



Kirtis Orendorff <kirtis.orendorff@como.gov>

1000 Kennesaw Ridge Road - Case #238-2025

Helen Ball <helenball950@gmail.com>

Thu, Jul 3, 2025 at 11:41 AM

To: "kirtis.orendorff@como.gov" <kirtis.orendorff@como.gov>

Dear Kirtis,

I am writing to you regarding the above property as a resident owner at [1115-703 Kennesaw Ridge Road, Columbia](#). I purchased my condo 3 years ago. I am also a member of our HOA board for the past 2-1/2 years.

Your postcard was forwarded to the board by our property management company (CAM) for our information and to allow us to advise our concerns. I am also hoping to attend the July 24 public hearing on this same matter.

My concern (and I believe the same concern of our other Board members who may have been communicated to you already) is that this new owner (Veritas Consulting & Construction Group?) keeps the property appearance reflective of the neighborhood. Meaning, no heavy equipment in the parking lot - which is not only unsightly but very hard on the surfaces of the adjoining street which is the main access into both 1115 and 1100 parking lots of Spencer Crest Condominiums.

Our property gets trash already from the nearby businesses (Phillips 66 gas station and also Sonic and Dollar Tree). We would hope that this new business would not contribute to any trash or visible construction materials.

If this is merely an office for doing administrative work for the construction company, where lightweight trucks/vans would be used - that would probably not be a problem. However, I moved here from CT 3 years ago and had had experience where a construction company had purchased land in a mostly residential neighborhood and instead of using it as an office (as the neighborhood was led to believe) - it became an empty lot where they parked heavy tractors, dump trucks, etc. Needless to say, the neighbors were not happy and it became an ongoing issue between the new owners and the residents who lived adjacent. It was noisy very early in the morning with heavy vehicles moving in/out and caused unnecessary damage to the surface of the street..

Thank you for your attention to this matter.

Helen Ball
[1115 Kennesaw Ridge Rd #703](#)
[Columbia, MO 65202](#)



Kirtis Orendorff <kirtis.orendorff@como.gov>

Case # 238-2025

3 messages

Anauny Mous <standarddeviate@gmail.com>
 To: "kirtis.orendorff@como.gov" <kirtis.orendorff@como.gov>

Sat, Jul 12, 2025 at 7:19 AM

Hello,

My name is Jared Walker and I live at [1100 Kennesaw Ridge Rd.](#) I have received a couple of notices about a CUP. The letter is very vague to me. Section 29-6.4(m)(2) is referenced, but I have no idea what document it belongs to or if I could understand it if it was spelled out for me. Could you please break it down for me? What are they planning on doing with the land. How will granting them a CUP impact the neighborhood? Why might some object? Why might some be accepting?

Thank you for your time.

-Jared Walker

Kirtis Orendorff <kirtis.orendorff@como.gov>
 To: Anauny Mous <standarddeviate@gmail.com>

Tue, Jul 15, 2025 at 8:43 AM

Hello,

This Conditional Use Permit is being requested to convert the vacant bank building located at the corner of Kennesaw Ridge and Range Line Street. They plan on using the site for a mechanical and construction contractor business. The site is zoned M-C (Mixed Use - Corridor), and contractor uses on that zoning requires a conditional use permit. This involves a public hearing at the Planning and Zoning Commission, as well as approval by City Council.

Section 29-6.4(m)(2) refers to the Unified Development Code (UDC) portion of the city code of ordinances. This section spells out the criteria for approval for all conditional use permits within the city. If the request meets all requirements, then us staff recommend to the Planning and Zoning Commission and City Council to approve the request. These criteria are:

- (A)The proposed conditional use complies with all standards and provisions in this chapter applicable to the base and overlay zone district where the property is located;
- (B)The proposed conditional use is consistent with the city's adopted comprehensive plan;
- (C)The proposed conditional use will be in conformance with the character of the adjacent area, within the same zoning district, in which it is located. In making such a determination, consideration may be given to the location, type and height of buildings or structures and the type and extent of landscaping and screening on the site;
- (D)Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion;
- (E)Sufficient infrastructure and services exist to support the proposed use, including, but not limited to, adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided; and
- (F)The proposed conditional use will not cause significant adverse impacts to surrounding properties.

At this time, we have received a few emails and phone calls about this request. The concerns I have seen include a worry about outdoor storage of equipment, increase in traffic, and speculation about an increase in crime. The applicant is taking steps to mitigate potential negative impacts. The drive thru-portion of the site will be converted into a garage for equipment storage, and the applicant argues that the total amount of trips generated by this site would be less than a drive thru bank branch. I've attached the request letter on this email if you would like to read it further, and this letter will be included on the Planning and Zoning Commission's agenda for the July 24th meeting.

