



# City of Columbia, Missouri

## Meeting Agenda

### Planning and Zoning Commission

---

Thursday, January 5, 2017  
6:00 PM

Regular Meeting

City Council Chamber  
Columbia City Hall  
701 E. Broadway

---

- I. CALL TO ORDER
- II. APPROVAL OF AGENDA
- III. APPROVAL OF MINUTES

Attachments: [December 8, 2016](#)  
[December 12, 2016](#)  
[December 15, 2016](#)

- IV. SUBDIVISIONS

**Case # 16-145**

A request by Crockett Engineering Consultants (agent) on behalf of Fred Overton Development, Inc.(owner) for approval of a 29-lot preliminary plat on R-1 (One-family Dwelling District) zoned land, to be known as "Creek Ridge, Plat No. 2",and a variance to Section 2547 regarding street length. The 21.04-acre subject site is located west of the western terminus of Waltz Drive, south of the southern terminus of Heath Court, and is addressed as 5420 Heath Court. **(City Council has remanded this item to the Planning Commission for reconsideration)**

Attachments: [Staff Report to Planning and Zoning Commission](#)  
[September 22, 2016 Staff Report](#)  
[Locator maps](#)  
[Preliminary Plat \(re-dated 12/14/16\)](#)  
[Variance Worksheet](#)  
[Previously approved preliminary and final plats](#)  
[Excerpts from Minutes \(PZC\)](#)  
[Excerpts from Minutes \(Council\)](#)

**Case # 17-27**

A request by Brush and Associates (agent) on behalf of their client, Niedermeyer LC (owner) for approval of a 1-lot final-minor plat to be known as "Mikel Subdivision, Plat 3". The 0.89 acre plat combines parcels addressed as 703, 707 and 709 Sexton Road, and 602 Jackson Street into a single lot for future redevelopment.

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

[Locator Maps](#)

[Final Plat](#)

**Case # 17-31**

A request by Engineering Surveys and Services (agent) on behalf of Alpha Phi Sorority (owner) for approval of a one-lot final plat to be known as "Alpha Phi Subdivision" and an associated variance to Section 25-43 regarding right-of-way widths. The 0.66-acre subject site is located on the east side of Providence Road, approximately 150 feet south of Burnam Avenue, addressed as 906 Providence Road and 911 Curtis Avenue.

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

[Locator Maps](#)

[Final Plat](#)

**V. PUBLIC HEARINGS****Case # 17-32**

A request by Americare Senior Living (owner) for approval of an amendment to the "Americare at Heritage Village - OP Development Plan". The proposed amendment seeks to allow an additional monument sign along the development's Sinclair Road frontage. The 8.21-acre property is located at the southeast corner of Sinclair Road and Southampton Drive, approximately 3,000 feet south of Nifong Boulevard.

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

[Locator Maps](#)

[O-P Plan](#)

[Sign Elevations](#)

**Case # 17-34**

A request by Crockett Engineering Consultants on behalf of Burlington Vandiver, LLC (owner) for approval of a C-P (Planned Business District) development plan known as "CenterPointe Hospital of Columbia C-P Plan". The 12.1-acre subject site is located on the northeast corner of Rangeline Street and International Drive.

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

[Locator Maps](#)

[C-P Plan](#)

[Design Parameters](#)

[Columbia Safety and Industrial Supply C-P Plan](#)

[2001 Rezoning Ordinance](#)

**Case # 17-23**

A voluntary request by owners of property within the Benton-Stephens neighborhood to rezone 35 parcels of land from R-3 (Medium Density Multiple-Family Dwelling District) to R-1 (One-Family Dwelling District) and R-2 (Two-Family Dwelling District).

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

[Locator Maps](#)

[Letter from Applicant](#)

[Fee Schedule ordinance amendment \(022651\)](#)

[Downzoning Policy Resolution \(PR 195-92\)](#)

[Benton-Stephen U-C Overlay District Ordinance](#)

[Public Correspondence](#)

**Case # 16-110**

A request by the City of Columbia to adopt a Unified Development Code (UDC) governing subdivision and land use regulations throughout the City of Columbia's corporate limits as requested by the City Council and supported by the City's 2013 comprehensive plan entitled "Columbia Imagined - The Plan for How We Live and Grow." The UDC will replace Chapter 20 (Planning), Chapter 23 (Signs), Chapter 25 (Subdivisions), and Chapter 29 (Zoning) of the existing City Code. It will also amend Chapter 12A (Land Preservation) by relocating the provisions of Article III (Tree Preservation and Landscaping Requirements) into a single document.

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

[M-DT Regulating Plan \(amended 12/28/16\)](#)

[UDC Amendments Errata Sheet \(October 2016 -December2016\)](#)

[Errata Sheet Attachements A & B](#)

[Public Correspondence Received After 12-9-16](#)

[General Public Correspondence \(as of 12-9-16\)](#)

[Correspondence Boards & Commissions \(as of 12-9-16\)](#)

[Correspondence Permitted Use Table \(as of 12-9-16\)](#)

[Correspondence Neighborhood Protection \(as of 12-9-16\)](#)

[Correspondence Overlay Districts \(as of 12-9-16\)](#)

[Correspondence, Mixed-Use Downtown \(as of 12-9-16\)](#)

**VI. COMMENTS OF THE PUBLIC****VII. COMMENTS OF THE STAFF****VIII. COMMENTS OF THE COMMISSION****IX. NEXT MEETING DATE - Janaury 19, 2017 @ 7pm****X. ADJOURNMENT**

Members of the public may attend any open meeting. For requests for accommodations related to disability, please call 573-874-7214. 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.