Introduced by _____

First Reading _____ Second Reading _____

Ordinance No. _____ Council Bill No. B 416-05

AN ORDINANCE

approving the C-P Development Plan of Corporate Lake, Plat No. 14, Lots 1 and 2; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the C-P Development Plan of Corporate Lake, Plat No. 14, Lots 1 and 2, dated October 6, 2005, located on the southwest corner of Southampton Drive and Providence Outer Roadway. The Director of Planning and Development shall use the design parameters set forth in "Exhibit A" which is attached to and made a part of this ordinance as guidance when considering any future revisions to the C-P Development Plan.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2005.

ATTEST:

_____ _____

City Clerk Mayor and Presiding Officer

APPROVED AS TO FORM:

_____

City Counselor

Exhibit A

RECEIVED
PLANNING DEPT.

Corporate Lake Plat 14 Lots 1 & 2
C-P Development Plan
Design Parameters
September 15, 2005
Revised October 6, 2005

1. The gross building floor area shall not exceed 45,000 square feet. The exact location and footprint of the building may be modified at the time of building permit submission and approval, as long as the total square footage limitation is not exceeded.

2. Minimum distance between building and adjacent property line or street right of way shall be:

   - twenty-five (25) feet along Southampton Drive right of way
   - twenty-five (25) feet along South Providence West Outer Roadway right of way
   - twenty-five (25) feet along Corporate Plaza Drive right of way
   - ten (10) feet along the west property line

3. Maximum building height of any new building shall be forty-five (45) feet.

4. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area, and the right of way of Southampton Drive, South Providence West Outer Roadway, and Corporate Plaza Drive shall be six (6) feet.

5. The minimum percentage of the site to be maintained as landscaping is fifteen (15) percent.

6. The number, size, location, and height of free standing signs shall meet the Shopping Center requirements of Section 23-25(i). The maximum number of free standing signs on the site shall be two (2):

   - One (1) illuminated free standing monument sign along Southampton Drive with a maximum height of thirty (30) feet and a maximum surface area of one hundred thirty two (132) square feet. Setback shall be a minimum ten (10) feet from the right of way. Side setback shall be twenty-five (25) percent of lot width.
   - One (1) illuminated free standing monument sign along South Providence West Outer Roadway with a maximum height of thirty (30) feet and a maximum surface area of one hundred thirty two (132) square feet. Setback shall be a minimum ten (10) feet from the right of way. Side setback shall be twenty-five (25) percent of lot width.

7. All wall signs shall meet C-3 requirements.

8. The maximum number of directional signs shall be three (3).

   - The signs shall meet the requirements of Section 23-22(b).
   - In lieu of one of the directional signs, a sign consisting of individual letters shall be placed on the retaining wall near the west property line. The size shall be determined from the basic geometric shape of the message. The maximum size shall be 32 square feet.

9. Site lighting shall be as follows:

   a. There shall be no more than eight (8) "shoebox" type light standards. All light standards shall be a maximum height, as measured from the top of the 30" base, of ten (10) feet.
   b. There shall be no more than fourteen (14) ground mounted lights for building lighting.
   c. There shall be recessed down lights in the building overhang.
   d. There shall be no more than two (2) ground mounted lights for each of two (2) flag poles.

Source

Timothy Teddy

Fiscal Impact

YES

NO

Other Info.

Agenda Item No._____

TO: City Council

FROM: City Manager and Staff

DATE: October 21, 2005

RE: A proposed C-P (Planned Business District) development plan to be known as "Corporate Lake Plat No. 14, Lots 1 and 2." The subject property is located on the southwest corner of Southampton Drive and Providence Outer Roadway. The proposal would consist of office and retail space. (Case 29-CP-05)

EXECUTIVE SUMMARY

At its meeting of October 21, 2005, the Planning and Zoning Commission voted unanimously (8-0) to recommend approval of the proposed C-P development plan. No one from the public spoke in opposition.

A staff report, locator map, a reduced copy of the plan and excerpts from the minutes of the Planning and Zoning Commission meeting are attached.

SUGGESTED COUNCIL ACTION

The Planning and Zoning Commission recommends approval of the proposed C-P development plan.