Please feel free to reach out if you have any further questions regarding this request.

-Kirtis Orendorff

[Quoted text hidden]

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Kirtis Orendorff, Planner (He/Him)
 City of Columbia - Community Development Department
 701 E. Broadway

Columbia, MO 65201
(573)-874-7611



LTR-Veritas Conditional Use Request Letter 06.04.25_v1.pdf
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Anauny Mous <standarddeviate@gmail.com>
To: Kirtis Orendorff <kirtis.orendorff@como.gov>

Tue, Jul 15, 2025 at 2:35 PM

Kirtis,

Thank you for your very detailed reply. My biggest concerns as a day sleeper would be the amount of noise generated, the beeping of equipment vehicles in reverse, power tools which will probably be used more off-site, and people yelling to be heard over the vehicles. Another concern is loose scrap and debris such as screws and nails that could puncture tires, and litter the area. Overall, it could be worse. We don't need another dispensary or liquor store, but a nice sit down restaurant within walking distance may have been pleasant. Thanks again.

-Jared Walker

[Quoted text hidden]



Patrick Zenner <patrick.zenner@como.gov>

[Planning]: Feedback - former Landmark Bank site at Kennesaw Ridge and Rangeline

Cprovorse <cprovorse@gmail.com>
To: Planning@como.gov

Thu, Jul 17, 2025 at 7:54 PM

Hello,

I wanted to provide feedback for the P&Z meeting discussing the former Landmark Bank building at Kennesaw Ridge and Rangeline. I will be out of town that day otherwise I would attend in person.

I understand that the proposed use of the property is for a construction company office. While I am excited that this property is finding a new use I do have concerns that this type of business often has materials or commercial equipment that would be stored outside. The intersection currently has a nice selection of commercial businesses which compliment Spencer's Crest to the east and Vanderveen to the west. I am supportive of this space becoming a commercial office space if there are restrictions about what will be left outside particularly after business hours. The Meyer Electric property at Rangeline and Blue Ridge was a great repurposing of that building but they have a lot of vehicles outside each evening – that wouldn't fit into the Kennesaw Ridge and Rangeline intersection.

Thank you for your consideration of my comments.

Chris Provorse
1115 Kennesaw Ridge
Apt 806
573-268-6988

Sent from my iPhone



July 18, 2025

1000 Kennesaw Ridge Rd.(Case # 238-2025) – Conditional Use Permit – Veritas Consulting and Construction Group.

Good afternoon, Pat,

Thank you for your in-depth conversation this morning about this Conditional Use Permit. I feel confident that you will pass along the comments received appropriately.

I am sending comments regarding the Conditional Use Permit request from Veritas Consulting and Construction (Case 238) on the property located at the corner of Kennesaw Ridge Road and Rangeline, formerly the Simmons/Landmark Bank facility. I am acting as the representative of the **Spencer's Crest Condominium Association as president**. We held our monthly meeting on July 17, 2025, and the P&Z public hearing notification was discussed as part of our regular meeting agenda.

We understand that this is a Conditional use and that the Commission has the latitude to request some screening, possibly. The primary concern of the **Spencer's Crest** board is whether the screening will be requested/required and whether it will be adequate. The property in question is located at the main entrance to our residential condominiums, and if not handled appropriately, it could have a detrimental effect on property values. A construction office has a more industrial appearance than a bank. Construction vehicles and trailers are not always the most visually appealing.

Additionally, as a fellow contractor, I explained to our board that, in my opinion, the Commission has the latitude to enact specific requirements on the project. As I have not seen the staff report, we do not know what the staff may have proposed or requested of the applicant to attain the CUP. However, our construction company has an office where we conduct our day-to-day business, which does not involve parking construction vehicles overnight, as it is located in an office building. We also have a warehouse in which our construction vehicles are stored inside at the end of the day and also areas within our various subdivisions that we utilize.

In my online search, I found that Veritas Consulting & Construction Group has several ways to contact them, but none of the links indicate a shop location. Would it be prohibitive to ask the following questions?

- Will the property in question be their sole office and storefront? If so, where and how will they be storing construction vehicles?
- Will there be additional construction equipment stored on site, for example: trailers, backhoes, skid steers?

I will try to attend the meeting and, if so, I will express my thoughts as a representative of **Spencer's Crest Condominiums**. As a fellow contractor, I understand the significance of having an office to operate out of, but I also recognize the necessity of being a good neighbor to those around us and not having a detrimental effect on the residential neighbors.

Thank you,

Rhonda Carlson
President,
Spencer's Crest Condominium Association