

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
July 24, 2025

Case Number 246-2025

A request by Simon & Struempf Engineering (agent), on behalf of Osarone, Inc. (owner), seeking approval of a design adjustment from Section 29-5.1(d)(1)(i) [Sidewalks] of the Unified Development Code (UDC) regarding the construction of sidewalks along Rock Quarry Road. The approximately 0.54-acre subject site is located at the intersection of Fellows Place and Rock Quarry Road and includes the address 1300 Fellows Place.

MS. GEUEA JONES: May we please have a staff report?

Staff report was given by Mr. Kirtis Orendorff of the Planning and Development Department. Staff recommends the following action is recommended with respect to this request:

1. Approve the requested design adjustment to waive requirements for sidewalk construction along the subject site's Rock Quarry Road frontage.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Any questions for staff? Seeing none. We will open the public hearing.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Any members of the public who wish to speak, come forward.

MR. SIMON: Keenan Simon, 1516 Business Loop 70 West. I'm here on behalf of the applicant. I'm a civil engineer. Going to make it short and sweet. There's a ravine there to the southeast corner that drops off significantly. It's not an ideal situation to build a sidewalk there, so that's what we're looking for relief on. If you have any questions, it is the front portion where we are removing the direct entrance onto Rock Quarry Road is sort of flat there, but as you move further south, it -- (inaudible) -- up very quickly, just to kind of provide some clarity on that.

MS. GEUEA JONES: Okay. Any questions for the applicant? Seeing none. Thank you very much.

MR. SIMON: All right. Thank you.

MS. GEUEA JONES: Any other members of the public who are here to speak on this case? Seeing none. We will close public comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Any Commissioner comments on this case? Seeing none. Commissioner Darr?

MR. DARR: No. I don't --

MS. GEUEA JONES: Okay. Seeing none. Would anyone like to make a motion?

Commissioner Gray?

DR. GRAY: I would like to make a motion. Okay. In the case of 246-2025, 1300 Fellows Place, I move to approve the requested design adjustment, to waive requirements for the sidewalk construction along the subject site, Rock Quarry Road Frontage, pursuant to Sections -- sidewalks?

MS. GEUEA JONES: Just sidewalks.

DR. GRAY: -- Section 29-5.1(D)(2)(ix) [sic] sidewalks.

MS. ORTIZ: Second.

MS. GEUEA JONES: Motion made by Commissioner Gray, seconded by Commissioner Ortiz. Is there any discussion on the motion? Seeing none. Commissioner Brodsky, when you're ready, may we have a roll call.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Darr, Ms. Ortiz, Mr. Stanton, Ms. Geuea Jones, Mr. Brodsky, Ms. Wilson, Mr. Walters, Dr. Gray. The motion carries 8-0.

MR. BRODSKY: The motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. I hate it when they get one I can approve.