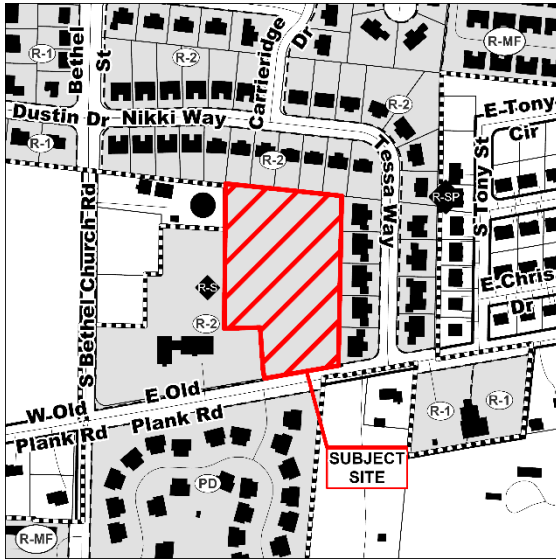


NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT



Notice is hereby given that the Board of Adjustment of the City of Columbia, Missouri, will hold a public hearing in the Council Chamber of City Hall, 701 E. Broadway, in Columbia, Missouri, at **7:00 p.m.** on **Tuesday, the 9th day of June 2026**, to give all interested persons an opportunity to appear and be heard in relation to the following appeal to be known as **Case # 155-2026**:

A request of Caleb Colbert (attorney), on behalf of Lake Bradley, LLC (owner), seeking approval to use cottage optional development standards on R-2 (Two-family Dwelling) zoned real estate in the City of Columbia, County of Boone, State of Missouri, hereinafter described, requesting that said Board authorize the use "cottage" optional development standards on property address as 301 E. Old Plank Road to facilitate the development of 17-lot cottage subdivision to be known as "Old Plank Cottages, Plat NO. 1" as required by Section 29-6.4(j) of the Unified Development Code.

Said real estate being described as follows:

Lot 2 of Bethel Baptist Church, Plat 1 as recorded In Plat Book 59 at Page 45 of the Boone County records.

known as, or located at **301 E. Old Plank Road**

BOARD OF ADJUSTMENT
City of Columbia, Missouri

By Peter Norgard, Chairman

LETTER OF NOTICE TO PARTIES IN INTEREST

DATE: May 26, 2026

TO: Whom it may concern

RE: **A request of Caleb Colbert (attorney), on behalf of Lake Bradley, LLC (owner), seeking approval to use cottage optional development standards on R-2 (Two-family Dwelling) zoned real estate in the City of Columbia, County of Boone, State of Missouri, hereinafter described, requesting that said Board authorize the use “cottage” optional development standards on property address as 301 E. Old Plank Road to facilitate the development of 17-lot cottage subdivision to be known as “Old Plank Cottages, Plat NO. 1” as required by Section 29-6.4(j) of the Unified Development Code.**

Notice is hereby given that a public hearing will be held before the Board of Adjustment of the City of Columbia, Missouri at the hour of **7:00 p.m.** on **Tuesday**, the **9th** day of **June 2026**, in the Council Chamber on the First Floor of City Hall, 701 E. Broadway, in Columbia, Missouri in relation to the following described property located in the City of Columbia, County of Boone, State of Missouri:

Lot 2 of Bethel Baptist Church, Plat 1 as recorded In Plat Book 59 at Page 45 of the Boone County records.

known as, or located at **301 E. Old Plank Road (see map on back)**

As a property owner, tenant, or Neighborhood Association, within 185-feet or 1000-feet, respectively, of the subject site, you have been identified as a party in interest to this application or appeal. The Board of Adjustment invites you to attend the Public Hearing and make known your interests in the appeal or application.

The filed copy of the Notice of Appeal or Notice of Application is available within the office of the Community Development Department at 701 E. Broadway, Columbia, Missouri (5th Floor). A staff report on the request will be available 7 days prior to the scheduled public hearing and can be obtained from www.como.gov/CMS/webcal/ by selecting the Board of Adjustment agenda for the **June 9, 2026** meeting from the City Calendar.


Notices of the public hearing are being published in a newspaper circulated within the City of Columbia, Missouri. The relative property is, or will be, posted with a notice pertaining to the public hearing.

