

June 4, 2025

Mr. Pat Zenner, Development Services Manager
City of Columbia - Community Development Department
701 E. Broadway
Columbia, MO 65201

Re: Conditional Use Request – “Mechanical and Construction Contractors”
1000 Kennesaw Ridge Rd.
Columbia, MO 65202

Dear Mr. Zenner,

On behalf of Veritas Consulting and Construction Group, we are requesting a conditional use (Mechanical and Construction Contractors) for their property located at 1000 Kennesaw Ridge Rd. Veritas Consulting & Construction Group is a full-service General Contractor serving both the residential and commercial markets and will soon be entering into its 8th year of service to the Columbia area. Veritas has purchased the aforementioned property and plans to utilize it as their headquarters. The existing building was constructed as a bank approximately 20 years ago and the property is zoned M-C.

Veritas Consulting and Construction Group provides inspection services, claims estimating, and insurance appraisals with the vast majority of their business on the management side of the construction industry. Veritas is working with SOA Architecture to prepare plans to renovate the existing building to serve as their headquarters and, while the majority of their operations are not directly construction, they are requesting the aforementioned conditional use to ensure their operations are properly permitted. Veritas is excited to enhance the existing mid-century modern look of this iconic building and envisions this property as a destination for clients, with an exterior and interior design center. Preliminary renderings of the proposed exterior building renovations are included with this request.

“Mechanical and Construction Contractors” is a conditional use in M-C zoning due to additional outdoor activities associated with general contractors that may differ from other M-C uses including materials storage and fabrication. No materials will be stored outdoors and no materials will be fabricated onsite. An indoor professional paint booth will be installed to allow for painting of small items (such as doors and shutters). Veritas anticipates storing several professionally painted trailers onsite (Photos of these trailers are included).

In addition:

- Veritas is an A+ Accredited Business on the Better Business Bureau.
- Veritas will be joining the Columbia Chamber of Commerce upon moving in after renovations are complete.
- Veritas is a member on the Better Business Bureau Columbia Chapter Advisory Board (1 of only 8 companies locally).
- Veritas is a member of the Columbia Board of Realtors.
- Veritas is in good standing with our City of Columbia Business license since 2018 and faithfully pulls permits on all projects that require them.

Section 29-6.4(m)(2) of the UDC provides general criteria for approval of a conditional use. Please see these criteria listed below with each item addressed for this request:

- 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;*

The owners are planning a renovation to the existing building to better suit their needs including enclosing the existing canopy. This will allow materials to be stored inside; no outside storage of material is proposed. Veritas will comply with all standards and provisions applicable to the base M-C zoning.

- b) *The proposed conditional use is consistent with the city's adopted comprehensive plan;*

The City's comprehensive plan identifies this area as a commercial district. The previous use (bank) aligned with this district and the request before you aligns with this district as well.

- 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;*

This project proposes to utilize the existing structure with minor modifications to the building. Existing screening will remain in place. Renderings of the building modifications are included with this request.



- d) *Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion*

Originally designed as a bank with many vehicles entering and leaving the site, access is provided to Kennesaw Ridge Road via Chippewa Dr. which allows access to Range Line St. at a traffic signal. The number of trips anticipated from the proposed use is significantly less than the number of trips generated by a bank and the existing infrastructure provides ample access for the owner's vehicles and trailers. We anticipate no issues with traffic hazards or 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*

The proposed use will utilize the existing building and utilities. No utility improvements are proposed and we do not anticipate any issues with the current services provided. The site impervious area will not increase as a part of this renovation.

- f) *The proposed conditional use will not cause significant adverse impacts to surrounding properties.*

This project is directly adjacent to Kennesaw Ridge Road and a convenience store to the north and a Sonic restaurant to the south. Range Line St. and office/commercial space are located to the west and an apartment complex is located to the east. This property was developed as a commercial use in accordance with standard practice of commercial property next to a major arterial roadway (Range Line St.) with the adjacent apartment complex providing a transitional buffer to single family residential. The requested use will allow the property to continue to be used as a commercial property, consistent with the original development approach and surrounding properties.

Thank you for your consideration of this request and please let me know if you have any questions or need any additional information.

Sincerely,
Allstate Consultants LLC

Wes Bolton, PE, ACTAR

Enc.



Existing Building:



Preliminary Rendering of Renovation:



Existing Building:



Preliminary Rendering of Renovation:



Trailers:

