



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, February 24, 2022
7:00 PM

Regular Meeting

Columbia City Hall
Council Chambers
701 E. Broadway

I. CALL TO ORDER

II. INTRODUCTIONS

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

February 10, 2022 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. WITHDRAWN ITEMS

Case # 43-2022

A request by the Law Firm of Haden and Colbert (agent) on behalf of Columbia's Woodcrest Chapel (owner) to rezone their property from A (Agriculture) to M-N (Mixed Use-Neighborhood) to allow additional commercial use of the property. The approximately 9.56-acre property is located at the northwest corner of Nifong Boulevard and Sinclair Street, and includes the address 2201 W Nifong Blvd. (This item has been WITHDRAWN by the applicant).

Attachments: [Staff Report to Planning and Zoning Commission \(Withdrawal\)](#)
[Applicant Withdrawal Notice](#)

VI. SUBDIVISIONS

Case # 73-2022

A request by Engineering Surveys & Services (agent) on behalf of Conley Road Investments, LLC (owners) for approval of a 4-lot final plat to be known as, *Conley Marketplace*. The 18.44-acre parcel is located on the north side of the Conley Road Walmart, just west of the intersection of Conley Road and Business Loop 70.

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

Case # 80-2022

A request by Crockett Engineering (agent), on behalf of MFL Golf, LLC (owners), for approval of a 2-lot preliminary plat to be known as, "MFL Golf, LLC , Plat." The 121.22-acre parcel is located at the eastern terminus of Van Horn Tavern Road. The purpose of the plat is to relocate and establish right of way for Van Horn Tavern Road and confer legal lot status to the proposed two lots upon recording of a subsequent final plat.

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

[Locator Maps](#)

[Preliminary Plat](#)

VII. PUBLIC HEARINGS**Case # 78-2022**

A request by Crockett Engineering (agent), on behalf of LOCALE23 LLC (owner), seeking the rezoning of two parcels from PD (Planned Development) to M-N (Mixed-Use Neighborhood). The 17.92-acre subject site is located southeast of the intersection of Lenoir Street and East Sugar Grove and commonly addressed as 4130 and 4150 Lenoir Street.

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

[Locator Maps](#)

[East Area Plan](#)

[2015 Zoning Ordinance](#)

[Surrounding Zoning Graphic](#)

VIII. PUBLIC HEARINGS & SUBDIVISIONS**Case # 71-2022**

A request by Crockett Engineering Consultants (agent), on behalf of Curators of the University of Missouri (owner), to rezone a 383.43-acre site that is currently zoned A (Agricultural) to 313.08 acres of R-1 (One-family Dwelling), 64.73 acres of R-MF (Multi-family Dwelling) and 5.46 acres of M-N (Mixed Use-Neighborhood) zoning that will allow the development of the site with single-family housing, multi-family housing, and neighborhood commercial areas. The property is located on the west side of Sinclair Road, approximately 700 feet south of Nifong Boulevard.

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

[Locator Maps](#)

[Zoning Exhibit](#)

[Surrounding Zoning Graphic](#)

Case # 59-2022

A request by Crockett Engineering (agent), on behalf of Curators of the University of Missouri (owner), for approval of a 532-lot preliminary plat that will allow the subdivision & development of the site with single-family and multi-family housing, and neighborhood commercial areas, to be known as *Legacy Farms Preliminary Plat*, with a design adjustment to Section 29-5.1(c)(3)(ii) to allow longer block lengths on multiple blocks. The 383-acre property is currently zoned A (Agricultural) and is located on the west side of Sinclair Road, approximately 700' south of Nifong Boulevard.

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

[Locator maps](#)

[Preliminary Plat](#)

[Zoning Exhibit](#)

[Traffic Impact Study](#)

[Design Adjustment Worksheet and Exhibit](#)

[Public Correspondence](#)

IX. PUBLIC COMMENTS**X. STAFF COMMENTS****XI. COMMISSIONER COMMENTS****XII. NEXT MEETING DATE - March 10, 2022 @ 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.