



Date: December 12, 2025

To: Planning and Zoning Commission Members


From: Patrick R. Zenner, Development Services Manager

Re: Small Lot Integration Visualization & Regulatory Observations

As previously communicated with Commissioners, staff has been putting together a visualization to best describe the impacts that the proposed standard facilitating small lot integration will have within the built environment. To this end, a previously approved R-2 "cottage" development has been evaluated using the proposed small lot standards.

At the time of packet production, refinements to the visualization where being made and the narrative to describe the impacts (both pro and con) were in final development; however, not complete enough to distribute. The final version of the visualization and findings will be discussed as part of the upcoming work session.

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 573.874.7474 Service Counter
573.874.7239 Administrative Offices

 701 E. Broadway, P.O. Box 6015
Columbia, Missouri 65205

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