



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, September 23, 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

September 9, 2021 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. SUBDIVISIONS

Case # 272-2021

A request by Crockett Engineering (agent), on behalf of BC Investments of Columbia, LLC (owner), for approval of a 5-lot preliminary plat to be known as "Waco North." The plat consists of 42.64 acres and will establish the future right of way alignment for the westward extension of Waco Road from its current terminus at Arbor Pointe Parkway which will permit further final platting actions on the property to the south which is part of the Tuscany Ridge subdivision.

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

[Locator Maps](#)

[Preliminary Plat](#)

[Tuscany Ridge Preliminary Plat #1 - 2006](#)

VI. PUBLIC HEARINGS**Case # 140-2021**

A request by A Civil Group (agent), on behalf of Boone Development, Inc. (owner), for a major revision to the Arbor Falls PD (Planned Development) to be known as "Arbor Falls PD No. 4". The new PD Plan includes a revised site layout, a revised statement of intent (SOI) reflecting a change in use from multi-family units to one-family detached dwelling units, and revised design parameters. The proposed PD also revises the on-site amenities previously approved under the Arbor Falls PD including, but not limited to, removing the previously shown clubhouse and pool. The request also includes design adjustments from Sections 29-5.1 and Appendix A of the UDC. The property is zoned PD (Planned Development) and is generally located north of Highway WW and south of Pergola Drive addressed as 5730 Pergola Drive. **(This case was previously heard at the August 19, 2021 Planning Commission meeting and seeks reconsideration with a revised PD Plan and Statement of Intent).**

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

[Locator Maps](#)

[PD Plan \(rev. 9-15-21\)](#)

[SOI Worksheet \(rev. 9-16-21\)](#)

[Design Adjustment Worksheets \(rev. 9-16-21\)](#)

[Design Exception Information](#)

[Arbor Fall PUD Plan \(2006\)](#)

[2006 PD Zoning \(Ordinance 019117\)](#)

[Public Correspondence \(supportive\)](#)

Case # 271-2021

A request by Haden & Colbert (agent), on behalf of Nan Erickson (owner), for the assignment of M-C (Mixed Use- Commercial) upon annexation for approximately 0.9-acres identified as tax parcel 17-204-10-00-037.00 01. The site is unimproved and currently zoned County C-G (General Commercial). The property is located on the southern frontage of I-70 Drive SE directly southwest of the I-70 and St. Charles Road interchange.

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

[Locator Maps](#)

[Zoning Graphic](#)

[East Area Plan](#)

Case # 274-2021

A request by Crockett Engineering (agent), on behalf of White Oak Investment Properties, LLC. (owner), for a Conditional Use Permit (CUP) to permit operation of a bar in the IG (Industrial) Zoning District. This request would allow Logboat Brewery to expand the existing tasting room/bar as part of a proposed expansion of the brewery facilities. The 1.08-acre subject site is located on the northeast corner of Fay St. and Hinkson Ave.

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

[Locator Maps](#)

[Conditional Use Exhibit](#)

VII. PUBLIC COMMENTS**VIII. STAFF COMMENTS****IX. COMMISSIONER COMMENTS****X. NEXT MEETING DATE - October 7, 2021 @ 7 pm (tentative)****XI. 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.