

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 24, 2025**

SUMMARY

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. 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.

DISCUSSION

The applicant is seeking a design adjustment waiving the requirement to construct sidewalks along the subject site's frontage along Rock Quarry Road. A previous one-lot plat, titled Fellows Addition #8, was approved for this site on April 24, 2025 by City Council. Approval of the plat was necessary to confer "legal lot" status upon the property prior to its proposed redevelopment. 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.

Prior to proceeding fully forward with redevelopment of the property, the applicant is now seeking a design adjustment from Sec. 29-5.1(d)(1)(i) [Sidewalks] of the Unified Development Code (UDC), regarding the construction of sidewalks along the frontage subject site's Rock Quarry Road frontage. This section of frontage slopes significantly downwards from north to south, and the feasibility of construction of sidewalks is questionable. The applicant's correspondence indicates that the grade would exceed 20% if constructed, which is a safety concern for pedestrians, especially those with disabilities.

Given the existing conditions of the southern portion of Rock Quarry Road, it is unlikely any further sidewalk construction south of the subject site will occur. This section of the roadway has many steep changes in elevation, blind corners, and little, if any, future development potential and is also located within the Rock Quarry Road Scenic Overlay which restricts certain types of improvements within the roadway corridor. Furthermore, the parcel immediately south of the subject site is owned by the University of Missouri and is otherwise "exempt" from compliance with the requirements of the UDC.

The applicant has indicated that a payment-in-lieu option was discussed with city staff and is a favorable alternative to the sidewalk construction. If this option were pursued, the applicant would still be compelled to construct sidewalks along the subject site's Fellows Place street frontage. Sidewalk along this frontage would ensure that the improvements on the redeveloped parcel would connect to the existing sidewalk network to the north leading to Stadium Boulevard.

The requested design adjustment is required to be evaluated against the five-evaluation criteria identified in Sec. 29-5.2(b)(9) of the UDC. The five criteria are shown below (in bold) followed by staff's analysis.

i. The design adjustment is consistent with the city's adopted comprehensive plan and with any policy guidance issued to the department by council

Approving this design adjustment would relieve the applicant from construction of a sidewalk along the subject site's Rock Quarry Road frontage. The site would still be served by sidewalks constructed along Fellows Place, as this design adjustment is only for the portion along the Rock Quarry Road frontage. The subject site would still be accessible to multiple modes of transportation; however, from a more easily traversable location.

ii. The design adjustment will not create significant adverse impacts on any lands abutting the proposed plat, or to the owners or occupants of those lands

Fellows Place is a presently constructed street with sidewalks along the northern side of the street, which could connect to any sidewalk construction along the Fellows Place frontage on the subject site.

iii. The design adjustment will not make it significantly more difficult or dangerous for automobiles, bicycles, or pedestrians to circulate in and through the development than if the subdivision standards of section 29-5.1 were met

Granting this design adjustment would maintain existing conditions on the subject site along Rock Quarry Road. Construction of sidewalks along Rock Quarry would be at a significant slope, and may increase danger to pedestrians utilizing this portion of the sidewalk network. Connectivity to the existing sidewalk network to the north would be maintained by way of construction of sidewalk along subject site's Fellows Place frontage.

iv. The design adjustment is being requested to address a unique feature of the site or to achieve a unique design character, and will not have the effect of decreasing or eliminating installation of improvements or site features required of other similarly situated developments

The subject site's Rock Quarry Road frontage has an approximate 20% grade and installation of a public sidewalk along this frontage is a significant concern to staff in that it may pose a public safety hazard. This "unique" site feature is believed compelling enough to consider granting the waiver of sidewalk at this location. If desired, a "fee-in-lieu" has been acknowledged as an acceptable option by the applicant. Collection of this fee would allow the City to make sidewalk improvements within the vicinity of the site that may more appropriately serve the public.

v. The design adjustment will not create adverse impacts on public health and safety.

Waiver of the sidewalk construction at this location would maintain the "status quo" as there is no sidewalk presently installed. Requiring installation of sidewalk would likely create additional public safety hazards and is viewed as not being in the best interest of the city or the public. Receiving a "fee-in-lieu" payment would allow sidewalk improvements within the vicinity of this site more conducive to public needs.

CONCLUSION

The requested design adjustment is sought given the unique topographic characteristics of the subject site that are not of their own making. The significant grade change would make sidewalk construction impractical and any sidewalks along Rock Quarry Road at this site may be dangerous for those using it. The applicant is willing to pursue a payment in lieu option instead of construction of the sidewalk. Staff is supportive of this request given the existing conditions and, if the Commission deems appropriate, would entertain accepting a “fee-in-lieu” of payment as an alternative to an outright waiver of required sidewalk construction.

RECOMMENDATION

The following action is recommended with respect to this request:

- **Approve** the requested design adjustment to waive requirements for sidewalk construction along the subject site’s Rock Quarry Road frontage

SUPPORTING DOCUMENTS (ATTACHED)

- Locator Maps
- Previously approved Final Plat
- Design Adjustment Worksheets

SITE CHARACTERISTICS

Area (acres)	0.54 acres
Topography	Sloping to east
Vegetation/Landscaping	Mostly paved, grass
Watershed/Drainage	Hinkson Creek
Existing structures	Gas station, fueling station, shed

HISTORY

Annexation date	1964
Zoning District	M-C (Mixed-use Corridor)
Land Use Plan designation	Commercial
Previous Subdivision/Legal Lot Status	Fellows Addition No, 4

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	
Fire Protection	
Electric	

ACCESS

Fellows Place	
Location	North side of parcel
Major Roadway Plan	Major Collector
CIP projects	N/A
Sidewalk	Constructed

Rock Quarry	
Location	East side of parcel
Major Roadway Plan	N/A
CIP projects	N/A
Sidewalk	N/A

PARKS & RECREATION

Neighborhood Parks	Grindstone Nature Area, Capen Park
Trails Plan	Hinkson Creek Trail Connector, Hinkson Creek Trail, MU Recreation Trail
Bicycle/Pedestrian Plan	None

PUBLIC NOTIFICATION

All property owners within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified via letter on July 7, 2025. 30 letters were distributed in total, including one to the Ward 4 Council Member. An advertisement was placed in the Columbia Tribune on July 8, 2025.

Notified neighborhood association(s)	None
Correspondence received	None

Report prepared by Kirtis Orendorff

Approved by Patrick Zenner