



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, May 21, 2020
7:00 PM

Regular Meeting

Council Chambers
Columbia City Hall
701 E. Broadway

I. CALL TO ORDER

II. INTRODUCTIONS

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

March 5, 2020 Work Session

Attachments: [Work Session Minutes](#)

March 19, 2020 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. TABLING REQUESTS

Case # 85-2020

A request by VanMatre Law Firm (agent) on behalf of the Donna Jean Armstrong Unitrust (owner) for approval of a five-lot final major plat on property zoned M-C (Mixed Use-Corridor) to be known as Columbia Corners, Plat 1, and an associated design adjustment to Sections 29-5.1(f)(3) of the Unified Development Code to allow a new lot line through a structure. The 12.84-acre subject site is located at the southwest corner of Clark Lane and St. Charles Road. **(This item has been requested to be tabled to the June 4, 2020 Planning and Zoning Commission meeting.)**

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Applicant's Tabling Request](#)

VI. SUBDIVISIONS**Case # 86-2020**

A request by Crockett Engineering (agent), on behalf of SBSR Properties, LLC (owners), for approval of a 39-lot preliminary plat to be known as the "Cottages at Evergreen Place". The 7.27-acre property is proposed to be platted into 33 single-family lots and 6 common lots. The subject property is located on the west side of Ballenger Lane just north of Dehaven Drive. On February 11, 2020, the Board of Adjustment approved use of the cottage dimensional standards for this project.

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

[Locator Maps](#)

[Preliminary Plat](#)

[Public Correspondence](#)

VII. PUBLIC HEARINGS**Case # 76-2020**

A 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. **(This item was tabled at the March 19, 2020 Planning and Zoning Commission meeting.)**

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

[Locator Maps](#)

[Surrounding zoning](#)

[Adjacent PD Statement of Intent](#)

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 both a Light Vehicle Service and Repair use for a gas station and convenience store, and a drive-up facility as an accessory use to a financial institution (bank), on an M-N (Mixed Use-Neighborhood) zoned property. The 2.1-acre subject site is located at the southeast corner of Highway WW and Elk Park Drive. **(This item was tabled at the March 19, 2020 Planning and Zoning Commission meeting.)**

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

[Locator maps](#)

[Conceptual Site Plan](#)

[Traffic Impact Analysis](#)

[Applicant CUP Documentation](#)

[Architectural Rendering](#)

[Public Correspondence](#)

Case # 84-2020

A request by Stacy Bryant-Wimp (member), on behalf of JSAE Enterprises, LLC (owner), for a conditional use permit (CUP) to allow for an accessory dwelling unit on property zoned R-1 (one-family dwelling district) and addressed 507 S. Greenwood Avenue.

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

[Locator Maps](#)

[ADU layout and dimensional conditions supplied by applicant](#)

[Public Correspondence](#)

VIII. PUBLIC COMMENTS**IX. STAFF COMMENTS****A. February - April 2020 Building Permit Reports**

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

[Permit Summary by month \(Feb, Mar, Apr\)](#)

[FYTD 2019 Permit Summary \(Oct. 2018-Apr. 2019\)](#)

[FYTD 2020 Permit Summary \(Oct. 2019-Apr. 2020\)](#)

B. FY 2021 Capital Improvement Plan (CIP) General Information

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

C. Potential Work Program Items

X. COMMISSIONER COMMENTS**XI. NEXT MEETING DATE - June 4, 2020 @ 7 pm****XII. 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.