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
OCTOBER 20, 2005

ITEM NO. 29-CP-05

NAME OF DEVELOPMENT

Corporate Lake – Plat No. 14 Lots 1 and 2 - C-P Development Plan

LOCATION

On the southwest corner of Providence Outer Roadway and Southampton Drive

PROPERTY SIZE

Approximately 2.06 acres

EXISTING ZONING

C-P (Planned Business District)

GENERAL DESCRIPTION OF PROPOSED DEVELOPMENT

An office and commercial development consisting of approximately 16,390 square feet of office space and 10,926 square feet of commercial space. Maximum building height would be 45 feet.

ACCESS

Access to the site will be off Southampton Drive, an improved neighborhood collector street; Corporate Plaza Drive, an improved local nonresidential street; and, off Executive Drive, a local nonresidential street which is under construction. The site has frontage on but no access shown on Providence Outer Roadway, a MoDot-maintained major collector street. All adjacent streets have adequate right-of-way in place.

Internal access will be by means of private drives, which appear to be adequate.

Staff has identified no access issues in regard to this proposal. It should be noted that MoDot has requested a traffic study for this proposal; however, City staff has not. The applicants will work with MoDot officials regarding this issue.

PEDESTRIAN CIRCULATION

Sidewalks will be constructed along one side of all three perimeter streets. An internal walkway system is shown around the proposed building.

ON-SITE PARKING

Total required parking for the proposed office and retail development is 117 automobile parking spaces and 12 bicycle spaces. The C-P plan shows that 129 automobile parking spaces are to be provided and 14 bicycle spaces.

PUBLIC UTILITIES

All City utilities are available to the subject site.

SITE CHARACTERISTICS

The site is relatively flat and has a few scattered trees. The site is located within the Little Bonne Femme Creek drainage basin but is downstream from Rockbridge State Park.

LANDSCAPING/STORM WATER MANAGEMENT

Conceptual landscaping and storm water management plans for the site have been reviewed by the Public Works Department. The conceptual plans do not indicate any potential problems. 31.8% of the site will be in landscaping. Fifteen percent is the minimum required by the Zoning Regulations.

SIGNS

The C-P District has no specific sign requirements. Signs for the site are included in the approved C-P development plan. The proposal is to have two free standing monument signs, one on Southampton Drive and one on Providence Outer Roadway. Each sign would be a maximum of 30 feet in height and a maximum of 132 square feet of sign surface area. They would be set back a minimum of 10 feet from the property line. The two free standing signs proposed would be in conformance with the Sign Regulations for District C-3. Notes on the plan state that wall signs and other signs on the site would be in conformance with the Sign Regulations for District C-3. It should be noted that the plan shows a "retaining wall" sign. That type of sign is not described in the City's Sign Regulations but will be 32 square feet in size. Staff is not opposed to the retaining wall directional sign.

ON-SITE LIGHTING

Eight light standards, with "shoebox" type fixtures, a maximum of 10 feet in height, when measured from the 30-inch base are proposed. 14 ground-mounted lights for building lighting are proposed. There will be recessed down lights in the building overhang. Two ground-mounted lights for each of two flag poles are proposed.

CITY-RECOGNIZED NEIGHBORHOOD ASSOCIATIONS AFFECTED

Cedar Lake and Bedford Walk

PARKLAND NEEDS/GREENBELT

Neighborhood parkland is not an issue in this case since the property is zoned for commercial development.

There is no designated greenbelt on or adjacent to the subject site.

