre property is unimproved and currently zoned R-MF (Multi-family Dwelling) and M-OF (Mixed-use Office). The proposed rezoning would rezone Tract 1 to M-C (Mixed-use Corridor), rezone Tract 2 to M-N (Mixed-use Neighborhood), and rezone Tract 3 to M-OF. The site is located on the south side of New Haven Road, east of the existing Lenoir Street **(This request was previously tabled at the February 23, 2023 public hearing).**

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[Surrounding Zoning Graphic](#)
[Zoning Exhibit](#)
[Traffic Study](#)
[MoDOT Preliminary Plans](#)
[Public Correspondence](#)

Case # 50-2023

A request by A Civil Group (agent), on behalf of Kanco, LLC (owner), seeking approval of a 14-lot preliminary plat. The 30.7-acre property is unimproved and currently zoned R-MF (Multi-family Dwelling) and M-OF (Mixed-use Office). The proposed layout would create 14 commercial lots with zonings of M-C, M-N, and M-OF. The site is located on the south side of New Haven Road, east of Lenoir Street. **(This request was previously tabled at the February 23, 2023 public hearing).**

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Preliminary Plat](#)
[Traffic Study](#)
[MoDOT Preliminary Plans](#)
[Public Correspondence](#)

Case # 96-2023

A request by Crockett Engineering (agent), on behalf of Mid-Am Development, LLC (owner), seeking approval to rezone 18.32 acres of property from M-OF (Mixed Use-Office) to M-C (Mixed Use-Corridor). A concurrent request, (Case # 95-2023) proposing a 13-lot preliminary plat upon the site 24.49 acres is also being presented under separate cover. The subject site is located at the southeast corner of Providence Road and Veterans United Drive and includes a portion of Lot 1A of State Farm Subdivision-Block 2.

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

Case # 95-2023

A request by Crockett Engineering (agent), on behalf of Mid-Am Development, LLC (owner), for approval of a 13-lot preliminary plat to be known as “*Spring Brook*” subdivision. A concurrent request (Case # 96-2023) seeking to rezone 18.32 acres of the site from M-OF (Mixed-use Office) to M-C (Mixed-use Corridor) is presented under separate cover. The subject 24.49-acre site is located at southeast corner of S. Providence Road and Veterans United Drive.

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

Case # 114-2023

A request by Crockett Engineering (agent), on behalf of Richland Olivet Farm, LLC, Charlotte Frazier, and Melissa Ussery (owners), seeks approval of 97.02 acres of R-1 (One-Family Residential) and 6.71 acres of M-N (Mixed-Use Neighborhood) zoning as permanent City zoning, pending annexation. The subject 103.73-acre property is located southwest of the intersection of Richland and Olivet Roads and is commonly addressed as 6800 Richland Road. A concurrent request (Case # 113-2023) seeking approval of a 161-lot preliminary plat is also being considered for this acreage.

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

Case # 113-2023

A request by Crockett Engineering (agent), on behalf of Richland Olivet Farm, LLC, Charlotte Frazier, and Melissa Ussery (owners), seeking approval of a preliminary plat of a 103.73-acre tract of land to be known as “Richland Estates”, subject to annexation and permanent zoning. The proposed development would contain 146 residential lots, 1 neighborhood commercial lot, and 14 common lots. The acreage is located at the southwest corner of Richland and Olivet Roads and is common addressed as 6800 Richland Road. A concurrent request (Case # 114-2023) seeks approval of R-1 (One-family Dwelling) and M-N (Mixed-use Neighborhood) zoning as the acreage’s permanent City zoning, upon annexation.

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

[Locator Maps](#)

[Preliminary Plat](#)

VIII.**PUBLIC HEARINGS****Case # 142-2023**

A request by A Civil Group (agent), on behalf of Soyna Andreassen-Henderson (owner), seeking to rezone 10.53-aces from R-1 (Single-family Dwelling) to A (Agriculture). The subject 10.53 acres is located at the western terminus of Westwinds Drive north of the Stadium Boulevard and is commonly addressed as 1605 & 1607 Westwinds Drive. A concurrent request (Case # 144-2023) seeks conditional use permit (CUP) approval to allow the applicant to construct a second principal dwelling on the property, subject to approval of this request. The existing single-family dwelling occupying the site is addressed 1605 Westwinds Drive.

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

[Locator Maps](#)

[Natural Features Graphic](#)

Case # 144-2023

A request by A Civil Group (agent), on behalf of Sonya Andreassen-Henderson (owner), for approval of a Conditional Use Permit (CUP) to allow a second principal dwelling to be constructed on property addressed as 1605 & 1607 Westwinds Drive subject to approval of a concurrent request to rezone the 10.53-acre tract from R-1 (One-Family Dwelling) to A (Agriculture) as presented in Case # 142-2023. If the CUP and rezoning are approved, a second single-family dwelling would be allowed on the subject acreage in addition to the existing home addressed as 1605 Westwinds Drive. The 10.53-acre subject site is located at western terminus of Westwinds Drive, north of Stadium Boulevard and is commonly addressed as 1605 & 1607 Westwinds Drive.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[Site Plan/Exhibit - Hidden Haven Plat 1](#)
[Applicant's CUP Criteria Response](#)

IX. PUBLIC COMMENTS**X. STAFF COMMENTS****XI. COMMISSIONER COMMENTS****XII. NEXT MEETING DATE - May 18, 2023 @ 7 pm (tentative)****XIII. 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)