



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 18, 2025

Re: 1300 Fellows Place – Design Adjustments (Case #246-2025)

Executive Summary

Approval of this request would grant a design adjustment from the provisions of Section 29-5.1(d)(1)(i) [Sidewalks] of the Unified Development Code as it pertains to sidewalk construction on the Rock Quarry Road frontage of the property located at the southeast corner of the intersection of Fellows Place and Rock Quarry Road addressed as 1300 Fellows Place.

Discussion

A request by Simon & Struempff Engineering (agent), on behalf of Osarone Inc (owner), seeking approval of a design adjustment from Sec. 29-5.1(d)(1)(i) [Sidewalks] of the Unified Development Code (UDC) regarding the construction of sidewalks along Rock Quarry Road. This request follows the approval of a one lot final plat, known as "Fellows Addition #8", which was approved by City Council on April 24, 2025. At the time of approval, redevelopment plans for the site had not been submitted and the applicant did not seek approval of a sidewalk waiver in conjunction with the platting request.

The applicant is requesting a waiver from sidewalk construction along subject site's Rock Quarry Road frontage. While the applicant seeks waiver of the sidewalk along the site's Rock Quarry frontage, sidewalk will still be constructed along Fellows Place. Based upon the responses contained in the design adjustment worksheet (attached), the applicant notes that if sidewalk installation were required it would result in a pedestrian path at or around a 20% grade creating a significant safety risk to users of the sidewalk, particularly those with disabilities.

It is worth noting that the properties to the south and east of the of the subject site are owned by the University of Missouri who are exempt from City's zoning and subdivision standards. This exempt status means that any possible future extension of the required sidewalk along the subject parcel would need to be voluntarily installed by the University or would require a city capital project to achieve installation. Notwithstanding these circumstances, if this waiver were to be granted, the subject site will be connected to the existing sidewalk network along the Stadium Boulevard corridor via its required sidewalk installation along its Fellows Place frontage.

Given the topographical hardships, the unlikely redevelopment of property to the south by someone other than the University, and the connectivity remaining available to surrounding sidewalk network as well as the request having been determined to meet the requirements



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of the design adjustments within Sec. 29-5.2(b)(9) of the UDC, staff believes a design adjustment is appropriate. The full analysis of the design adjustment criteria is provided in the attached Planning and Zoning Commission staff report.

Should Council desire to seek a payment-in-lieu of construction as an alternative to granting the applicant a full waiver of compliance, this fee would be based upon the 2-year average cost of sidewalk construction within the City as determined by the Public Works Department. The current price for sidewalk construction is \$87.93 per linear foot of sidewalk installed. The subject frontage for which the waiver is being sought contains 191 linear feet resulting in a cost of \$16,794.63.

The Planning and Zoning Commission considered this request at the July 24, 2025 meeting. Staff gave its report and responded to clarifying Commissioner questions. The applicant addressed the Commission indicating the staff report addressed all relevant points and made themselves available for Commissioner questions. None were asked. No member of the public spoke on the request. Following limited discussion, the Commission made a motion to approve the design adjustment without requiring a payment in lieu of construction passed unanimously by a vote of (8-0).

The Planning and Zoning Commission staff report, locator maps, design adjustment worksheet, previously approved final plat, and meeting minute excerpts are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Any utility construction or relocation costs will be borne by the developer.

Long-Term Impact: Potential utility use depending on uses. Any potential impact may or may not be offset by increased user fees and/or property tax collection.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable



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Legislative History

Date	Action
4/24/2025	Approved Fellows Addition #8 Final Plat (Ord. 025930)

Suggested Council Action

Approve the requested design adjustment as recommended by the Planning and Zoning Commission without a payment in lieu of construction.