



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 18, 2025

Re: 1000 Kennesaw Ridge Road – Conditional Use Permit (Case # 238-2025)

Executive Summary

Approval of this request will authorize the issuance of a conditional use permit (CUP) allowing a mechanical and construction contractor use at the property addressed 1000 Kennesaw Ridge Road.

Discussion

A request by Allstate Consultants (agent), on behalf of Lonao Holdings LLC (owner), on behalf of for approval of a Conditional Use Permit (CUP) to allow a “mechanical and construction contractors” use in the M-C (Mixed Use - Corridor) district subject to the conditional use standards of Sec. 29-6.4(m)(2) of the Unified Development Code (UDC). The site was previously used as a bank with a drive-thru facility; however, has been vacant, according to city records, since approximately 2020.

A “mechanical and construction contractors” use in the M-C district is identified as a conditional use in the Permitted Use Table of the UDC such that the potential impacts of outside storage, traffic, and potential surrounding land use incompatibilities can be evaluated through a deliberate public hearing process. The applicant has stated they intend to use the site as a main headquarters for their existing contractor business and that material and equipment storage on-site would likely be minimal (see attached application letter). This change in use would require Level 3 screening and buffering (8-foot screen & 10-foot buffer strip) along any abutting residentially zoned property line. Furthermore, any outside storage would need to be screen from public view by, at a minimum, an 8-foot tall screening device that is 80% opaque year-round.

This site is accessed off Chippewa Drive, a local non-residential street that connects to Kennesaw Ridge and by extension, Range Line Road. This major arterial roadway connects to the I-70 corridor to the south and the US 63 corridor to the north. Staff finds that this location is suitable for the proposed conditional use given its accessibility and potential for limited additional impact upon the surrounding built environment. The request was evaluated against the CUP criteria of Section 29-6.4(m)(2) and found to be compliant. The full evaluation of the CUP criteria is contained within the attached Planning and Zoning Commission staff report.

The Planning and Zoning Commission considered this request at their July 24, 2025 meeting. Staff presented its report. The applicant was available for questions, provided a presentation on their intended impact of the use and showed renderings of the intended renovations. One member of the public spoke citing concerns over screening of materials and equipment.



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There was Commission discussion with respect to the concern relating to screening of stored materials and/or trailers on-site. Staff explained the UDC standards for screening and buffering. Following Commission discussion, the applicant was recalled and asked if they would agree to imposition of a "Level 3" screening and buffering condition wherever trailers may be stored on the site. The applicant noted that such a condition was acceptable.

After limited additional Commission discussion, a motion was made to approve the conditional use permit with the added condition that "Level 3" screening and buffering standards, as stated within the UDC, would be required on-site where trailers would be stored. The motion passed unanimously by a vote of (8-0).

The Planning Commission staff report, locator maps, application letter & renderings, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Economic Development, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the CUP for a "mechanical or construction contractor" use subject to the additional condition that "Level 3" screening and buffering shall be installed where trailers would be parked on the site as recommended by the Planning and Zoning Commission.