



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Tuesday, May 1, 2018
5:30 PM

Public Information Meeting

City Hall Lobby
Columbia City Hall
701 E. Broadway

I. PURPOSE AND INTRODUCTIONS

II. PENDING PROJECT OVERVIEW

Case # 18-109

A request by Crockett Engineering Consultants (agent) on behalf of Alan E. Easley Trust and Virginia Easley DeMarce Declaration of Trust (owner), Valley View Gardens, Inc. (owner), and Bristol Lake Home Owners Association Number 1, Inc (owner) to annex 18.88 acres, 11.22 acres and 0.79 acres, respectively, into the City of Columbia and apply R-1 (One-family Dwelling) as permanent zoning. The subject sites are zoned County A-1 (Agriculture), and generally located on the east side of Bearfield Road, approximately 1,400 feet north of Gans Road. **(Ward 6)**

Case Manager - Clint Smith (874-7437)

Attachments: [Locator Map](#)

Case # 18-30

A request by Crockett Engineering Consultants (agent) on behalf of Fred Overton, Inc. (contract purchaser) for approval of a 67-lot preliminary plat on R-1 (One-Family Dwelling) zoned land, to be known as Bristol Ridge, pending annexation and permanent zoning. The 31.01-acre subject site is generally located on the east side of Bearfield Road, approximately 1,400 feet north of Gans Road. **(Ward 6)**

Case Manager - Clint Smith (874-7437)

Attachments: [Locator Map](#)

Case #18-104

A request by Brush & Associates (agent), on behalf of James Harris (owner), to rezone 0.61-acre property from PD (Planned District) to A (Agricultural District). The owner intends to combine this parcel with the adjoining 10 acres to the south, to be used as a large single-family residence and farm. Surrounding uses are agricultural and residential in nature. **(Ward 3)**

Case Manager - Rusty Palmer (874-7394)

Attachments: [Locator Map](#)

Case # 18-105

A request by Brush & Associates (agent), on behalf of James Harris (owner), seeking annexation of 10-acre property just south of St. Charles Road and approximately 700 feet east of Dorado Drive. The applicant is seeking annexation in order to connect to City sewer services, and intends to combine this parcel with the adjacent lot to the north to create one single-family home/farm lot. The parcel is currently zoned Boone County A-2 and is seeking A (Agricultural District) zoning upon annexation. **(Ward 3)**

Case Manager - Rusty Palmer (874-7394)

Attachments: [Locator Map](#)

Case # 18-106

A request by Brush & Associates (agent), on behalf of James Harris (owner), seeking approval of a 1-lot final plat to be known as "Harris Subdivision". The 10.61-acre parcel is located on the south side of St. Charles Road approximately 700 feet east of Dorado Drive and proposes to combine 2 parcels into a single lot for the future development of a single-family home and farm. Two concurrent requests, Cases #18-104 (rezoning) and #18-105 (annexation), are being considered along with this case. **(Ward 3)**

Case Manager - Rusty Palmer (874-7394)

Attachments: [Locator Map](#)

Case # 18-107

A request by Randall Y. Herring (owner) for approval of a conditional use permit (CUP) to permit a hair salon at 607 Jackson Street which is zoned M-OF (Mixed-use Office) district. The proposed use is a "Personal Services, General" use per Table 29-3.1 and Section 29-1.11(a) of the Unified Development Code subject to recommendation and approval by the Planning and Zoning Commission and City Council. The subject site is currently improved with a non-residential building. **(Ward 1)**

Case Manager - Patrick Zenner (874-7246)

Attachments: [Locator Map](#)

Case # 18-108

A request by Simon & Struempf Engineering (agent) on behalf of On Point Construction, LLC (owners), seeking approval of a 17-lot preliminary plat of their 6.37-acre parcel located on the south side of Blue Ridge Road at Derby Ridge Drive. The property is currently zoned R-1 (One-Family Residential). **(Ward 2)**

Case Manager - Rusty Palmer (874-7394)

Attachments: [Locator Map](#)

III. PUBLIC AND APPLICANT COMMENTS**IV. TENTATIVE PLANNING COMMISSION AGENDA DATE FOR PROJECTS**

Projects reviewed tonight are tentatively scheduled to be heard before the Planning and Zoning Commission on May 24, 2018. Staff reports relating to items that will be considered by the Planning and Zoning Commission will be available the Friday prior to such meeting date and can be obtained at:

<https://gocolumbiamo.legistar.com/Calendar.aspx>.

V. NEXT MEETING DATE - May 15, 2018 @ 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.