

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
November 20, 2025

Case Number 284-2025

A request by Crockett Engineering (agent), on behalf of Consolidated Public Water Supply District No. 1 (Owner), for approval of a one-lot Final Major Plat of IG (Industrial - General) zoned property, to be known as Consolidated Water, Plat No. 1, and a design adjustment from Section 29-5.1(d) regarding construction of sidewalks. The approximately 3.56-acre subject site is located northeast of the Intersection of Nebraska Avenue and Seventh Street and includes the address 1500 North Seventh Street. (This item was previously tabled at the October 23, 2025 Planning Commission meeting.)

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

MR. ORENDORFF: Staff report was given by Mr. Kirtis Orendorff of the Planning and Development Department. Staff recommends the following actions with respect to this request:

1. Approve the requested design adjustment to partially waive the requirement that sidewalks be constructed along the site's North Seventh Street frontage subject to payment of a "fee-in-lieu" in the amount of \$23,653.17 prior to recording the final plat with the Recorder of Deeds; and
2. Approve the requested one-lot final plat to be known as "Consolidated Water, Plat No. 1," subject to technical corrections.

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. Question for staff? See -- oh. Go ahead, Commissioner Ortiz.

MS. ORTIZ: I'm confused on what the recommendation is, because on the screen it doesn't say anything about the "pay in lieu".

MR. ORENDORFF: I apologize for that. So if you would like, I can go ahead and read it directly from the staff report which would be --

MS. ORTIZ: I have it pulled up --

MR. ORENDORFF: Okay.

MS. ORTIZ: -- but maybe it might be helpful for others.

MR. ORENDORFF: Yeah. If you would like me just for the record to read exactly from the staff report, I can go ahead and do that, just that way.

MS. ORTIZ: Thank you.

MR. ORENDORFF: Yeah. So design adjustment portion is to approve the requested design adjustment to partially waive the requirement that sidewalks be constructed along the site's North

Seventh Street frontage subject to a payment in lieu in the amount of \$23,653.17 prior to recording of the final plat with the Recorder of Deeds. So, if you've got that pulled up, I can also pass along my copy, as well, if that helps. I apologize for that.

MS. ORTIZ: Thank you.

MS. GEUEA JONES: Thank you. Any other questions for staff? Seeing none. We will close public comment -- or close public comment -- we will close staff report, and go to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Please come forward, state your name and address for the record. We do six minutes for the applicant and groups, three minutes for individuals.

MR. CROCKETT: Madam Chair, members of the Commission, Tim Crockett, Crockett Engineering, 1000 West Nifong. I believe Mr. Orendorff did a good job summarizing this plat that's before you tonight. It's a straightforward final plat with, of course, the sidewalk variance that goes along with it. The sidewalk -- and this is a little bit different from what you've seen before. My client is proposing to build a sidewalk adjacent to the existing Seventh Street, so the portion that is there, the street that is there, we'll put sidewalk in in that portion, but the portion we're asking for the design adjustment for is for the section that doesn't have street on Seventh Street. So it doesn't make a lot of sense, we believe, to install a sidewalk adjacent to no street. And so, consequently, we are -- we are agreeing to the payment in lieu of \$23,653, and makes -- you know, we believe that makes sense for this area. So with that, I'm happy to answer any questions that the Commission may have.

MS. GEUEA JONES: Are there any questions for this speaker?

MR. WALTERS: Well --

MS. GEUEA JONES: Go ahead, Commissioner Walters?

MR. WALTERS: -- I guess I should asked -- I guess I should have asked staff because on the written report, it says requested one-lot final plat, and on this screen it says request a two-lot final plat.

MR. ORENDORFF: I apologize. It is a one-lot plat. That's my fault.

MR. WALTERS: One lot. Okay. That's it. Thanks.

MR. CROCKETT: Thank you.

MS. GEUEA JONES: Yeah. I don't know if there's a way to adjust the slides midstream, otherwise, I would suggest it, but it's okay. You don't have to. Just since, you know, I know we've got fans out there who are watching it. Okay. Any other members of the public to speak on this case? Seeing none. We will now close public comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Commissioner comment. Any Commissioner comments? Seeing none. Would someone like to make a motion? I suggest reading it off the staff report.

MS. ORTIZ: Is it one at a time, or is it -- we can do both?

MS. GEUEA JONES: Jesse, do you want two votes or one?

MR. CRAIG: Let's do --

MS. GEUEA JONES: Design adjustment and then --

MR. CRAIG: Yes.

MS. GEUEA JONES: -- plat? Yeah. Just for this -- yes, please. Yeah. Let's do that.

MS. GEUEA JONES: Design adjustment and then plat. Two votes. Commissioner Ortiz?

MS. ORTIZ: As it relates to Case 284-2025, oh, 1500 --

MS. GEUEA JONES: Sorry, Kirtis. I shouldn't have messed with it.

MR. ORENDORFF: Of course, one card falls and then the entire house falls.

MS. ORTIZ: No. It's okay. 1500 North Seventh Street, I move to approve the requested design adjustment to partially waive the requirement that sidewalk be constructed along the site's North Seventh Street frontage subject to the payment of a fee in lieu in the amount of \$23,653.17 prior to recording of the final plat with the Recorder of Deeds.

DR. GRAY: Second.

MS. GEUEA JONES: Moved by Commissioner Ortiz, seconded by Commissioner Gray. Is there any discussion on the motion? I will just say that in a rare move, I will actually be voting in favor of this sidewalk waiver for the sole reason that there is not a street there yet. I know I'm usually a pretty reliable no vote on sidewalk waivers, but thought I would make that comment for the record. Commissioner Ortiz?

MS. ORTIZ: As a -- just piggy-backing off of what you're saying, I plan to support this, as well. I think there are many places in that area that could be well served by a sidewalk, but this is not one.

MS. GEUEA JONES: Any other discussion on the motion? Seeing none. Commissioner Brodsky, when you're ready, may we have a roll call on the design adjustment?

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

MR. BRODSKY: The motion carries.

MS. GEUEA JONES: Would someone like to make a motion on the platting action? You did so well the first time, Commissioner Ortiz, would you like to do so?

MR. STANTON: Come on Ms. Ortiz, you started it.

MS. ORTIZ: Okay. I -- what do we say?

MS. GEUEA JONES: You moved to approve the requested --

MS. ORTIZ: Oh. I move to approve the -- I can't do it. I'm sorry.

MS. GEUEA JONES: It's okay.

MR. WALTERS: I can do it.

MS. GEUEA JONES: Go ahead, Mr. Walters.

MR. WALTERS: Oh, the screen just disappeared.

MR. ZENNER: Will get right back to it. One moment. Sorry.

MR. WALTERS: Okay. I'll just read it right here. I just don't know the case number or --

regarding Case Number 284-2025, I move to approve the recommended one-lot final plat to be known as Consolidated Water, Plat Number 1, subject to technical corrections.

DR. GRAY: Second.

MS. GEUEA JONES: Moved by Commissioner Walters, seconded by Commissioner Gray. 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. Stanton, Ms. Stockton, Mr. Walters, Mr. Brodsky, Mr. Darr, Ms. Geuea Jones, Dr. Gray, Ms. Ortiz. Motion carries 8-0.

MR. BRODSKY: The motion carries.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council, and my apologies to Kirtis for throwing everything up in the air. I did not mean to do that to you.

MR. ORENDORFF: Should have got it right the first time. You're good.

MS. GEUEA JONES: All right. Moving on to our next case for the evening.