



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, May 8, 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 24, 2025 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. PUBLIC HEARINGS AND SUBDIVISIONS

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 M-C (Mixed Use - Corridor) to allow more intense commercial use on the portion of the property closest to I-70. A concurrent request (Case # 155-2025) seeks approval of a 7-lot preliminary plat on the overall 6.80-acre site. The subject site is located west of St Charles Road and Clark Lane and includes the address 5320 Clark Lane.

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

[Locator Maps](#)

[Preliminary Plat](#)

Case # 155-2025

A request by Crockett Engineering (agent), on behalf of Donna Jean Armstrong 2016 Unitrust (owner), for approval of a 7-lot Preliminary Plat of M-N (Mixed Use - Neighborhood) zoned property, to be known as “*Armstrong Subdivision, Plat No. 1*”. This request is being reviewed concurrently with Case # 154-2025 which seeks to rezone the southern 2.56-acres of the overall acreage to M-C (Mixed-Use Corridor). The approximately 9.18-acre subject site is located west of St Charles Road and Clark Lane and includes the address 5320 Clark Lane.

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

Case # 167-2025

A request by A Civil Group (agent), on behalf of Mendez Properties LLC (owner), for approval to rezone 5.09 acres from R-1 (One-family Dwelling) to R-2 (Two-family Dwelling). The subject site is located at 3310 Oakland Gravel Road and is being considered with a concurrent request (Case # 166-2025) seeking approval of a preliminary plat inclusive of 23 single-family cottage-style lots pursuant to approval of the R-2 “optional development standards” by the Board of Adjustment.

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

Case # 166-2025

A request by A Civil Group (agent), on behalf of Mendez Properties LLC (owner), for approval of a 23-lot preliminary plat to be known as Totolmajac Villages. The preliminary plat shows division of the property into 22 cottage-style lot and a common lot and will require Board of Adjustment authorization to use “optional” development standards permitting reduced lot width, setbacks, and lot area. A concurrent request (Case # 167-2025) seeking rezoning of the property from R-1 (One-family Dwelling to R-2 (Two-family Dwelling) has been submitted. The 5.09-acre subject site is located at 3310 Oakland Gravel Road and is presently improved with a single-family dwelling and two out-buildings.

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

VI. PUBLIC HEARINGS**Case # 121-2025**

A request by Michael Stevenson (agent), on behalf of 2009 Stevenson Revocable Trust (owner), for approval of a Conditional Use Permit (CUP) to allow an Accessory Dwelling Unit (ADU) to be constructed on property addressed as 2317 Cherry Ridge Court pursuant to the standards of Sec. 29-3.3(gg) and Sec. 29-6.4(m)(2) of the Unified Development Code. The approximately 0.75-acre subject site is addressed as 2317 Cherry Ridge Court, is zoned R-1 (One-family Dwelling), and located at the end of Cherry Ridge Court.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[Applicant Correspondence & CUP Responses](#)
[Plot Plan](#)
[Public Correspondence](#)

Case # 165-2025

A request by John Michael and Christina Washington (owners) for approval of a Conditional Use Permit (CUP) to allow the construction of an Accessory Dwelling Unit (ADU) on property addressed as 1120 Westwinds Drive pursuant to the standards of Sec. 29-3.3(gg) and 29-6.4(m)(2) of the Unified Development Code. The approximately 1.5-acre subject site is zoned R-1 (One-family Dwelling), is located approximately 400 feet east of the intersection of St. Andrew Street and Westwinds Drive, and is addressed as 1120 Westwinds Drive.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[Plot Plan](#)
[Applicant ADU Statement of Intent](#)
[Applicant CUP Responses](#)
[Applicant Use Specific Standard Responses](#)
[Fire Chief - IFC Fire Access Exception Letter](#)
[Arborist Requirements](#)

Case # 134-2025

A request by Ashleigh Stundebek (owner) for approval of a Conditional Use Permit (CUP) to allow 1617 Highridge Circle 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 29-6.4(m) of the Unified Development Code. The approximately 0.16-acre subject site is zoned R-1 (One-family Dwelling), is located west of the intersection of Stadium Boulevard and Forum Boulevard, and is addressed as 1617 Highridge Circle. This case was originally heard before the Planning and Zoning Commission on April 10, 2025; however, due to an error in the public hearing notice the Commission's hearing failed to meet statutory requirements. This case is being re-presented following compliant advertising within the Columbia Tribune and distribution of property owner notification in accordance with the City's notification requirements.

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

Case # 168-2025

A request by Richard & Tamela Wyatt (agent), on behalf of The Wyatt Family Trust (owner), to allow 534 West Southampton Drive 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 subject site is zoned R-2 (Two-family Dwelling), contains 0.28-acres, and is the west half of the existing duplex dwelling located on the corner of West Southampton Drive and Pear Tree Circuit address as 534 West Southampton 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 - May 22, 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)