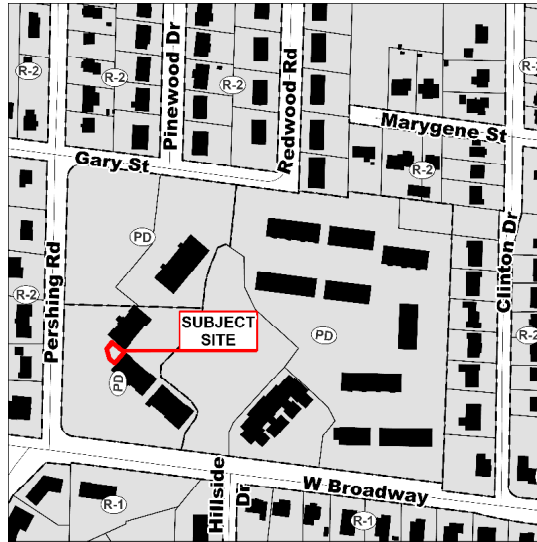


**NOTICE OF PUBLIC HEARING  
BEFORE THE BOARD OF ADJUSTMENT**

Notice is hereby given that the Board of Adjustment of the City of Columbia, Missouri, will hold a public hearing in the Council Chamber of City Hall, 701 E. Broadway, in Columbia, Missouri, at **7:00 p.m. on Tuesday, the 18<sup>th</sup> day of November 2025**, to give all interested persons an opportunity to appear and be heard in relation to the following appeal to be known as **Case # 336-2025**:

**A request of Zachary Buchheit (attorney), on behalf of Broadway Office Park Condominium Association (owner) and SBA Towers II LLC (lessee),** seeking approval of a conditional use permit to allow for a 110-foot non-stealth cellular communication tower on PD (Planned Development) zoned real estate in the City of Columbia, County of Boone, State of Missouri, hereinafter described, requesting that said Board **approve a conditional use permit (CUP) allowing an existing 110-foot tall stealth monopole cellular communication tower to be converted to a non-stealth tower of the same height on property address as 1205 W. Broadway such that enhanced cellular communication services may be deployed as required by Section 29-6.4(m)(2)(i) and (ii) of the Unified Development Code.**



Said real estate being described as follows:

Situate in Columbia, Boone County, State of Missouri and being part of Lot 3 in the Final Plat Lake Broadway, Plat No. 2, a Minor Subdivision located in the Southwest Quarter of Section 11, Township 48 North, Range 13 West, recorded in Plat Book 33, at Page 74 of Boone County Recorder of Deeds Records, being a 3,042 square foot Exclusive Lease Area over and upon a parcel of land conveyed to Broadway Office Park Condominium Association, a Missouri not-for-profit corporation, recorded as Instrument #2003030947 of Boone County Recorder of Deeds Records and being more particularly described as follows:

COMMENCING at a 3/4" iron pipe at the northwest corner of aforesaid Lot 3 also being on the easterly line of Pershing Road; thence along the easterly line of Pershing Road, South 01°19'36" West, a distance of 56.39 feet to a point; thence, South 86°35'41" East, a distance of 70.94 feet to a point; thence, South 49°44'14" East, a distance of 45.20 feet to a point; thence, North 40°23'27" East, a distance of 10.47 feet to the POINT OF BEGINNING; thence, South 49°36'33" East, a distance of 45.03 feet to a point; thence, South 39°58'04" West, a distance of 69.18 feet to a point; thence, North 50°01'56" West, a distance of 33.01 feet to a point; thence, North 01°37'13" East, a distance of 20.02 feet to a point; thence, North 40°23'27" East, a distance of 53.81 feet to the POINT OF BEGINNING.

The Exclusive Lease Area contains 0.070 acre or 3,042 square feet of land.

known as, or located at **1205 W. Broadway**

BOARD OF ADJUSTMENT  
City of Columbia, Missouri

By Peter Norgard, Chairman

**LETTER OF NOTICE TO PARTIES IN INTEREST**  
(PERTAINING TO PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT)

DATE: November 3, 2025

TO: Whom it may concern

RE: **A request of Zachary Buchheit (attorney), on behalf of Broadway Office Park Condominium Association (owner) and SBA Towers II LLC (lessee), seeking to amend the existing 2012 “stealth” communication tower conditional use permit (CUP), on property commonly addressed as 1205 W. Broadway, such that the existing tower be permitted to become a “non-stealth” communication tower. If approved, the current cellular equipment contained within the monopole structure would allowed to be mounted onto the exterior of the monopole with no increase in tower height. Given the proposed modifications, a new conditional use permit (CUP) authorization is required by Section 29-6.4(m)(2)(i) and (ii) of the Unified Development Code.**

