



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, December 8, 2016
6:00 PM

Regular Meeting

Council Chambers
Columbia City Hall
701 E. Broadway

- I. CALL TO ORDER
- II. APPROVAL OF AGENDA
- III. APPROVAL OF MINUTES

Attachments: [November 2, 2016](#)
[November 10, 2016](#)
[November 16, 2016](#)

- IV. SUBDIVISIONS

Case # 17-8

A request by Crockett Engineering (applicant) on behalf of Ridgemont Development LLC (owner) for approval of a 28-lot preliminary plat to be known as "Ridgemont Park". The subject 12.73-acre property is located on the south side of Ridgemont Drive west of College Park Drive.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[Preliminary Plat](#)
[Madison Park Plat 2 Tree Preservation Plan](#)
[Parks & Recreation Letter - re: Lot 26 donation](#)
[Madison Park Plat 2](#)
[Westwood Hills Subdivision Plat 5](#)
[Correspondence from the Public](#)

Case # 17-13

A request by Como Urban Housing, LLC (owner) for a variance from the requirement of Section 25-48 (Subdivision Regulations) to install a sidewalk along the frontage of an R-2 (Two-Family Dwelling District) zoned lot along an improved street. The subject site is located on the east side of Sanford Avenue, approximately 600 feet north of Ash Street, and is addressed 310 Sanford Avenue.

Attachments: [Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[Correspondence from Applicant](#)
[WCNAP Transportation & Infrastructure Priorities Map](#)
[UDC Sidewalk Applicability Standards \(proposed\)](#)

Case # 17-14

A request by Crockett Engineering Consultants (agent) on behalf of ESS Properties, LLC (owner) for approval of a two-lot preliminary plat of M-1 (General Industrial District) and M-C (Controlled Industrial District) zoned land, to be known as "763 Industrial Park Preliminary Plat". The 130.89-acre subject site is generally located on the east side of Highway 763, approximately 700 feet south of Prathersville Road, and also located at the east terminus of Harvester Road.

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

Case # 17-16

A request by Peggy Hendren (owner) for a variance from the requirement of Section 25-48.1 (Subdivision Regulations) to install a sidewalk along the frontage of an R-1 (One-Family Dwelling District) zoned lot along an unimproved street. The subject site is located on the north side of Proctor Drive, approximately 550 feet east of Creasy Springs Road, and is addressed 811 Proctor Drive.

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

Case # 17-22

A request by WoodCliff Investments, LLC., 1507 Windsor, LLC., 1509 Windsor, LLC., and 1511 Windsor, LLC. (owners) for a two-lot replat of R-3 and U-C zoned land, to be known as "Windsor Place, Plat No. 1". The 0.75-acre subject site is located on the north side of Windsor Street, approximately halfway between Ripley and William Streets.

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

[Locator Maps](#)

[Final Plat](#)

V. PUBLIC HEARINGS**Case # 16-204**

A request by Highland Properties Company (owner) for a major amendment to The Highlands - Phase 8 Final PUD Plan, including proposed variances from subdivision standards requiring sidewalk installation and limiting cul-de-sac length (Sections 25-48.1(a) and 25-47(a), respectively). The 5.3-acre subject site is located at the terminus of Stonehaven Road, approximately one quarter mile southwest of the intersection of Forum Boulevard and Old Plank Road. **(This item was tabled at the November 10, 2016 meeting)**

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

[Locator maps](#)

[Development Plan](#)

[1987 PUD Plan](#)

[1991 Final Plat](#)

[Letters from applicant's consultant](#)

Case # 17-1

A request by Crockett Engineering Consultants (agent) on behalf of Charles and Rebecca Lamb (owner) to rezone 42.98 acres of property from A-1 (Agricultural District) to PUD-11 (Planned Unit Development-11 units/acre) with an associated Statement of Intent, and to approve a PUD (Planned Unit Development) development plan to be known as "Kelly Farms". The subject property is located on the east side of Cinnamon Hill Lane, approximately 1,200 feet north of Stadium Boulevard, and addressed as 1202 Cinnamon Hill Lane. **(This item was tabled at the November, 10 2016 meeting)**

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

[Locator maps](#)

[Statement of Intent](#)

[PUD Plan](#)

[Building Elevations](#)

[Case #15-12 PUD Plan \(previously denied\)](#)

[Correspondence from the Public](#)

Case # 17-11

A request by Discovery Hotels LLC & P1316, LLC (owners) for approval of a major amendment to the C-P Plan for Discovery Park Subdivision Lots 301, 302 & 303. The 3.86-acre subject site is located on the southeast corner of Nocona Parkway and Ponderosa Street.

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

[Locator Maps](#)

[Proposed CP Plan](#)

[Wall sign plan & elevations](#)

[Proposed Design Parameters](#)

[Revised Impervious area allocations](#)

[Approved CP Plan](#)

[Approved Design Parameters](#)

VI. SPECIAL PUBLIC HEARING**Case # 16-110**

A request by the City of Columbia to adopt a Unified Development Code (UDC) governing subdivision and land use regulations throughout the City of Columbia's corporate limits as requested by the City Council and supported by the City's 2013 comprehensive plan entitled "Columbia Imagined - The Plan for How We Live and Grow." The UDC will replace Chapter 20 (Planning), Chapter 23 (Signs), Chapter 25 (Subdivisions), and Chapter 29 (Zoning) of the existing City Code. It will also amend Chapter 12A (Land Preservation) by relocating the provisions of Article III (Tree Preservation and Landscaping Requirements) into a single document.

Attachments: [Staff Report to Planning and Zoning Commission - UDC Amendments](#)
[UDC Amendments Errata Sheet \(October 2016-November 2016\)](#)
[M-DT Regulating Plan \(amended 12-05-16\)](#)
[Staff Report to Planning and Zoning Commission \(October 20, 2016\)](#)
[Attachement 1 - 29-2.1 \(October 20 Staff Report\)](#)
[Attachement 2 - Table 29-3.1 \(October 20 Staff Report\)](#)

VII. COMMENTS OF THE PUBLIC**VIII. COMMENTS OF THE STAFF****IX. COMMENTS OF THE COMMISSION****X. NEXT MEETING DATE - January 5, 2017 @ 6 pm****XI. ADJOURNMENT**

Members of the public may attend any open meeting. For requests for accommodations related to disability, please call 573-874-7214. 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.