



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, January 4, 2024
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

December 21, 2023 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. PUBLIC HEARINGS

Case # 41-2024

A request by Simon & Struempf Engineering (agent), on behalf of A Good Start, Inc. (owner), for the approval of 'A Good Start P-D Plan' proposing the development of a daycare center and an indoor recreation or entertainment physical fitness center. The 1.79-acre subject site is located at the northeast corner of E. Richland Road & Grace Lane, and includes the address 5401 E. Richland Road.

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

[Locator Maps](#)

[PD Plan](#)

[Statement of Intent](#)

[Approved Statement of Intent \(2003\)](#)

Case # 44-2024

A request by Smith Lewis LLP (agent), on behalf of Joe and Kerry Goyette (owner), for approval to rezone 0.18 acres of property from the R-MF (Multiple-family Dwelling) district to the M-OF district to allow office uses. The subject site is located roughly 90 feet north of the intersection of Park Avenue and N. Tenth Street, and includes the address 303 N. Tenth Street.

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

[Locator Maps](#)

[Rezoning Exhibit](#)

Case # 45-2024

A request by Engineering Survey and Services (agent), on behalf of TKG St. Peters Shopping Center, LLC (owner) and Brew Crew, LLC (Lessor), for approval of a conditional use permit (CUP) to allow a drive-up facility on property located within the M-DT (Mixed Use - Downtown) Urban General West district. The subject site contains approximately 34,945 sq. ft. and is located on the west side of S. Providence Road south of Raising Canes and north of Custom Complete Automotive and is presently addressed 209 S. Providence Road.

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

[Locator Maps](#)

[Site Plan](#)

[Applicant Correspondence](#)

[Surrounding Development Exhibit](#)

Case # 47-2024

A request by Crockett Engineering (agent), on behalf of P1316, LLC and Discovery Business Park 1, LLC (owners), for approval of a PD Plan amendment to Lots 2 & 3 of the Discovery Business Park PD Plan. Proposed changes include revision of the uses on Lot 2, change of use on Lot 3 from office/artisan industry suites to a 4-story, 48-unit residential building. Lot 3 is also to be divided to accommodate a regional stormwater facility. Revisions impact the northwest 4.86 acres of the overall PD plan (Lots 2 & 3 only) with Lot 1 remaining unchanged. The site is located northwest of Nocona Parkway and Artemis Drive and includes the address 4900 Artemis Drive.

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

[Locator Maps](#)

[Development Plan](#)

VI. PUBLIC COMMENTS**VII. STAFF COMMENTS****VIII. COMMISSIONER COMMENTS****IX. NEXT MEETING DATE - January 18, 2024 @ 7:00 pm (tentative)****X. 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.

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