



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, September 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

August 19, 2021 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. TABLING REQUESTS

Case # 214-2021

A request by Blew & Associates, PA (agent) on behalf of D.L. Rogers Corporation (owner) for a major revision to the Hyde Park Planned Commercial Subdivision Block 1 Lot 101 C-P Plan (Planned Development). The new PD Plan includes a revised site layout and will require a new statement of intent. The 1.37-acre site is zoned PD, commonly addressed 3700 Buttonwood Drive, and is generally located on the southern frontage of Nifong Boulevard between Buttonwood Drive and Hyde Park Avenue. **(This item was tabled to the September 9, 2021 Planning Commission meeting. The applicant requests a second tabling to the October 21, 2021 Planning Commission meeting).**

Attachments: [Staff Report to Planning and Zoning Commission \(2nd tabling\)](#)
[Request to Table #2](#)

VI. SUBDIVISIONS**Case # 197-2021**

A request by A Civil Group (agent), on behalf of Victory Christian Church of Columbia (owner), for approval of an 11-lot preliminary plat, with additional right of way dedications, on property zoned R-2 (Two-family Dwelling) to be known as *Victory Christian Church Preliminary Plat*. The 13.42-acre property is located on the west side of Ballenger Lane, approximately 1,200 feet north of Clark Lane addressed as 1705 Ballenger Lane. **(This item was tabled at the July 22, 2021 Planning Commission meeting)**

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

[Locator Maps](#)

[Preliminary Plat](#)

Case # 257-2021

A request by A Civil Group (agent), on behalf of John and Sarah Riddick (owners), for approval of a 1-lot final plat on 9.68-acres located at the southeast corner of Stadium Boulevard and Old Highway 63. This request initially sought a design adjustment from Section 29-5.1 of the UDC relating to construction of sidewalks along the Old Highway 63 and Stadium Boulevard frontages. This design adjustment has been withdrawn.

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

[Locator Maps](#)

[Final Plat](#)

VII. PUBLIC HEARINGS AND SUBDIVISIONS**Case # 195-2021**

A request by A Civil Group (agent), on behalf of Mid-Missouri Barrier-Free Housing for the Physically Handicapped, Inc. (owner), for a one-lot replat to be known as "Freedom House I" and two design adjustments to Section 29-5.1(f) related to street frontage and lot access. The 0.89-acre property is located mid-block on N. William Street between Windsor Street and Walnut Street, zoned R-MF (Multi-Family Dwelling), and commonly addressed 107 N William Street. **(This case was tabled at the July 8, 2021 Planning Commission meeting).**

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

[Locator Maps](#)

[Final Plat](#)

[Design Adjustment Worksheets](#)

[2018 Concept Review Sketch](#)

[Building Plan](#)

[Building Elevation Graphic](#)

[Driveway Graphic](#)

[Fire Turnaround Graphic](#)

[August 31, 2021 Response to Comments](#)

["Mirror-image" Building Plan](#)

[Auto-turn Graphic](#)

VIII. PUBLIC HEARINGS**Case # 234-2021**

A request by A Watermark Engineering (agent), on behalf of University Centre, LLC (owner), for a U.S. Bank ATM to be built in the parking lot of the existing Eat Well grocery store at 111 S. Providence Road. The property is zoned M-DT (Mixed-Use Downtown). The drive-through component of the ATM is an accessory use which requires a conditional use permit (CUP) in the M-DT zone.

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

[Locator Maps](#)

[CUP Site Plan \(Exhibit A\)](#)

[Overall Site Plan](#)

[U.S. Bank Provided Traffic Volumes](#)

Case # 255-2021

A request by A Civil Group (agent), on behalf of Merle Jr. and Charlotte Smarr (owners), to rezone Lot 1 of Centerstate Plat 6 from PD (Planned Development) to M-C (Mixed-use Corridor). The 1.5-acre property is addressed 3310 Vandiver Drive.

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

[Locator Maps](#)

[Zoning Graphic](#)

[Statement of Intent \(2019\)](#)

[Amended C-P Development Plan \(2005\)](#)

Case # 256-2021

A request by A Civil Group (agent), on behalf of Garry Lewis (owner), for approval of the rezoning of approximately 17.9 acres in the development common known as "Corporate Lake" generally bounded by Brandon Woods Street on the west, Providence Road on the east, North Cedar Lake Drive on the north and Southampton Drive on the south. The existing properties are zoned a mix of M-OF (Mixed-use Office), M-N (Mixed-use Neighborhood), M-C (Mixed-use Corridor), and PD (Planned Development). The applicant is requesting the properties to be rezoning to R-MF (Multiple-family Dwelling) district, M-C, and M-N.

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

[Locator Maps](#)

[Rezoning Exhibit](#)

IX. PUBLIC COMMENTS**X. STAFF COMMENTS****XI. COMMISSIONER COMMENTS****XII. NEXT MEETING DATE - September 23, 2021 @ 7 pm (tentative)****XIII. 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.