



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, August 19, 2021
7:00 PM

Regular Meeting

Council Chambers

I. CALL TO ORDER

II. INTRODUCTIONS

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

August 5, 2021 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. SUBDIVISION REQUESTS

Case # 224-2021

A request by Allstate Consultants (agent), on behalf of the Missouri Alpha Chapter of Pi Beta Phi House Corporation (owner), for approval of a one-lot minor subdivision plat to be known as Pi Beta Phi Plat 1. The subject property is addressed as 511 Rollins Street and is zoned R-MF (Multiple-Family Dwelling) district. The plat is requested to bestow legal lot status in advance of a proposed building addition.

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

[Locator Maps](#)

[Final Plat](#)

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, and providing detached storage units for residents of the proposed development. 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.

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

[Locator Maps](#)

[PD Plan](#)

[SOI Worksheet](#)

[Design Adjustment Worksheets](#)

[Design Exception Information](#)

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

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

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

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

Case # 152-2021

A request by AnnElise Hatjakes (owner) for a Conditional Use Permit to construct an Accessory Dwelling Unit (ADU). This subject site is located approximately 0.3-miles west of the intersection of N Garth Avenue and Parkade Boulevard. The property is zoned R-1 (Residential single-family) and addressed 504 Parkade Boulevard.

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

[Locator Maps](#)

[Accessory Structures Graphic](#)

[Proposed Location Graphic](#)

[Public Correspondence](#)

Case # 221-2021

A request by Caleb Colbert (agent), on behalf of LJ Land Company LLC (owner), to rezone property located at 5301 St. Charles Road from R-1 (One-family Dwelling) to M-C (Mixed Use-Corridor), which is currently in use as a manufactured home park. The approximately 2.4-acre property is located on the north side of St. Charles Road, approximately 500 feet west of Grace Lane.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[Zoning Graphic](#)
[E. Columbia Stadium Blvd Preferred Alignment \(excerpt\)](#)

VII. PUBLIC HEARING AND SUBDIVISION REQUESTS**Case # 225-2021**

A request by Crockett Engineering (agent), on behalf of White Oak Investment Properties, LLC. (owner), to rezone two tracts from M-N (Mixed-Use Neighborhood) to IG (Industrial) including 0.09- acres of split-zoned property from IG/M-N to IG. The subject site includes a total of 1.08 acres of land located at the northeast corner of Fay Street and Hinkson Avenue. This rezoning is desired to facilitate future expansion of the Logboat Brewery facility. A concurrent request, Case #223-2021, seeking final plat approval of the rezoned acreage is to be consider on the August 19 agenda.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[Zoning Graphic](#)
[Tract Description Graphic](#)
[Final Plat](#)

Case # 223-2021

A request by Crockett Engineering (agent), on behalf of White Oak Investment Properties, LLC. (owner), for one-lot final plat to be known as "Central Addition Plat No. 2-A". The subject site includes 1.08 acres of land located on the northeast corner of Fay Street and Hinkson Avenue. This plat is desired to facilitate future expansion of the Logboat Brewery facility. This request was originally advertised with a design adjustment to Section 29-5.1(c)(4)(ii) of the UDC relating to dedication of right-of-way on Hinkson Avenue and Fay Street which has been withdrawn.

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

VIII. PUBLIC HEARING AND CONDITIONAL USE PERMIT REQUESTS**Case # 227-2021**

A request by Crockett Engineering (agent), on behalf of MFL Golf, LLC (owner), for assignment of approximately 6 acres of M-N (Mixed-Use Neighborhood) and 115 acres of O (Open Space) zoning as permanent zoning upon annexation. A concurrent request (Case # 253-2021) seeking approval of a conditional use permit (CUP) to allow "outdoor recreation or entertainment" on the approximately 115 acres seeking permanent O district zoning has also been submitted. The site is presently improved with Midway Golf and Games, which has existing outdoor entertainment uses. The property is located approximately 1800' to the east of the intersection of Highway UU and Van Horn Tavern Road and is addressed as 5500 W. Van Horn Tavern Road.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[City-County Zoning Graphic](#)
[Zoning Graphic \(requested\)](#)
[Conditional Use Exhibit](#)

Case # 253-2021

A request by Crockett Engineering (agent), on behalf of MFL Golf, LLC (owner), for a conditional use permit (CUP) to allow "outdoor recreation or entertainment" uses on approximately 115 acres of land presently improved with similar uses and operated as Midway Golf and Games. The subject acreage is part of a larger 121- acre property owned by the applicant seeking to be permanently zoned O (Open Space) and M-N (Mixed-Use Neighborhood) upon annexation as presented in Case # 227-2021. The subject property is located approximately 1800' to the east of the intersection of Highway UU and Van Horn Tavern Road and addressed 5500 W. Van Horn Tavern Road.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[City-County Zoning Graphic](#)
[Zoning Graphic \(requested\)](#)
[Conditional Use Exhibit](#)

IX. PUBLIC COMMENTS**X. STAFF COMMENTS****XI. COMMISSIONER COMMENTS**

XII. NEXT MEETING DATE - September 9, 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.