



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, December 9, 2021
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

November 18, 2021 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. SUBDIVISIONS

Case # 23-2022

A request by A Civil Group (agent), on behalf of Chapel Hill Cottages, LLC (owners), for approval of a 1-lot final plat to be known as "Chapel Hill Cottages, Plat 1." The 0.68-acre parcel is located on the south side of Chapel Hill Road at Martinshire Drive. The plat will grant legal lot status for the R-MF (Multi-Family Residential) zoned property which has been improved with an existing apartment building.

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

[Locator Maps](#)

[Final Plat](#)

Case # 27-2022

A request by Crockett Engineering (agent), on behalf of West Rock II, LLC (owner), for a 1.45-acre preliminary plat containing 6 single-family residential lots and two common lots. The subject site is zoned R-1 (One-family dwelling), and is located on the north side of Green Meadows Road at Green Meadows Circle.

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

[Locator Maps](#)

[Preliminary Plat](#)

Case # 30-2022

A request by A Civil Group (agent), on behalf of New Haven Custom Homes LLC (owner), for a one-lot final minor plat to be known as Lakeview Plat 1. The subject site is zoned R-MF (Multi-family dwelling) and is located on the north side of Lakeview Avenue, approximately 700 feet east of Range Line Street.

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

[Locator Maps](#)

[Final Plat](#)

Case # 32-2022

A request by A Civil Group (agent), on behalf of Finley and Rebecca Gibbs (owners), for a one-lot final minor plat to be known as Quarry Heights Plat 7. The subject site is zoned R-1 (One-family dwelling) and is located on the south side of Rollins Road, approximately 950 feet east of S. Greenwood Avenue.

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

[Locator Maps](#)

[Final Plat](#)

VI.**PUBLIC HEARINGS & SUBDIVISIONS****Case # 33-2022**

A request by Crockett Engineering Consultants (agent), on behalf of JQB Construction Inc. (owner), for the assignment of permanent zoning of three parcels to R-1 (One-family Dwelling District) upon annexation. The approximately 2.35-acre property is located on the west side of Scott Boulevard, approximately 900 feet south of Sawgrass Drive, including the address 5025 Scott Boulevard.

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

[Locator Maps](#)

[Combined Zoning Graphic](#)

Case # 31-2022

A request by Crockett Engineering Consultants (agent), on behalf of JQB Construction Inc. (owner), for approval of a preliminary plat of four residential lots and one common lot to be known as "Sawgrass Estates, Plat 1" and an associated design adjustment from 29-5.1 of the UDC related to access. The approximately 2.35-acre property is located on the west side of Scott Boulevard, approximately 900 feet south of Sawgrass Drive, and includes the address 5025 Scott Boulevard.

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

VII.**PUBLIC HEARINGS****Case # 25-2022**

A request by SSE (agent), on behalf of TS Storage, LLC (owner), for approval of a new PD (Planned Development) Plan to be known as the *TS Storage PD Plan*, a revised statement of intent to add a new permitted use of *Self-service storage facilities*, and design exceptions to Sec. 29-4.1 for reduced side and rear yard setbacks. The 1.79-acre property is located at the northeast corner of Grace Lane and Richland Road.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator maps](#)
[PD Plan](#)
[Statement of Intent](#)
[Applicant Narrative](#)
[Elevations](#)
[Correspondance](#)
[Statement of Intent \(6/16/03\)](#)
[Final Plat \(2/2/04\)](#)
[UDC Section 29-3.3\(w\)](#)

Case # 26-2022

A request by Crockett Engineering Consultants (agent), on behalf of P1316, LLC (owner), for approval of an amendment to the *Discovery Park-Endeavor Center West PD Plan* to revise two mixed-use buildings shown on the plan by changing the use to residential, increasing the height, and decreasing the footprints of each building. This request also includes a design exception to waive the requirement to provide entry doors that face the public street. The approximately 4.12-acre property is located at the southwest corner of the intersection of Nocona Parkway and Endeavor Avenue.

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

[Locator maps](#)

[PD Plan](#)

[Statement of Intent \(4/19/2004\)](#)

[PD Plan \(1/19/21\)](#)

Case # 28-2022

A request by Crockett Engineering Consultants (agent), on behalf of JQB Construction Inc. (owner), for approval of a major amendment to the *Woods Edge PUD Plan* to expand the size of Lots 14, 20, 24-29, decrease the size of Lot C7 and C9, and create Lot C10 along Hoylake Drive. The affected lots are located north of Hoylake Drive, east of Sahalee Ct, and west of Brandon Dunes Ct, approximately 1,500 feet west of Rolling Hills Road.

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

[Locator maps](#)

[PD Plan](#)

[PUD Plan \(8/4/14\)](#)

[Final Plat \(3/20/17\)](#)

[Final Plat \(8/20/18\)](#)

[Statement of Intent \(12/6/10\)](#)

- VIII. PUBLIC COMMENTS
- IX. STAFF COMMENTS
- X. COMMISSION COMMENTS

XI. NEXT MEETING DATE - January 6, 2022 @ 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 (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.