



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, July 10, 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

June 5, 2025 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. TABLING REQUESTS

Case # 207-2025

A request by A Civil Group (agent), on behalf of J Kaplan Properties LLC (owner), for approval of a new PD (Planned Development) plan, associated statement of intent (SOI) and preliminary plat to be known as Alan Creek Estates Plat 1. The new PD plan and SOI would permit the development of the site with 55 single-family attached dwellings and a community building. The approximately 5.2-acre subject site is currently zoned PD, and is located northwest of the intersection of McKee Street and Alan Lane, and includes the address 1805 McKee Street. **(This matter requires tabling to the July 24, 2025 Planning Commission meeting due to a public hearing notice error)**

Case # 221-2025

A request by SSE - Simon & Struempf Engineering (agent), on behalf of Bartley Stevenson Trust (owner), for approval to permanently zoning 1.33-acres of land from Boone County R-S (Single Family) to City R-2 (Two-Family Dwelling) zoning upon annexation. The subject site is located east of the intersection of I-70 Drive SE and Easter Lane and includes the address 7098 I-70 Drive SE. **(A request to table this matter to the August 7, 2025 Planning Commission meeting has been received)**

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

Case # 231-2025

A request by Crockett Engineering (agent), on behalf of Troy Miller Properties, LLC (owner), for approval of a PD (Planned Development) plan and associated statement of intent known as Ashford Place, which would permit the development of the site with 77 single-family attached dwellings. The approximately 24.3-acre subject site is located directly north of the terminus of Sagemoor Drive located in the NW corner of The Brooks Subdivision.

(A request to table this matter to the August 7, 2025 Planning Commission meeting has been received)

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

VI.**SUBDIVISIONS****Case # 219-2025**

A request by Allstate Consultants LLC (agent), on behalf of Bethel Baptist Church, Inc Rt. 3, Columbia, MO, 65201 (owner), for approval of a 2-lot final minor plat of a 7.85-acre property, to be known as "*Bethel Baptist Church Plat 1.*" The subject site is zoned R-2 (Two-family Dwelling) and is located at 201 Old Plank Road.

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

Case # 229-2025

A request by A Civil Group (agent), on behalf of Socket Land Company LLC (owner), for approval of a 10-lot preliminary plat of R-MF (Multiple-family Dwelling) zoned property, to be known as White Gate South Plat 2. The subject site contains 27.45 acres, including the property located at 2703 Clark Lane.

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

VII. PUBLIC HEARINGS**Case # 205-2025**

A request by Dean Klempke Jr. (agent), on behalf of Dean and Amber Klempke (owners), for approval of a Conditional Use Permit (CUP) to allow 910 Madison Street to be used as a short-term rental for a maximum of 2 transient guests for 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 property contains approximately 0.11-acres, is located approximately 180 feet south of the intersection of Jackson Street and Madison Street, is zoned R-2 (Two-family Dwelling), and is addressed 910 Madison Street.

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

Case # 208-2025

A request by Nick Timberlake (agent), on behalf of OneFrisco LLC (owner), to allow 1 Fyfer Place 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 0.1-acre subject site is zoned R-MF (Multiple-family Dwelling), is located at the East Broadway and Fyfer Place intersection, and is addressed 1 Fyfer Place.

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

Case # 210-2025

A request by Nick Timberlake (agent), on behalf of ThreeFrisco LLC (owner), to allow 3 Fyfer Place to be used 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 0.1-acre subject site is zoned R-MF (Multiple-family Dwelling), is located at the East Broadway and Fyfer Place intersection, and is addressed 3 Fyfer Place.

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

Case # 211-2025

A request by Nick Timberlake (agent), on behalf of FiveFrisco LLC (owner), to allow 5 Fyfer Place to be used 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 0.1-acre subject site is zoned R-MF (Multiple-family Dwelling), is located at the East Broadway and Fyfer Place intersection, and is addressed 5 Fyfer Place.

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

Case # 212-2025

A request by Nick Timberlake (agent), on behalf of SevenFrisco LLC (owner), to allow 7 Fyfer Place to be used 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 0.1-acre subject site is zoned R-MF (Multiple-family Dwelling), is located at the East Broadway and Fyfer Place intersection, and is addressed 7 Fyfer Place.

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

Case # 213-2025

A request by Scott Claybrook (agent), on behalf of 905 Hirth Ave LLC (owner), to allow 905 Hirth Avenue to be used as a short-term rental for a maximum of 4 transient guests up to 210 nights annually pursuant to Sec. 29-3.3(vv) ad Sec. 29-6.4(m)(2) of the Unified Development Code. The 0.13-acre, R-2 (Two-family Dwelling) subject site is located at the southwest corner of Hirth Avenue and Sexton Road, and is addressed 905 Hirth Avenue.

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

Case # 228-2025

A request by Engineering Surveys and Services (agent), on behalf of the owners of 11 parcels located on Commerce Court, for approval to rezone 11.88 acres of property, from M-C (Mixed-Use Corridor) and P-D (Planned Development) districts to the I-G (General Industrial) district. The proposed rezoning includes the properties addressed from 1606 to 1801 Commerce Court. The subject acreage is currently zoned M-C, with the exception of one P-D zoned parcel located at 1714 Commerce Court.

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

Case # 233-2025

A request by Michelle Mathews (owner) for approval to allow 104 North Greenwood Avenue to be used as a short-term rental for a maximum of 210 nights and 4 transient guests subject to the provisions of Sec. 29-3.3(vv) and Sec. 29-6.4(m)(2) of the Unified Development Code. The 0.21-acre subject site is zoned R-2 (Two-family Dwelling), is 430 feet south of the intersection of West Ash Street and North Greenwood Avenue, and is addressed 104 North Greenwood Avenue.

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

Case # 234-2025

A request by Kamau Bilal (owner) to allow 484 Maple Grove Way to be used as a short-term rental for a maximum of 5 transient guests 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 0.37-acre, R-2 (Two-family Dwelling) subject site is located at the southeast corner of Apple Tree Lane and Maple Grove Way, and is addressed 484 Maple Grove Way.

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

Case # 235-2025

A request by Dan Harrison (owner) to allow 317 Victoria Drive to be used as a short-term rental for a maximum of 8 transient guests 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 0.21-acre, R-1 (One-family Dwelling) subject site is located northeast of Carter Lane and Victoria Drive, and is addressed 317 Victoria Drive.

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

VIII. PUBLIC COMMENTS**IX. STAFF COMMENTS****X. COMMISSIONER COMMENTS****XI. NEXT MEETING DATE - July 24, 2025 @ 7 pm (tentative)****XII. 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.