



# City of Columbia, Missouri

## Meeting Agenda

### Planning and Zoning Commission

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Tuesday, February 25, 2020  
5:30 PM

Public Information Meeting

City Hall Lobby  
Columbia City Hall  
701 E. Broadway

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#### I. PURPOSE AND OVERVIEW

#### II. PENDING PROJECT REVIEW

##### **Case # 63-2020**

A request by A Civil Group (agent) on behalf of McRob Investments, LLC (owner) for a Planned Development Plan (PD Plan) for lots 29, 30, 50, 51 and 52 of Mikel's Subdivision. The "Jackson-Sexton Artisan Industries PD Plan" includes the entirety of the approximately 1.17-acre property, which is split-zoned PD (Planned Development) and M-C (Mixed Use- Corridor)p. The property has frontage on both Sexton Road and Jackson Street, to the north of Mikel Street and south of the Business Loop, and is addressed 715 and 713 W. Sexton Road and 610 Jackson Street. **(Ward 1)**

**Case Manager - Rachel Bacon (874-7682)**

Attachments: [Locator Map](#)

##### **Case # 64-2020**

A request by A Civil Group (agent) on behalf of McRob Investments, LLC (owner) for a replat of lots 29, 30, 51 and 52 of Mikel's Subdivision into a two-lot subdivision to be called "Mikel's Subdivision Plat 4". The approximate 1.17-acre subdivision is zoned PD (Planned Development) and M-C (Mixed Use- Corridor). The property has frontage on both Sexton Road and Jackson Street, to the north of Mikel Street and south of the Business Loop, and is addressed 715 and 713 W. Sexton Road and 610 Jackson Street. **(Ward 1)**

**Case Manager - Rachel Bacon (874-7682)**

Attachments: [Locator Map](#)

**Case # 66-2020**

A request by Brush and Associates, Inc. (agent) on behalf of Vanya Kovacheva (owner) for a two-lot replat to be called "Brighton Subdivision". The approximate .27-acre subdivision is zoned R-MF (Multiple Family Dwelling District) and is located within the Benton-Stephens Urban Conservation Overlay (UC-O). The property is located approximately 155 feet northeast of the intersection of Ripley and Richardson Streets, bordered on the north by Brighton Street and Richardson Street on the south. There existing home on the lot is addressed 1505 Richardson Street; the intent of the subdivision is to accommodate an additional single family home with frontage on Brighton Street. **(Ward 3)**

**Case Manager - Rachel Bacon (874-7682)**

Attachments: [Locator Map](#)

**Case # 67-2020**

A request by Simon & Struempf Engineering (agent) on behalf of T&T Consultants, LLC (owners) for approval of a major amendment to the Lot 2 of Tower Industrial Park M-P Plan, to increase the size of the buildings and revise their locations, and revise the off-street parking. The subject site is located on the west side of Tower Drive, 400 feet north of Prathersville Road, and addressed 5903 N Tower Drive. **(Ward 2)**

**Case Manager - Clint Smith (874-7437)**

Attachments: [Locator Map](#)

**Case # 71-2020**

A request by SSE (agent) on behalf of Joseph and Jill Harper (owners) for a replat of lots 818 and 819 of Old Hawthorne, Plat No. 8. The resulting approximately 1.07-acre one-lot subdivision shall be known as "Old Hawthorne Plat 13". The intent of the platting action is to combine the vacant lot immediately to the west with the lot addressed 5404 Wild Horse Court to allow for an addition on the existing home and an outdoor pool. The property is zoned R-1 (One-Family Dwelling District). **(Ward 6)**

**Case Manager - Rachel Bacon (874-7682)**

Attachments: [Locator Map](#)

**Case # 74-2020**

A request by Crockett Engineering (agent) on behalf of Gary Pfau (owner) for a two-lot final plat of approximately .35-acres of property located at the northeast corner of N. Sixth Street and Wilkes Blvd. The resulting subdivision shall be known as "Nowell's Addition, Plat No. 2". The intent of the platting action is to split the existing lot so that the homes addressed 600 and 602 Wilkes Blvd. are on individual lots. The subdivision plat as presented is subject to the granting of a variance by the Board of Adjustment to allow the resulting lot widths to be less than 60 feet as required in the R-MF (Multiple-Family Dwelling District) zone. A design adjustment from Chapter 29.5 (Subdivision) relating to a portion of the required dedication of utility easements is also anticipated. The property is zoned R-MF. **(Ward 1)**

**Case Manager - Rachel Bacon (874-7682)**

Attachments: [Locator Map](#)

**Case # 75-2020**

A request by Crockett Engineering Consultants (agent) on behalf of Gates Real Estate LLC (owner) for approval of a one-lot final minor plat that will include the replat of Lot 426 of The Gates Plat No. 4 and approximately 595 square feet of previously unplatted property, on property zoned R-1 (One-Family Dwelling District). The 0.29-acre subject site is located at the current terminus of Rivington Drive right of way, approximately 1,200 east of Abbotsbury Lane, and addressed as 2901 Rivington Drive. **(Ward 5)**

**Case Manager - Clint Smith (874-7437)**

Attachments: [Locator Map](#)

**Case # 76-2020**

request by Crockett Engineering Consultants (agent) on behalf of Reliable Community Bancshares, Inc (owner) for approval to permanently zone 2.1 acres from County C-GP (Planned Commercial) to M-N (Mixed Use-Neighborhood), upon annexation. The 2.1-acre subject site is located at the southeast corner of Highway WW and Elk Park Drive. **(Ward 6)**

**Case Manager - Clint Smith (874-7437)**

Attachments: [Locator Map](#)

**Case # 77-2020**

A request by Crockett Engineering Consultants (agent) on behalf of Reliable Community Bancshares, Inc (owner) for approval of a conditional use permit to allow a Light Vehicle Service and Repair use on an M-N (Mixed Use-Neighborhood) zoned property to permit a gas station and convenience store, upon annexation and permanent zoning of the property to M-N. The 2.1-acre subject site is located at the southeast corner of Highway WW and Elk Park Drive. **(Ward 6)**

**Case Manager - Clint Smith (874-7437)**

Attachments: [Locator Map](#)

**Case # 78-2020**

A request by Crockett Engineering Consultants (agent) on behalf of Reliable Community Bancshares, Inc (owner) for approval of a one-lot replat of Lots 2 & 3 of Southfork of the Grindstone Plat 1 on property requested to be permanently zoned M-N (Mixed Use-Neighborhood), pending annexation. The 2.1-acre subject site is located at the southeast corner of Highway WW and Elk Park Drive. **(Ward 6)**

**Case Manager - Clint Smith (874-7437)**

Attachments: [Locator Map](#)

**III. PUBLIC AND APPLICANT COMMENTS****IV. TENTATIVE AGENDA PLACEMENT**

The cases shown on this agenda except for Case #'s 64-2020, 66-2020, 71-2020, and 78-2020 are tentatively scheduled to be heard before the Planning and Zoning Commission on March 19, 2020. Case #'s 64-2020, 66-2020, 71-2020, and 78-2020 are tentatively scheduled to be heard before the City Council on April 20, 2020. Staff reports relating to agenda items will be available the Friday prior to their tentatively scheduled meeting date and can be obtained at the link below by selecting the agenda for the appropriate meeting body and meeting date.

<https://www.como.gov/CMS/webcal/>

**V. NEXT MEETING DATE - March 17, 2020 @ 5:30 pm (tentative)****VI. 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.