Signed: Patrick R. Zenner

Patrick R. Zenner, Development Services Manager
701 E. Broadway
Columbia, Missouri 65201

Telephone: (573) 874-7239
E-mail: planning@como.gov

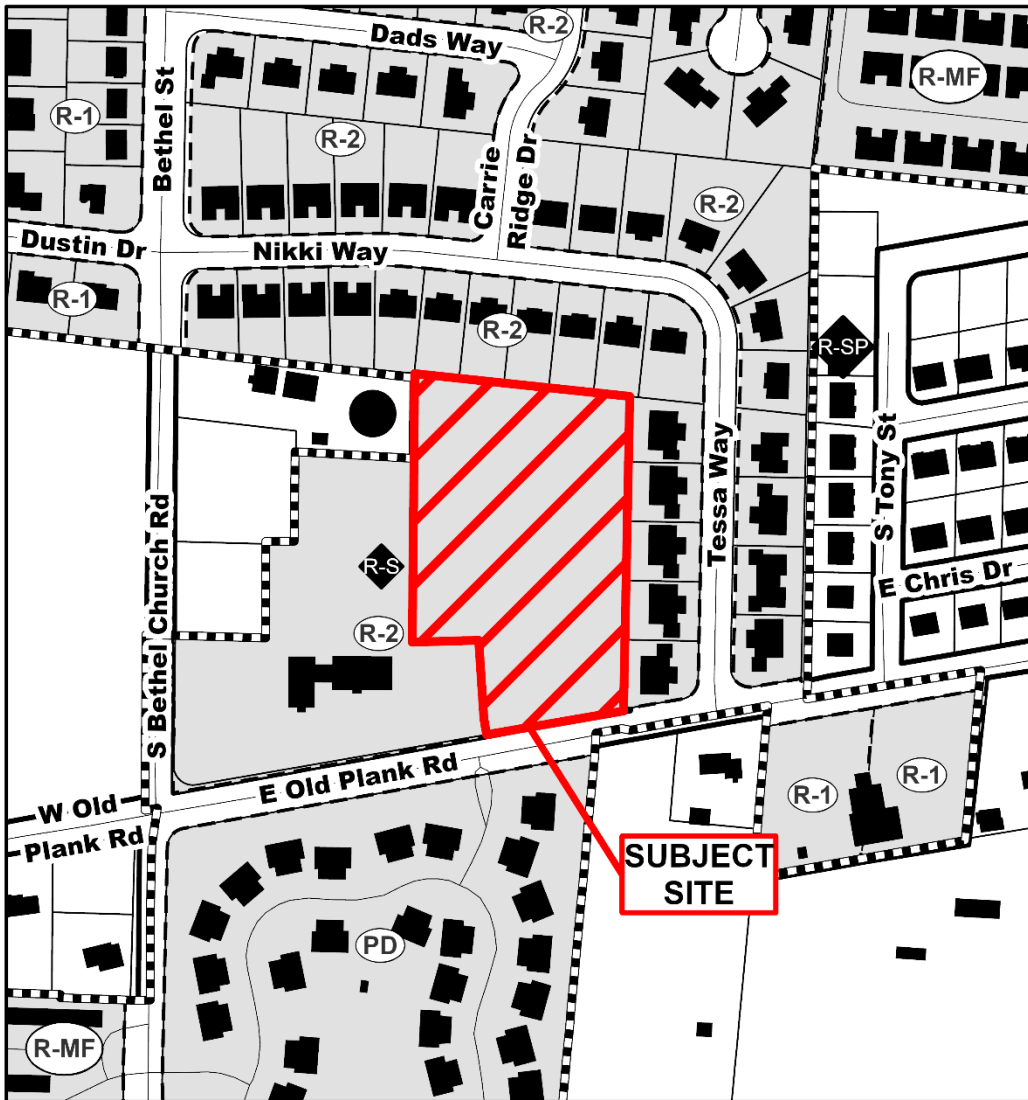
Building & Site • CATSO • Planning

 573.874.7474 Service Counter
573.874.7239 Administrative Offices

 701 E. Broadway, P.O. Box 6015
Columbia, Missouri 65205

 CoMo.gov
CoMo.gov/community-development

Our vision: Columbia is the best place for everyone to live, work, learn and play.



