



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, October 9, 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

September 18, 2025 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. WITHDRAWN ITEMS

Case # 308-2025

A request by Lorenzia and Shelby Henderson (agents), on behalf of Much MO"W" Services LLC (owner), to allow 1201 S. Old Highway 63, Apt. 301 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 0.02-acre subject site is located within the Lexington Square Condominiums development on the west side of South Old Highway 63, approximately 600 feet north of Stadium Boulevard. **(Applicant has withdrawn item from further consideration)**

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

VI. PUBLIC HEARINGS**Case # 295-2025**

A request by Stephen and Susan Bowles (agents), on behalf of SSBMO Properties LLC (owners), to allow 502 South West Boulevard 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, 2-bath home has an attached 1-car garage and driveway capacity to support 2 UDC-compliant on-site parking spaces. The 0.29-acre subject site is located on the east side of South West Boulevard, approximately 50 feet south of Ridge Road and 100 feet north of West Lathrop Road.

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

Case # 296-2025

A request by Kevin Dickherber (agent), on behalf of Par Five Properties, LLC (owner), to allow 1306 St. Michael Drive 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. The 4-bedroom, 2-bath home has an attached 1-car garage and sufficient driveway capacity to support 1 UDC-compliant on-site/off-street parking space. This request, if approved, would be subject to expansion of available on-site/off-street parking by 2 additional spaces to permit the 8 desired guests. The dwelling is presently limited to 4 guests given available parking. The 0.23-acre subject site is located on the south side of St. Michael Drive approximately 510-feet west of the intersection of Crestland Avenue and S. Christopher Street.

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

Case # 301-2025

A request by Engineering Surveys and Services (agent), on behalf of J Gordon Arbuckle Living Trust (owner), seeking approval to rezone 63.11 acres from A (Agriculture) to IG (Industrial). The subject site is located northeast of the Highway 63 and Paris Road interchange on the east side of Paris Road and is addressed 3815 Hinkson Creek Road.

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

Case # 303-2025

A request by Curt Krehbiel (agent), on behalf of Curt Krehbiel Properties LLC (owner), to allow 1205 East Ash Street, Unit A to be used as a short-term rental for a maximum of 2 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-half of a two-family structure as a short-term rental. The 1-bedroom, 1-bathroom dwelling has driveway capacity to support 2 UDC-compliant on-site parking spaces. The 0.14-acre subject is located on the north side of East Ash Street, approximately 120 feet east of the St. James Street and East Ash Street intersection.

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

Case # 307-2025

A request by Kirsten Craver (agent), on behalf of HAE Properties, LLC (owner), to allow 308 North Ninth Street 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. The 4-bedroom, 2-bath home has a driveway with sufficient capacity to support 4 UDC-compliant on-site/off-street parking spaces. The 0.14-acre subject site is located on the east side of North Ninth Street approximately 200-feet north of Park Avenue.

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

Case # 310-2025

A request by Trueman Orson (agent), on behalf of Trueman Orson and Julie Allen (owners), to allow 4216 Forum Boulevard 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, 2-bathroom home has an attached 2-car garage and driveway capacity to support 4 UDC-compliant on-site parking spaces. The 0.41-acre subject site is located on the east side of Forum Boulevard, approximately 1,200 feet south of Nifong Boulevard.

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 - October 23, 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.