



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: Grindstone Commercial Plat 1- Final Plat (Case #206-2025)

Executive Summary

Approval of the proposed plat would create 6 lots to be known as "Grindstone Commercial Plat 1". The subject site is 13.96 acres, is zoned M-C (mixed-use, commercial), and located northeast of the intersection of State Farm Parkway and Nifong Boulevard.

Discussion

A request by McClure Engineering Co. (agent), on behalf of 1101 East Nifong LLC (owner), for approval of a 6-lot Final Major Plat of M-C (Mixed Use - Corridor) zoned property, to be known as Grindstone Commercial Plat 1. A new street, to be known as Pebbles Parkway, will be dedicated through the site which will connect to Nifong Boulevard and State Farm Parkway. Lot 1 and Lots 3 through 6 will be accessed from Pebbles Parkway, as direct access to either State Farm Parkway or Nifong Boulevard is not permitted given their roadway classification and notation on the plat. Proposed Lot 2 will be accessed from a 40-foot private access and public utility easement off of Pebbles Parkway between Lot 1 and Lot 6. A Traffic Impact Study (TIS) was performed for the development and it recommended that a left and right turn lane be added to State Farm Parkway to access Pebbles Parkway.

The proposed final plat is substantially compliant with the March 2025 approved preliminary plat known as "Crown Center Plaza Preliminary Plat"; however, shows two additional lots being created. One new lot was created by splitting preliminary plat Lot 4 into two, resulting in proposed Lots 4 and 5 as shown on the attached final plat. The second new lot was created by modifying the boundary of preliminary plat Lot 3 and carving out proposed Lot 6 as shown on the attached final plat and has access along the shared access and utility easement. These changes are considered "minor" and are supported by both the on-site and off-site infrastructure being installed. The division of the larger, originally contemplated lots, is seen as an opportunity facilitate more efficient individual lot improvements.

Standard 10-foot utility easements have been dedicated along proposed and existing rights of way. A 16-foot utility easement is being dedicated along the southern edge of proposed Lot 2, continuing to the northern edge of the site. Sidewalks will be constructed along the new roadway as well as along Nifong Boulevard and State Farm Parkway one foot inside the back of the right-of-way instead of along the existing roadway's edge of curb. This alternative location is due to the gap between the existing pavement and dedicated right-of way as well as to accommodate an upcoming capital improvement project at the intersection of Nifong Boulevard and State Farm Parkway, where a roundabout is planned to be constructed by 2026. The subject site has access to all necessary city utilities to support the creation of the 6 proposed lots. There are no known capacity limitations associated with available infrastructure.



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Locator maps, final plat, and preliminary plat 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 individual lot users. Any potential impacts 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

Legislative History

Date	Action
4/7/2025	Approved Preliminary Plat for Crown Center Plaza Preliminary Plat (R40-25)

Suggested Council Action

Approve the final plat of *Grindstone Commercial Plat 1*.