



City of Columbia, Missouri

Meeting Agenda

Planning and Zoning Commission

Thursday, July 7, 2016
6:00 PM

Regular Meeting

Council Chambers
Columbia City Hall
701 E. Broadway

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

Attachments: [June 23, 2016 Regular Meeting](#)

IV. TABLING REQUESTS

Case #16-118

A request by Caleb Colbert (agent) on behalf of Quonset on Tenth, LLC (owner) to rezone land from M-1 (General Industrial District) to C-2 (Central Business District). The 0.42-acre subject site is located on the northeast corner of Tenth Street and Park Avenue, and is addressed 300 N Tenth Street. **(The applicant is requesting that this item be tabled to the August 18 meeting. This is the applicant's second request to table.)**

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Correspondence from Applicant - Tabling request letter](#)

V. PUBLIC INFORMATION AND COMMENT**Case # 16-110**

A request by the City of Columbia to adopt a Unified Development Ordinance (UDO) governing subdivision and land use regulations throughout the City of Columbia's corporate limits as requested by the City Council and supported by the City's 2013 comprehensive plan entitled "Columbia Imagined - The Plan for How We Live and Grow." The UDO will replace Chapter 25 (Subdivisions) and Chapter 29 (Zoning) of the City Code as well as incorporate provisions from Chapter 12A (Land Disturbance), Chapter 20 (Planning), Chapter 23 (Signs), and 24 (Streets, Sidewalks, and Public Places) into its contents.

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Chap. 29-4 and 29-5 \(May 2016\)](#)
[Chap. 29-7 \(May 2016\)](#)
[Chap. 29-10 \(May 2016\)](#)

VI. SUBDIVISIONS**Case # 16-149**

A request by Habitat for Humanity (owner) for a variance from Section 25-48 of the Subdivision Regulations pertaining to the requirement to install sidewalks on property platted prior to 2001. The subject site is located on the south side of Jamesdale Road, approximately 500 feet east of Brown Station Road, and is addressed 3406 Jamesdale Road.

Attachments: [Staff Report to the Planning and Zoning Commission](#)
[Locator Maps](#)
[Sidewalk Variance Worksheet](#)

VII. PUBLIC HEARINGS AND SUBDIVISIONS**Case # 16-142**

A request by G&E HC REIT II Columbia C/O American Healthcare, and Schaumburg Properties, LLC (property owners) to rezone land from R-3 (Medium Density Multiple-Family Dwelling District) and C-3 (General Business District) to O-P (Planned Office District); and to approve a major amendment to the Landmark Hospital O-P development plan. The 5.19-acre subject site includes the existing 4.7-acre Landmark Hospital site on the northeast corner of Old 63 and Alfred Street, and a proposed 0.49-acre off-site parking area located on the west side of Old 63, north of McAlester Street, approximately 320 feet north of the hospital site.

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

[Locator Maps](#)

[Proposed Statement of Intent \(dated 6-17-16\)](#)

[Proposed Design Parameters \(dated 6-17-16\)](#)

[Proposed O-P development plan](#)

[2008 O-P development plan](#)

[2008 rezoning and development plan approval ordinance](#)

Case # 16-144

A request by Schaumburg Properties, LLC (property owner) for a two-lot replat of R-3 (Medium Density Multiple-Family Dwelling District) and C-3 (General Business District) zoned land. The 0.96-acre subject site is located on the west side of Old 63, north of McAlester Street, and is addressed 805 Old 63.

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

[Locator Maps](#)

[Final Plat \(dated 6-16-16\)](#)

VIII. PUBLIC HEARINGS**Case # 16-134**

A request by Columbia Civil Engineering Group (applicant) on behalf of P1316, LLC (owner) for approval of a major amendment to the "Discovery Office Park North" C-P development plan to accommodate a building expansion. The 5.02-acre subject property is located at the northwest corner of Ponderosa Street and Philips Farm Road, and is also known as Lot 1 of Discovery Park Subdivision Plat 2-B

Attachments: [Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[C-P Development Plan \(dated 6-30-16\)](#)
[Design Parameters \(dated 6-30-16\)](#)
[Previously approved C-P Plan \(2016\)](#)
[Previously approved Design Parameters \(2016\)](#)
[Impervious Area Worksheet for Discovery Park](#)

IX. COMMENTS OF THE PUBLIC**X. COMMENTS OF THE STAFF****XI. COMMENTS OF THE COMMISSION****XII. NEXT MEETING DATE - JULY 21, 2016 @ 6 pm****XIII. 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.