



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, October 19, 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

October 5, 2023 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. SUBDIVISIONS

Case # 181-2023

A request by Simon & Struempf Engineering (agent), on behalf of Zafar Ahmad (owner), for approval of a 12-lot preliminary plat of R-2 (Two-family Dwelling) zoned property, to be known as Mataora Subdivision Plat 4. The approximately 3.06-acre subject site is located north of Ria Street and east of Nick Court and includes the address 1501 Ballenger Lane.

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

[Locator Maps](#)

[Preliminary Plat](#)

VI. PUBLIC HEARINGS**Case # 247-2023**

A request by Crockett Engineering (agent), on behalf of The Roxie Grant Revocable Trust (owner), seeking approval of 41.17 acres of R-1 (One-Family Dwelling), 14.48 acres of R-2 (Two-Family Dwelling), and 4.7 acres of R-MF (Multiple-Family Dwelling) district zoning as permanent zoning, subject to annexation, of the applicant's 60.4-acre subject parcel. The property is currently zoned Boone County R-S and is located at 3705 Gibbs Road.

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

[Locator Maps](#)

[Rezoning Exhibit](#)

[Preliminary Site Plan](#)

Case # 249-2023

A request by State Permits, Inc. (agent), on behalf of Broadway Fairview Venture, LLC (owners), for approval of a PD Plan amendment to the Fairview Marketplace PD Plan, modifying the Starbucks Coffee outdoor seating, drive-thru facilities, and vehicular circulation as well as approval of a new Statement of Intent (SOI) meeting current PD district requirements. The 22.55-acre subject site is located at 2901 W. Broadway.

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

[Locator Maps](#)

[PD Plan](#)

[Statement of Intent](#)

[C-P Zoning Ordinance \(2005\)](#)

[C-P Plan Ordinance & Design Parameters \(2005\)](#)

[Approved C-P Plan \(2005\)](#)

[Approved C-P Plan \(2006\)](#)

Case # 260-2023

A request by Engineering Surveys and Services (agent), on behalf of Columbia South Real Estate, LLC (owner), for approval of a PD Plan amendment revising the type of uses and structure size presently permitted on Lot 3B of the Cherry Hill PD Plan. The proposed revisions include converting the use of the building from retail/residential to all residential and increasing the number of approved multi-family residential units from 4 to 24. The 0.41-acre subject site is located northeast of the intersection of Flagstone Drive and Corona Road.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[PD Plan](#)
[Approved C-P Plan \(1999\)](#)
[Approved C-P Plan \(2013\)](#)

VII. PUBLIC COMMENTS**VIII. STAFF COMMENTS****IX. COMMISSIONER COMMENTS****X. NEXT MEETING DATE - November 9, 2023 @ 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)