Case # 155-2026 - 301 E. Old Plank Road
Optional Development Standards



Parcel Data Source: Boone County Assessor
 Created by The City of Columbia - Community Development Department

Columbia City Limit Parcels
 City Zoning



0 100 200 Feet

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701 E. Broadway, P.O. Box 6015
 Columbia, Missouri 65205

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Parties In Interest List

ID	OWNER	ADDRESS	CITY_STATE	ZIP
1691900050190001	ELINOR M ARENDT REVOCABLE TRUST	4008 FALL RIDGE DR	COLUMBIA, MO	65203
1691900050190001	Owner, Occupant or Tenant	220 NIKKI WAY	COLUMBIA, MO	65203
1691900050190001	Owner, Occupant or Tenant	222 NIKKI WAY	COLUMBIA, MO	65203
2030701000040201	BETHEL BAPTIST CHURCH INC	201 E OLD PLANK RD	COLUMBIA, MO	65203
2030700060010001	BETHEL BAPTIST CHURCH INC	201 E OLD PLANK RD	COLUMBIA, MO	65203
1691900050180001	ALICYN & AARON BOEHMER	2216 FORUM BLVD STE 102	COLUMBIA, MO	65203
1691900050180001	Owner, Occupant or Tenant	216 NIKKI WAY	COLUMBIA, MO	65203
1691900050180001	Owner, Occupant or Tenant	218 NIKKI WAY	COLUMBIA, MO	65203
2030700020010001	COLUMBIA TOWNHOMES SOUTH LLC	1707 MIDFIELD ST	BOZEMAN, MT	59715
2030700020010001	Owner, Occupant or Tenant	140 E OLD PLANK RD	COLUMBIA, MO	65203
2030700020010001	Owner, Occupant or Tenant	142 E OLD PLANK RD	COLUMBIA, MO	65203
2030700020010001	Owner, Occupant or Tenant	144 E OLD PLANK RD	COLUMBIA, MO	65203
2030700020010001	Owner, Occupant or Tenant	146 E OLD PLANK RD	COLUMBIA, MO	65203
2030700020010001	Owner, Occupant or Tenant	292 E OLD PLANK RD	COLUMBIA, MO	65203
2030700020010001	Owner, Occupant or Tenant	294 E OLD PLANK RD	COLUMBIA, MO	65203
2030700020010001	Owner, Occupant or Tenant	296 E OLD PLANK RD	COLUMBIA, MO	65203
2030700020010001	Owner, Occupant or Tenant	298 E OLD PLANK RD	COLUMBIA, MO	65203
2030701000040101	CONSOLIDATED PUBLIC WATER SUPPLY DISTRICT NO 1	1500 N SEVENTH ST	COLUMBIA, MO	65201
2030701000040101	Owner, Occupant or Tenant	5220 S BETHEL CHURCH RD	COLUMBIA, MO	65203
1691900050140001	CRAIG PROPERTIES LLC	2720 TANGLEWOOD DR	JEFFERSON CITY, MO	65109
1691900050140001	Owner, Occupant or Tenant	200 NIKKI WAY	COLUMBIA, MO	65203
2030701000060101	DAVID P FORWARD	310 E OLD PLANK RD	COLUMBIA, MO	65203
2030701000060101	Owner, Occupant or Tenant	310 E OLD PLANK RD	COLUMBIA, MO	65203
2030701000060001	JAMES W FORWARD	300 E OLD PLANK RD	COLUMBIA, MO	65203
1691900050150001	GWZ INVESTMENTS LLC	2512 BAXLEY DR	COLUMBIA, MO	65201
1691900050150001	Owner, Occupant or Tenant	204 NIKKI WAY	COLUMBIA, MO	65203
1691900050150001	Owner, Occupant or Tenant	206 NIKKI WAY	COLUMBIA, MO	65203
1691900050160001	HONEY MUSTANG LLC	2720 TANGLEWOOD DR	JEFFERSON CITY, MO	65109
1691900050200001	MATTHEW JAKOBSZE	1032 W AUSTIN LN	PALATINE, IL	60067
1691900050200001	Owner, Occupant or Tenant	300 NIKKI WAY	COLUMBIA, MO	65203
1691900050200001	Owner, Occupant or Tenant	302 NIKKI WAY	COLUMBIA, MO	65203