Notice is hereby given that a public hearing will be held before the Board of Adjustment of the City of Columbia, Missouri at the hour of **7:00 p.m.** on **Tuesday**, the **18<sup>th</sup>** day of **November 2025**, in the Council Chamber on the First Floor of City Hall, 701 E. Broadway, in Columbia, Missouri in relation to the following described property located in the City of Columbia, County of Boone, State of Missouri:


Situate in Columbia, Boone County, State of Missouri and being part of Lot 3 in the Final Plat Lake Broadway, Plat No. 2, a Minor Subdivision located in the Southwest Quarter of Section 11, Township 48 North, Range 13 West, recorded in Plat Book 33, at Page 74 of Boone County Recorder of Deeds Records, being a 3,042 square foot Exclusive Lease Area over and upon a parcel of land conveyed to Broadway Office Park Condominium Association, a Missouri not-for-profit corporation, recorded as Instrument #2003030947 of Boone County Recorder of Deeds Records and being more particularly described as follows:

COMMENCING at a 3/4" iron pipe at the northwest corner of aforesaid Lot 3 also being on the easterly line of Pershing Road; thence along the easterly line of Pershing Road, South 01°19'36" West, a distance of 56.39 feet to a point; thence, South 86°35'41" East, a distance of 70.94 feet to a point; thence, South 49°44'14" East, a distance of 45.20 feet to a point; thence, North 40°23'27" East, a distance of 10.47 feet to the POINT OF BEGINNING; thence, South 49°36'33" East, a distance of 45.03 feet to a point; thence, South 39°58'04" West, a distance of 69.18 feet to a point; thence, North 50°01'56" West, a distance of 33.01 feet to a point; thence, North 01°37'13" East, a distance of 20.02 feet to a point; thence, North 40°23'27" East, a distance of 53.81 feet to the POINT OF BEGINNING.

The Exclusive Lease Area contains 0.070 acre or 3,042 square feet of land.

known as, or located at **1205 W. Broadway (see map on back)**

Building & Site • CATSO • Planning

 573.874.7474 Service Counter  
573.874.7239 Administrative Offices

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

 CoMo.gov  
CoMo.gov/community-development

*Our vision: Columbia is the best place for everyone to live, work, learn and play.*

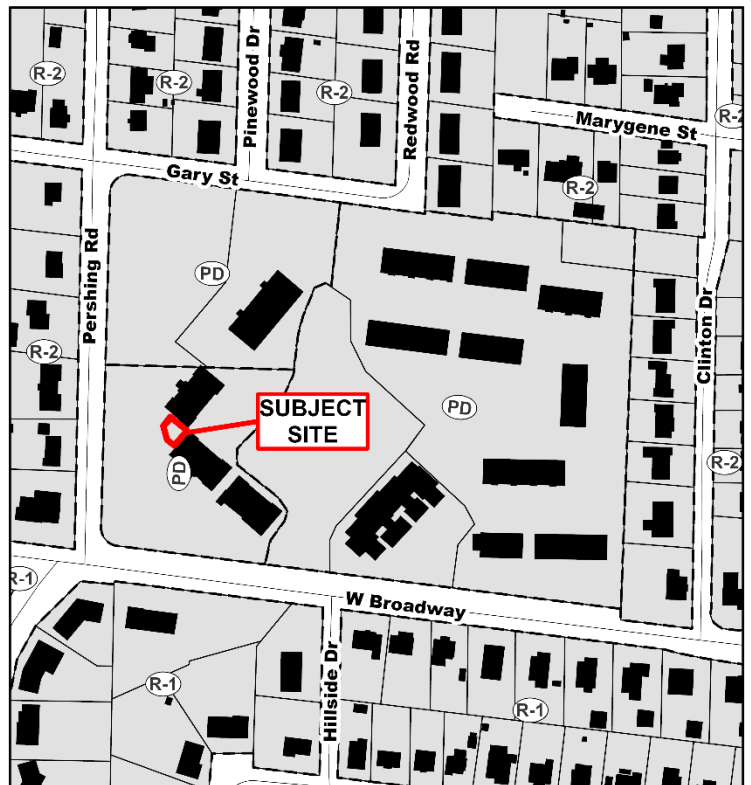
As a property owner, tenant, or Neighborhood Association, within 185-feet or 1000-feet, respectively, of the subject site, you have been identified as a party in interest to this application or appeal. The Board of Adjustment invites you to attend the Public Hearing and make known your interests in the appeal or application.

The filed copy of the Notice of Appeal or Notice of Application is available within the office of the Community Development Department at 701 E. Broadway, Columbia, Missouri (5<sup>th</sup> Floor). A staff report on the request will be available 7 days prior to the scheduled public hearing and can be obtained from [www.como.gov/CMS/webcal/](http://www.como.gov/CMS/webcal/) by selecting the Board of Adjustment agenda for the **November 18, 2025** meeting from the City Calendar.