DISCUSSION

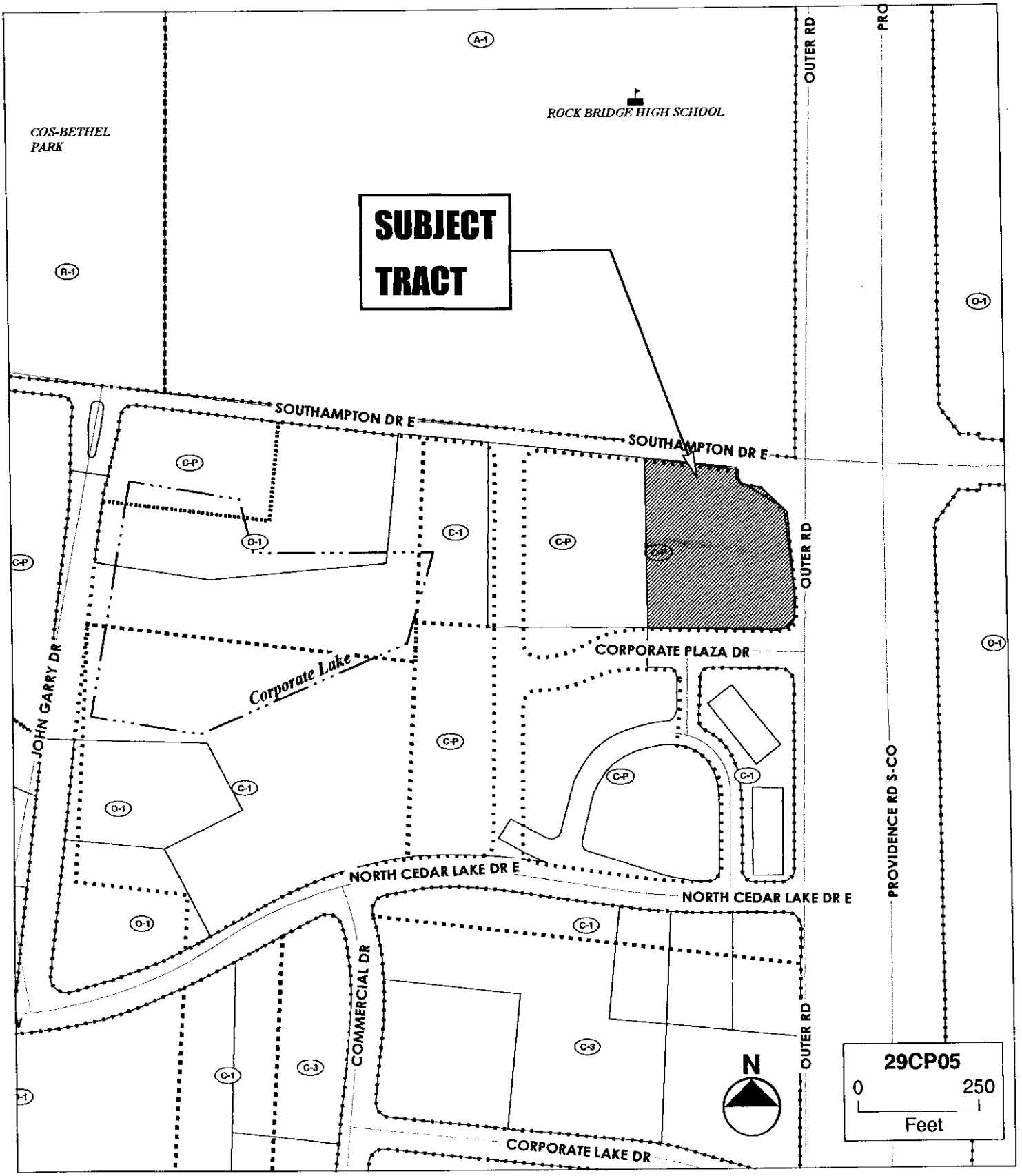
The proposed C-P development plan will allow for construction of a commercial and office development. The plan meets all Zoning Regulation requirements and staff has identified no concerns other than the "retaining wall" sign.

STAFF RECOMMENDATION

Approval of the C-P development plan

Report prepared by CJB

Approved by


SUBJECT TRACT
COS-BETHEL PARK
ROCK BRIDGE HIGH SCHOOL
A-1
R-1
O-1
C-P
C-1
C-3
SOUTHAMPTON DR E
SOUTHAMPTON DR E
OUTER RD
OUTER RD
OUTER RD
PRO
PROVIDENCE RD S-CO
CORPORATE PLAZA DR
Corporate Lake
JOHN GARRY DR
NORTH CEDAR LAKE DR E
NORTH CEDAR LAKE DR E
COMMERCIAL DR
CORPORATE LAKE DR
N
29CP05
0
250
Feet

CORPORATE LAKE, PLAT NO. 14, LOTS 1 AND 2

C-P DEVELOPMENT PLAN

15 SEPTEMBER 2005
REVISED 6 OCTOBER 2005

STORM WATER NOTE

ON-SITE STORM WATER DETENTION SHALL BE DESIGNED TO DISCHARGE THE PREDEVELOPMENT PEAK FLOW OR LESS FOR THE
2 YR STORM
10 YR STORM
25 YR STORM
AND TO PASS THE 100 YEAR STORM AS DETERMINED BY TECHNICAL RELEASE NO. 55 URBAN HYDROLOGY FOR SMALL WATERSHEDS JUNE 1986.

