



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, September 21, 2017
7:00 PM

Regular Meeting

Council Chambers
Columbia City Hall
701 E. Broadway

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

Attachments: [September 7, 2017](#)

- IV. TABLING REQUEUST

Case # 17-76

A request by Crockett Engineering (agent) on behalf of Michael Charles Caulder (owner) to annex 161.84 acres of Boone County A-R (Agricultural Residential District) zoned land into the City of Columbia and apply R-1 (One-Family Dwelling District) as permanent zoning. The subject site is located on the north side of State Route WW, approximately 900 feet west of S. Rolling Hills Road. **(The applicant has requested that this item be tabled to the October 19, 2017 Commission meeting. This is the applicant's second tabling request.)**

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

V. SUBDIVISIONS**Case # 17-101**

A request by Crockett Engineering Consultants (agent) on behalf of Gates Real Estate, LLC (owner) for approval of a 193-lot preliminary plat revision on R-1 (On-family Dwelling District) zoned property, to be known as The Gates Preliminary Plat No. 3. The 120-acre subject site is generally located south of Old Plank Road, and south of Wentworth Drive.

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

[Locator maps](#)

[Preliminary Plat](#)

[PREVIOUSLY APPROVED - The Gates Preliminary Plat \(1st revision\)](#)

[PREVIOUSLY APPROVED - The Gates Preliminary Plat #2](#)

Case # 17-216

A request by Central Counties Surveying (agent), on behalf of Wabash Arms of Columbia, LLC (owners), for approval of a 2-lot subdivision to be known as "Athens Subdivision, Plat 1" and a design adjustment from Appendix A.6(b) of the UDC pertaining to lot corner radii. The subject 0.52 acre site is located at the northwest corner of 9th Street and Walnut Street.

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

[Locator Maps](#)

[Final Plat](#)

VI. SUBDIVISIONS & PUBLIC HEARINGS**Case # 17-172**

A request by Crockett Engineering Consultants (agent) on behalf of Fred Overton Development, Inc. & Andrews ET AL (owners) to annex 54 acres into the City of Columbia and apply R-1 (One-family Dwelling District) as permanent zoning. The subject site is located on the north side of Gillespie Bridge Road, approximately 1,500 feet west of Louisville Drive. **(This item was previously tabled at the August 24 and September 7 Planning Commission meetings)**

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator maps](#)
[Surrounding zoning graphic](#)

Case # 17-171

A request by Crockett Engineering Consultants (agent) on behalf of Fred Overton Development, Inc. (owner) for approval of a 38-lot preliminary plat on R-1 (One-family Dwelling) zoned land, to be known as "Perche Ridge", pending the annexation and permanent zoning of the property, with an associated design adjustment to Section 29-5.1(c.3.i.F) regarding loop street length. The 17-acre subject site is generally located on the north side of Gillespie Bridge Road, approximately 3,500 feet west of Louisville Drive.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator maps](#)
[Preliminary Plat](#)
[UDC Section 29-5.1\(b\) Avoidance of Sensitive Areas](#)
[Sensitive Area interpretation by applicant](#)
[Design Adjustment request](#)

VII. PUBLIC HEARINGS**Case # 17-211**

A request by Crockett Engineering (agent), on behalf of Stacey Smarr, etal (owners), for approval of a PD plan to be known as "Schilb Antiquarian". The 1.97 acres subject site is located at 2625 S. Providence Road and part of the "Stoney Creek C-P Development Plan." The proposed PD plan includes an office building for Century 21 Advantage Real Estate and a commercial building for use by Schilb Antiquarian.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[Schilb Antiquarin PD Plan \(dated September 15, 2017\)](#)
[Design Parameters](#)

VIII. PUBLIC COMMENTS**IX. STAFF COMMENTS****X. COMMISSIONER COMMENTS****XI. NEXT MEETING DATE - October 5, 2017 @ 7 pm****XII. 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.