



# City of Columbia, Missouri

## Meeting Agenda

### Planning and Zoning Commission

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Thursday, March 10, 2022  
7:00 PM

Regular Meeting  
(Revised)

Columbia City Hall  
Council Chambers  
701 E. Broadway

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I. CALL TO ORDER

II. INTRODUCTIONS

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

**February 24, 2022 Regular Meeting**

Attachments: [Regular Meeting Minutes](#)

V. PUBLIC HEARINGS & SUBDIVISIONS

**Case # 46-2022**

A request by Engineering Surveys & Services (agent), on behalf of SAP Holdings LLC (owner), to rezone two parcels containing approximately 19.05-acres from A (Agriculture) to M-C (Mixed-use Corridor). The vacant site is located northeast of the US 63 and Paris Road interchange, and contains the addresses 4150 Paris Road and 3501 Hinkson Creek Road.

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

[Locator Maps](#)

[Surrounding Zoning Graphic](#)

**Case # 45-2022**

A request by Engineering Surveys & Services (agent), on behalf of SAP Holdings LLC (owner), seeking approval of a Conditional Use Permit allowing a 19.05-acre site to be improved with a 'Travel Trailer Park'. The vacant site is currently zoned A (Agriculture), is located northeast of the US 63 and Paris Road interchange, and contains the addresses 4150 Paris Road and 3501 Hinkson Creek Road.

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

[Locator Maps](#)

[Conceptual Site Plan](#)

**Case #100-2022**

A request by Engineering Surveys & Services (agent), on behalf of SAP Holdings LLC (owner), seeking approval of a one-lot final plat containing 19.05-acres. The unimproved site is currently zoned A (Agriculture), is located northeast of the US 63 and Paris Road interchange, and contains the addresses 4150 Paris Road and 3501 Hinkson Creek Road.

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

[Locator Maps](#)

[Final Plat](#)

**Case # 92-2022**

A request by McClure Engineering (agent), on behalf of Fike Properties, LLC (owner), for the assignment of permanent zoning, upon annexation, of two parcels to IG (One-family Dwelling District). The subject site is currently zoned County M-LP (Planned Light Industrial) and County R-M (Moderate Density Residential). The 5.34-acre property is located approximately 700' east of Route 763 on the north frontage of E Prathersville Road.

**Attachments:** [Locator Maps](#)

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

[Surrounding Zoning Graphic](#)

**Case # 93-2022**

A request by McClure Engineering (agent), on behalf of Fike Properties, LLC (owner), for approval of a one-lot final plat to be known as 'Fike Properties Plat 1'. The 5.34-acre property contains two parcels and is located approximately 700' east of Route 763 on the north frontage of E Prathersville Road.

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

[Locator Maps](#)

[Final Plat](#)

**VI. PUBLIC HEARINGS****Case # 96-2022**

A request by McClure Engineering Co. (agent), on behalf of Legacy Investors Group, LLC. (owner), for a conditional use permit (CUP) to allow 'Mechanical and Construction Contractors' on a 4.41-acre site currently zoned M-C (Mixed-use Corridor). The property was previously improved with a landscaping service. The subject site is located approximately 250' northwest of Bearfield Road on the north frontage of S. Old 63 and is commonly addressed as 3100 S. Old 63.

**Attachments:** [Staff Report to Planning and Zoning Commission](#)  
[Locator Maps](#)  
[Surrounding Zoning Graphic](#)  
[Applicant's Interested Parties Meeting Minutes](#)  
[Site and Landscaping Plan](#)  
[Public Correspondence](#)

**Case # 98-2022**

A request by A Civil Group (agent), on behalf of Finley and Rebecca Gibbs (owners), for a design adjustment from Section 29-5.1(d) of the UDC relating to waiving sidewalk construction. The 0.88-acre 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](#)  
[Design Adjustment Worksheet](#)  
[Public Correspondence](#)

**Case # 99-2022**

A request by A Civil Group (agent), on behalf of John and Sarah Maddock (owners), for 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 of property addressed as 1600 Old Highway 63.

**Attachments:** [Staff Report to Planning and Zoning Commission](#)  
[Locator Maps](#)  
[Design Adjustment Worksheet](#)

**VII. PUBLIC COMMENTS****VIII. STAFF COMMENTS****IX. COMMISSIONER COMMENTS****X. NEXT MEETING DATE - March 24, 2022 @ 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](mailto: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.