Notices of the public hearing are being published in a newspaper circulated within the City of Columbia, Missouri. The relative property is, or will be, posted with a notice pertaining to the public hearing.

Signed: Patrick R. Zenner

Patrick R. Zenner, Development Services Manager  
701 E. Broadway  
Columbia, Missouri 65201  
Telephone: (573) 874-7239

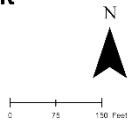


Case # 336-2025 - 1203 W. Broadway  
Cellular Tower Conditional Use Permit



Parcel Data Source: Boone County Assessor  
Created by The City of Columbia - Community Development Department

City Zoning Parcels



E-mail: [planning@como.gov](mailto:planning@como.gov)

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Columbia, Missouri 65205

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Our vision: Columbia is the best place for everyone to live, work, learn and play.

# PARTIES IN INTEREST

OWNER	ADDRESS	City State	Zip Code
DKG PROPERTIES LLC	201 WEST BLVD SOUTH	COLUMBIA, MO	65203
DKG PROPERTIES LLC	201 WEST BLVD SOUTH	COLUMBIA, MO	65203
<b>Owner, Occupant or Tenant</b>	<b>7 PERSHING RD</b>	<b>COLUMBIA, MO</b>	<b>65203</b>
<b>Owner, Occupant or Tenant</b>	<b>9 PERSHING RD</b>	<b>COLUMBIA, MO</b>	<b>65203</b>
MHC PROPERTIES LLC	215 BRIARCREST CT	COLUMBIA, MO	65203
RANDALL S ALEXANDER	12620 W HIGHWAY EE	ROCHEPORT, MO	65279
<b>Owner, Occupant or Tenant</b>	<b>5 PERSHING RD</b>	<b>COLUMBIA, MO</b>	<b>65203</b>
BROADWAY OFFICE PARK CONDOMINIUM ASSOCIATION	1201 W BROADWAY	COLUMBIA, MO	65203
DRAGON HOLLOW LLC	1201 W BROADWAY	COLUMBIA, MO	65203
BROADWAY OFFICE PARK CONDOMINIUM ASSOCIATION	1203 W BROADWAY	COLUMBIA, MO	65203
BROADWAY OFFICE PARK CONDOMINIUM ASSOCIATION	1203 W BROADWAY	COLUMBIA, MO	65203
TRIPLE D FARMS LLC	1203 W BROADWAY	COLUMBIA, MO	65203
TRIPLE D FARMS LLC	1203 W BROADWAY	COLUMBIA, MO	65203
1205 W BROADWAY LLC	7300 E RICHLAND RD	COLUMBIA, MO	65201
<b>Owner, Occupant or Tenant</b>	<b>1205 W BROADWAY</b>	<b>COLUMBIA, MO</b>	<b>65203</b>
<b>Owner, Occupant or Tenant</b>	<b>1205 W BROADWAY STE A</b>	<b>COLUMBIA, MO</b>	<b>65203</b>
<b>Owner, Occupant or Tenant</b>	<b>1205 W BROADWAY STE B</b>	<b>COLUMBIA, MO</b>	<b>65203</b>
FIFTH STREET PROPERTIES LLC	3910 PEACHTREE DR STE H	COLUMBIA, MO	65203
<b>Owner, Occupant or Tenant</b>	<b>1207 W BROADWAY STE 103</b>	<b>COLUMBIA, MO</b>	<b>65203</b>
<b>Owner, Occupant or Tenant</b>	<b>1207 W BROADWAY</b>	<b>COLUMBIA, MO</b>	<b>65203</b>
<b>Owner, Occupant or Tenant</b>	<b>1207 W BROADWAY STE 102</b>	<b>COLUMBIA, MO</b>	<b>65203</b>
<b>Owner, Occupant or Tenant</b>	<b>1207 W BROADWAY STE 101</b>	<b>COLUMBIA, MO</b>	<b>65203</b>
BROADWAY OFFICE PARK LLC	1203 W BROADWAY	COLUMBIA, MO	65203
WARD 1 COUNCIL MEMBER	701 E BROADWAY	COLUMBIA, MO	65201
LAKE BROADWAY HOMEOWNER ASSOC	404 TIGER LN	COLUMBIA, MO	65203
HISTORIC SUNSET LANE NEIGHBORHOOD ASSOC	1120 SUNSET LANE	COLUMBIA, MO	65203
COUNTY HOUSE BRANCH NEIGHBORHOOD ASSOC	203 ORCHARD CT	COLUMBIA, MO	65203
GARY-ATKINS NEIGHBORHOOD ASSOC	1400 GARY ST	COLUMBIA, MO	65203
<b>BOLD &amp; HIGHLIGHTED ADDRESSES OWNED BY PRECEEDING PROPETY OWNER WITHIN DISTRIBUTION LIST</b>			