



# City of Columbia, Missouri

## Meeting Agenda

### Planning and Zoning Commission

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Thursday, October 8, 2020  
7:00 PM

Regular Meeting

Council Chambers  
Columbia City Hall  
701 E. Broadway

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I. CALL TO ORDER

II. INTRODUCTIONS

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

September 24, 2020 Regular Meeting

Attachments: [Regular Meeting Minutes](#)

V. PUBLIC HEARINGS

Case # 128-2020

A request by Civil Group (agent), on behalf of Commerce Bank & Broadfield Properties, LLC (owners), seeking to rezone approximately 5.97 acres of property from PD (Planned Development) to M-C (Mixed Use- Corridor) and 5.38 acres from PD to M-N (Mixed Use- Neighborhood). The property is generally located northeast of the traffic circle at E. Highway WW and Rolling Hills Road with frontage on both sides of Pergola Drive.

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

[Locator Maps](#)

[Zoning Graphic](#)

[Annexation and Zoning Ordinance \(#15209\), map & excluded C-3 uses in C-P tr](#)

[Old Hawthorne Plaza C-P Plan \(2007\)](#)

[Old Hawthorne Plaza Covenants and HARG.-Sapp Agreement provided by app](#)

[Public Correspondence](#)

**Case # 176-2020**

A request by Crockett Engineering (agent), on behalf of OTA Properties, LLC (contract purchasers), for approval of a PD plan on property located on the east side of Colony Drive approximately 400 feet south of Chapel Hill Road. The PD plan will include one structure, to house a 'school-related' use, and an associated play yard to the rear (east) of the lot.

**Attachments:** [Staff Report to Planning and Zoning Commission](#)  
[Locator Maps](#)  
[Ordinance 18031 \(2004\)](#)  
[Ordinance 22060 \(2014\)](#)  
[PD Plan for Lot 5-D of the Colonies, dated 9-3-2020](#)

**Case # 184-2020**

A request by Anderson Engineering (agent), on behalf of Endeavor Center, LLC (owner), for approval of a major amendment to the Discovery Park Plat 5, Lot 501 PD plan to resubdivide the lot, to add two floors onto Building B for residential uses, to obtain a design adjustment to Sections 29-5.1(f)(3) a to allow a new lot line through a structure, and to obtain a design exception to Section 29-4.6 relating to entry door orientation. The site is currently located at the northwest corner of the intersection of Nocona Parkway and Endeavor Avenue.

**Attachments:** [Staff Report to Planning and Zoning Commission](#)  
[Locator Maps](#)  
[Previously approved Discovery Park Plat 5, Lot 501 PD Plan \(2-17-20\)](#)  
[Previously approved Discovery Park Plat 5, Lot 501 PD Plan Minor Amendment](#)  
[Discovery Park Plat 5, Lot 501 PD Plan Major Amendment #1](#)  
[Zoning & Statement of Intent for Tract 5 \(Ord 18043\)](#)  
[Design Adjustment Worksheet](#)

**Case # 154-2020 Map Area # 1**

A request by the City of Columbia to correctively rezone approximately 19 acres of land containing the addresses listed below from district C-2 (Central Business) and IG (Industrial) to M-C (Mixed-use Corridor) and M-OF (Mixed-use Office). The subject parcels are generally located north of White Gate Drive, east of Paris Road, and along both the east and west frontages of Towne Drive.

**Attachments:** [C-2 Corrective Zoning - Paris Road & Towne Drive](#)  
[Locator Maps](#)  
[Parcel Address Graphic](#)

**Case # 154-2020, Map Area # 3 - 110 E. Ash Street**

A request by the City of Columbia to correctively rezone 110 E. Ash Street from C-2 (Central Business) to M-OF (Mixed-use Office). The subject property is located approximately 115-feet east of the intersection of First Street and Ash Street and is presently improved with an office building housing True Line Title Company.

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

[Locator Maps](#)

[Zoning Graphic](#)

**Case # 154-2020, Map Area # 3 - 30 E. Broadway**

A request by the City of Columbia to correctively rezone five (5) remnant parcels of C-2 (Central Business) zoned land to R-MF (Multiple-Family Dwelling) district that are located along the eastern boundary of the Columbia Cemetery. The subject parcels are located on property address as 30 E. Broadway and are used as burial sites for human remains.

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

[Locator Maps](#)

[Zoning Graphic](#)

**Case # 154-2020, Map Area # 4 - 909 University Avenue**

A request by the City of Columbia to correctively rezone property located in the northeast corner of 909 University Avenue from C-2 (Central Business) to M-OF (Mixed-use Office). The subject property is located at the south of the intersection of Watson Place and Woodson Way, west of the Hitt Street Parking Garage and is presently undeveloped.

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

[Locator Maps](#)

[Zoning Graphic](#)

**Case # 154-2020, Map Area # 4 - 909 Lowry Mall**

A request by the City of Columbia to correctively rezone property addressed as 909 Lowry Mall from C-2 (Central Business) to R-MF (Multiple-Family Dwelling). The subject property is centrally location on the campus of the University of Missouri and is presently used as the Student Success Center.

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

[Locator Maps](#)

[Zoning Graphic](#)

**VI. PUBLIC COMMENTS**

**VII. STAFF COMMENTS****VIII. COMMISSIONER COMMENTS****IX. NEXT MEETING DATE - October 22, 2020 @ 7 pm (tentative)****X. 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.