



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, August 6, 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

July 9, 2020 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. SUBDIVISION

Case # 144-2020

A request by McClure Engineering (agent), on behalf of 1 Fyfer Place, LLC (owners), for approval of a 1-lot final minor plat to be known as "Fyfer Place Plat 1." The plat combines two lots at the southwest corner of Fyfer Place and East Broadway into one, 0.38-acre lot for the purpose of developing the property with up to 4 residential units. The property is currently zoned R-MF (Multi-family Residential).

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

[Locator Maps](#)

[Final Plat](#)

VI. SUBDIVISION & PUBLIC HEARING**Case # 135-2020**

A request by McClure Engineering (agent), on behalf of Boone Electric Cooperative (owner), for a one-lot final minor subdivision plat and design adjustments from Section 29-5.1 of the Unified Development Code relating to requests for an alternative location for the required utility easement on State Route 763 (Range Line Street) and to allow a structure (driveway) to be built over lot lines. The "Boone Electric Plat 2" includes approximately 19.22 acres of land located on the west side of Range Line Street, north of the Business Loop 70 and south of I-70 and addressed 1413 Range Line Street. The plat is desired to facilitate improvements to the Boone Electric Campus in accordance with their master plan.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[Final Plat](#)
[Design Adjustment Worksheets](#)

VII. PUBLIC HEARINGS**Case # 127-2020**

A request by A Civil Group (agent) on behalf of West Rock II, LLC (owners) for approval of a rezoning and development plan to be known as, "The Godfrey PD Plan." The applicant is proposing 4, 4-unit apartment buildings (16 units) with vehicular access onto Green Meadows Road. The 1.45-acre property is located at the northeast corner of the intersection of Green Meadows Drive and Green Meadows Circle. **(This item was tabled at the July 9, 2020 Planning Commission meeting).**

Attachments: [Staff Report to Planning and Zoning Commission \[Revised\]](#)
[Locator Maps](#)
[Proposed Statement of Intent](#)
[Proposed Godfrey PD Plan](#)
[Accessible Route Exhibit](#)
[Concept Review Plan \(11/19/2019\)](#)
[Applicant's Density Exhibit](#)
[Supportive Public Correspondence](#)
[Non-supportive Public Correspondence](#)

Case # 142-2020

A request by Crockett Engineering Consultants (agent), on behalf of Kenneth and Becky Mohr (owners), for approval of a rezoning of 4 lots along East Texas Avenue from R-1 (One-family Dwelling) and R-2 (Two-family Dwelling) to M-OF (Mixed Use-Office). The 2.56-acre property is located on the north side of Texas Avenue, approximately 650 feet west of Providence Road, and includes addresses 13, 103, 105, and 107 E Texas Ave.

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

[Locator Maps](#)

[Zoning Graphic](#)

[Permitted Use Table \(M-OF highlighted\)](#)

[Comprehensive Plan Appendix Excerpt](#)

Case # 143-2020

A request by Crockett Engineering Consultants (agent) on behalf of Troy and Shirley Miller (owners) for approval to permanently zone 2.87 acres from County R-S (Single-Family Residential) to R-1 (One-family Dwelling), upon annexation. The property is located approximately 0.25 miles south of the intersection of Kipling Way and St. Charles Road and is addressed 4000 Bradbury Drive.

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

[Locator Maps](#)

[Zoning Graphic](#)

VIII. PUBLIC COMMENTS**IX. STAFF COMMENTS****X. COMMISSION COMMENTS****XI. NEXT MEETING DATE - August 20, 2020 @ 7 pm (tentative)****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.