Parties In Interest List

2030700060020001	LAKE BRADLEY LLC	6590 S ARROWHEAD LAKE DR	COLUMBIA, MO	65203
1691900050220001	YIJUN LI	4405 FALL RIVER DR	COLUMBIA, MO	65203
1691900050220001	Owner, Occupant or Tenant	308 NIKKI WAY	COLUMBIA, MO	65203
1691900050220001	Owner, Occupant or Tenant	310 NIKKI WAY	COLUMBIA, MO	65203
2030700010040001	RACHEL J LOGSDON LIVING TRUST	3755 W APPLEWOOD CREEK RD	COLUMBIA, MO	65203
2030700010050001	RACHEL J LOGSDON LIVING TRUST	3755 W APPLEWOOD CREEK RD	COLUMBIA, MO	65203
2030700010050001	Owner, Occupant or Tenant	5213 TESSA WAY	COLUMBIA, MO	65203
2030700010050001	Owner, Occupant or Tenant	5215 TESSA WAY	COLUMBIA, MO	65203
2030700010090001	LUCKY DOG RENTALS LLC	1010 CLUB VILLAGE DR STE B	COLUMBIA, MO	65203
2030700010090001	Owner, Occupant or Tenant	5309 TESSA WAY	COLUMBIA, MO	65203
2030700010090001	Owner, Occupant or Tenant	5311 TESSA WAY	COLUMBIA, MO	65203
2030700010010001	LUCKY DOG RENTALS LLC	1010 CLUB VILLAGE DR STE B	COLUMBIA, MO	65203
2030700010070001	LUCKY DOG RENTALS LLC	1010 CLUB VILLAGE DR STE B	COLUMBIA, MO	65203
2030700010060001	LUCKY DOG RENTALS LLC	1010 CLUB VILLAGE DR STE B	COLUMBIA, MO	65203
2030700010060001	Owner, Occupant or Tenant	5217 TESSA WAY	COLUMBIA, MO	65203
2030700010060001	Owner, Occupant or Tenant	5219 TESSA WAY	COLUMBIA, MO	65203
2030700010030001	BRIAN L & KAREN Y PEARL	6506 TIBURON CT	SPRINGFIELD, VA	22152
1691900050210001	SCS RENTALS LLC	3301 S PROVIDENCE RD #200	COLUMBIA, MO	65203
1691900050210001	Owner, Occupant or Tenant	304 NIKKI WAY	COLUMBIA, MO	65203
1691900050210001	Owner, Occupant or Tenant	306 NIKKI WAY	COLUMBIA, MO	65203
2030700010020001	SOUTHSIDE VENTURES LLC	1010 CLUB VILLAGE DR STE B	COLUMBIA, MO	65203
1691900050170001	SUMMER SOLSTICE PROPERTIES LLC	3301 S PROVIDENCE RD #200	COLUMBIA, MO	65203
1691900050170001	Owner, Occupant or Tenant	212 NIKKI WAY	COLUMBIA, MO	65203
1691900050170001	Owner, Occupant or Tenant	214 NIKKI WAY	COLUMBIA, MO	65203
2030700010080001	ANDREW C & GERRI L VROOMAN	2513 ST REGIS CT	COLUMBIA, MO	65203
1691900050120001	JONATHAN C WENG & YI-CHUN LIN	1213 STRATON DR	COLUMBIA, MO	65203
1691900050130001	SEUNGKWON YOU & MI JUNG PARK	4702 SAMANTHA CT	COLUMBIA, MO	65203
	WARD 5 COUNCIL MEMBER	701 E BROADWAY	COLUMBIA, MO	65201
	WALNUT BROOK CONDOMINIUMS	P.O. BOX 1274	COLUMBIA, MO	65205
	CEDAR LAKE	P.O. BOX 10146	COLUMBIA, MO	65205

BOLD & HIGHLIGHTED ADDRESSES OWNED BY PRECEEDING PROPETY OWNER WITHIN DISTRIBUTION LIST