



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, June 5, 2025
7:00 PM

Regular Meeting
(REVISED)

Columbia City Hall
Council Chambers
701 E. Broadway

I. CALL TO ORDER

II. INTRODUCTIONS

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

May 22, 2025 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. WITHDRAWN ITEMS

Case # 158-2025

A request by Crockett Engineering (agent), on behalf of Discovery Business Park 1 LLC, 4900 Artemis LLC, and P1316 LLC (owners), for approval of an amendment to Lot 5 of Discovery Business Park PD plan and its associated statement of intent to permit 11 single-bedroom apartments as an allowable use on a proposed second floor within the existing building on Lot 5. The proposed revision will impact Lot 5 of the overall PD plan located at the intersection of Artemis Drive and Nocona Parkway and includes the address 5000 Artemis Drive.

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

VI. SUBDIVISIONS**Case # 192-2025**

A request by Engineering Surveys & Services (agent), on behalf of Alive in Christ Lutheran Church, Inc. (owner), for approval of a 1-lot final minor plat to be known as, "Alive In Christ Subdivision Plat 2." The subject 20.14-acre property is zoned R-1 (One-family Dwelling) and is located at 201 Southampton Drive.

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

VII. PUBLIC HEARINGS**Case # 186-2025**

A request by Engineering Surveys & Services (agent), on behalf of THF Grindstone Plaza Development LLC (owner), to rezone the western approximately 7-acres of the 9-acre property from PD (Planned Development) to M-C (Mixed Use - Corridor) to allow expanded commercial uses on the site. The subject site is located directly northeast of the intersection of Grindstone Parkway and Grindstone Plaza Drive, and includes the address 1409 Grindstone Parkway.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[Zoning Graphic](#)
[Previously Approved SOI](#)

Case # 187-2025

A request by Luebbert Engineering (agent), on behalf of Woodstock MH, LLC (owner), seeking approval of R-MH (Residential Manufactured Home) permanent zoning upon annexation. The subject site is presently improved with the Woodstock Mobile Home Park. The requested permanent zoning and concurrent annexation would permit the Park to be fully connected to public sewer service. The 36.65-acres subject site is located northwest of the intersection of Warren Drive and New Haven Road, is zoned Boone County R-M (Moderate Density Residential), and is commonly addressed as 3501 New Haven Road.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[RMH Plan-Preliminary Plat](#)
[Applicant Correspondence](#)

Case # 195-2025

A request by Haden and Colbert (agent), on behalf of JAMPAM, LLC (owner), seeking approval to rezone 25 acres from PD (Planned Development) to M-C (Mixed-use Corridor). The subject site is located southeast of the Highway 63 and N. Oakland Gravel Road interchange on the south side of Starke Avenue and is addressed 2620 Starke Avenue.

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

[Locator Maps](#)

[Rezoning Exhibit](#)

Case # 197-2025

A request by Haden and Colbert (agent), on behalf of Robyn Armer (owner), for approval to rezone approximately 3 acres of property from PD (Planned Development) to M-C (Mixed Use - Corridor) to allow expanded commercial uses on the site. The subject site is located directly north of the intersection of East St. Charles Road and Remm Drive, and includes the address 5717 E. St Charles Road.

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

[Locator Maps](#)

[Zoning Graphic](#)

[Previously Approved C-P SOI](#)

Case # 193-2025

A request by Kyle Bogner (agent), on behalf of Kyle and Bailee Bogner (owners), for approval of a Conditional Use Permit (CUP) to allow the dwelling addressed as 411 N Brookline 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 subject property contains approximately 0.22-acres, is located directly north and slightly west of the intersection of Danvers Drive and N Brookline Drive, is zoned R-1 (One-Family Dwelling), and is addressed 411 N Brookline Drive.

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

[Locator Maps](#)

[STR Application](#)

[Supplemental Conditional Accessory-Conditional Use Questions](#)

[Public Correspondence](#)

Case # 194-2025

A request by Anne Caverte (owner) to allow 3407 Goldenwood Drive 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 0.21-acre subject site is zoned R-1 (One-family Dwelling), is located northeast of the intersection Arbor Pointe Parkway and Goldenwood Drive, and is addressed as 3407 Goldenwood Drive.

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

Case # 196-2025

A request by Jonathan Gray (agent), on behalf of A.G. Jones Properties LLC (owner), for approval to use 1516 Wilson Avenue 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 approximately 0.48-acre site is zoned R-1 (One-family Dwelling), is located southwest of the intersection of Wilson Avenue and S. William Street, and is addressed 1516 Wilson Avenue.

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

Case # 202-2025

A request by Peter Yronwode and Paula McFarling (agents), on behalf of Yronwode-McFarling Revocable Trust (owner), seeking approval to use 105 Pinewood Drive as a short-term rental for a maximum 210-nights annually and 6 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 0.17-acre subject site is zoned R-2 (Two-family Dwelling), is located 400 feet south of the intersection of West Ash Street and Pinewood Drive, and is addressed 105 Pinewood Drive.

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

Case # 215-2025

A request by the City of Columbia to amend Sections 29-1.11(a) [Definitions], 29-3.2, Table 29- 3.1 [Permitted Use Table], 29-3.3 [Use-specific Standards], and 29-6.4(m)(2)(iii) [Conditional Use Permit] of Chapter 29 of the City Code (Unified Development Code) pertaining to the regulation of residential dwellings used for the purposes of short-term rental (STRs), also known as AirBnBs or VRBOs. The amendments propose revisions to definitions specifically tailored to STRs, revisions to the permitted use table indicating what zoning districts allow STRs, and revisions to the STR Tier structure and conditional use permit requirements.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[STR Regulation Revisions - Public Hearing Draft\(5-30-25\)](#)

- VIII. PUBLIC COMMENTS**
- IX. STAFF COMMENTS**
- X. COMMISSIONER COMMENTS**

XI. NEXT MEETING DATE - July 10, 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.