



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, March 7, 2024
7:00 PM

REGULAR MEETING
(REVISED)

Council Chambers

I. CALL TO ORDER

II. INTRODUCTIONS

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

February 22, 2024 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. PUBLIC HEARINGS

Case # 31-2024

A request by Crockett Engineering (agent), on behalf of TKG Storage Mart Partners Portfolio, LLC (owners), seeking approval of a Conditional Use Permit (CUP) to allow a self-service storage facility over 14-feet in height, located at 3412 I-70 Drive SE. (This request was tabled at the December 21, 2023 and January 18, 2024 Planning Commission meetings to permit revisions to the request in regards to the Design Standards and Guidelines of Section 29-4.6(c) and the Use-specific Standards of Section 29-3.3(w) of the UDC).

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

[Locator Maps](#)

[Preliminary Site Plan](#)

[Preliminary Architectural Elevations](#)

[Section 29-3.3 \(w\) - Use-specific Standards](#)

[Section 29-4.6\(c\) - Design Standards Guideliness](#)

Case # 91-2024

A request by A Civil Group (agent), on behalf of Cinnamon Hill, LLC (owner), for approval of a PD Plan for Lot 108A of the Crosscreek Center C-P Plan to be known as 'Fresh Karma PD Plan'. The PD plan is proposing the construction of a 2-story 5,200 square foot commercial building and a 1-story 4,500 square foot comprehensive marijuana dispensary. Associated with this request are two revisions to the approved Statement of Intent (SOI) for Crosscreek Center. The first SOI revision seeks to add a “comprehensive marijuana facility” as a permitted use development-wide and remove a conflicting restricted use within the existing SOI. The second SOI revision seeks to increase allowed on-site signage for Lot 108A specifically. The 2-acre subject site is located at the north east corner of Stadium Boulevard and Highway 63N, and includes the address 1407 Cinnamon Hill Lane.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[PD Plan](#)
[Application Submission Letter/SOI Revision Request](#)
[2008 Approved SOI \(mark-up\)](#)

Case # 110-2024

A request by the City of Columbia to amend Sections 29-3.3(gg) [Use-specific Standards - Accessory Dwelling Units] and 29-4.1(a), Table 4.1-1 [Dimensional Standards for Residential Districts] of Chapter 29 of the City Code (Unified Development Code). The amendments propose revisions to the regulation of accessory dwelling units (ADUs) and the dimensional requirements applicable to single and two-family structures within the R-MF (Multiple-family Dwelling) district.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Proposed Text Amendment \(rev. 2-8-24\)](#)
[Stolwyk Correspondence](#)

- VI. PUBLIC COMMENTS**
- VII. STAFF COMMENTS**
- VIII. COMMISSIONER COMMENTS**

IX. NEXT MEETING DATE - March 21, 2024 @ 7 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.

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)