



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, October 23, 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

October 9, 2025 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. TABLING REQUESTS

Case # 284-2025

A request by Crockett Engineering (agent), on behalf of Consolidated Public Water Supply District No. 1 (owner), for approval of a 1-lot Final Major Plat of IG (Industrial - General) zoned property, to be known as Consolidated Water, Plat No. 1 and an associated design adjustment from Sec 29-5.1(d), regarding required construction of sidewalks. The approximately 3.56-acre subject site is located northeast of Nebraska Avenue and Seventh Street, and includes the address 1500 Seventh Street. **(A request to table this matter to the Planning Commission's November 20, 2025 meeting has been submitted).**

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

VI. PUBLIC HEARINGS**Case # 312-2025**

A request by Chelsea Petree (owner) to allow 318 Anderson Avenue to be used as a short-term rental for a maximum of 4 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 3-bedroom, 1-bath home has a carport and driveway with sufficient capacity to support 2 UDC-compliant on-site/off-street parking spaces. The 0.19-acre subject site is located on the east side of Anderson Avenue approximately 90-feet south of Again Street and 186-feet north of Broadhead Street.

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

Case # 316-2025

A request by Matthew Hake (agent), on behalf of Rock Bridge Rentals, LLC (owner), to allow 1409 Wilkes Boulevard, Apartment 103 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. This request seeks authorization to offer one unit of a four-unit multi-family structure as a short-term rental. The 4-bedroom, 4-bathroom dwelling utilizes the parking lot that serves the entirety of the complex. The parking lot has sufficient on-site/off-street parking spaces to support the request without taking away from the required parking for the remaining long-term units. The 0.33-acre subject site is located on the north side of Wilkes Boulevard, approximately 340 feet west of Paris Road.

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

Case # 318-2025

A request by Lori Brockman (owner) to allow 2609 Wee Wynd to be used as a short-term rental for a maximum of 6 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 3-bedroom, 1-bath dwelling has an attached 1-car garage and a driveway sufficient to support 2 UDC-compliant parking spaces. The 0.13-acre subject site is located on the north side of Wee Wynd approximately 125-feet southeast of its intersection with Thistledown Drive.

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 - November 6, 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 (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.