LIGHTING NOTE

SITE LIGHTING SHALL BE AS FOLLOWS:
- THERE SHALL BE NO MORE THAN EIGHT (8) "SHOEBOX" TYPE LIGHT STANDARDS. ALL LIGHT STANDARDS SHALL BE A MAXIMUM HEIGHT, AS MEASURED FROM THE TOP OF THE 30" BASE, OF TEN (10) FEET.
- THERE SHALL BE NO MORE THAN FOURTEEN (14) GROUND MOUNTED LIGHTS FOR BUILDING LIGHTING.
- THERE SHALL BE RECESSED DOWN LIGHTS IN THE BUILDING OVERHANG.
- THERE SHALL BE BE NO MORE THAN TWO (2) GROUND MOUNTED LIGHTS FOR EACH OF TWO (2) FLAG POLES.

SIGN NOTE

1. THE NUMBER, SIZE, LOCATION, AND HEIGHT OF FREE STANDING SIGNS SHALL MEET THE SHOPPING CENTER REQUIREMENTS OF SECTION 23-25(I). THE MAXIMUM NUMBER OF FREE STANDING SIGNS ON THE SITE SHALL BE TWO (2).

   ONE(1) ILLUMINATED FREE STANDING MONUMENT SIGN ALONG SOUTHAMPTON DRIVE WITH A MAXIMUM HEIGHT OF THIRTY (30) FEET AND A MAXIMUM SURFACE AREA OF ONE HUNDRED THIRTY TWO (132) SQUARE FEET. SIDE SETBACKS SHALL BE TWENTY FIVE(25) PERCENT OF LOT WIDTH. SETBACK SHALL BE A MINIMUM TEN (10) FEET FROM THE RIGHT-OF-WAY LINE.

   ONE(1) ILLUMINATED FREE STANDING MONUMENT SIGN ALONG SOUTH PROVIDENCE WEST OUTER ROADWAY WITH A MAXIMUM HEIGHT OF THIRTY (30) FEET AND A MAXIMUM SURFACE AREA OF ONE HUNDRED THIRTY TWO (132) SQUARE FEET. SIDE SETBACKS SHALL BE TWENTY FIVE(25) PERCENT OF LOT WIDTH. SETBACK SHALL BE A MINIMUM TEN (10) FEET FROM THE RIGHT-OF-WAY LINE.
2. ALL WALL SIGNS SHALL MEET C-3 REQUIREMENTS.
3. THE MAXIMUM NUMBER OF DIRECTIONAL SIGNS SHALL BE THREE (3).

   THE SIGNS SHALL MEET THE REQUIREMENTS OF SECTION 23-22(b).

   IN LIEU OF ONE OF THE DIRECTIONAL SIGNS, A SIGN CONSISTING OF INDIVIDUAL LETTERS SHALL BE PLACED ON THE RETAINING WALL NEAR THE WEST PROPERTY LINE. THE SIZE SHALL BE DETERMINED FROM THE BASIC GEOMETRIC SHAPE OF THE MESSAGE. THE MAXIMUM SIZE SHALL BE 32 SQUARE FEET.

BUILDING NOTE

1. THE MAXIMUM HEIGHT OF THE PROPOSED BUILDING SHALL BE FORTY-FIVE (45) FEET.
2. MAXIMUM ALLOWABLE BUILDING AREA SHALL BE 45,000 SQUARE FEET (SF).
3. BUILDINGS SETBACKS SHALL BE AT LEAST:

SOUTHAMPTON DRIVE RIGHT-OF-WAY	25 FEET
SOUTH PROVIDENCE WEST OUTER ROADWAY RIGHT-OF-WAY	25 FEET
CORPORATE PLAZA DRIVE RIGHT-OF-WAY	25 FEET
WEST PROPERTY LINE	10 FEET

ZONING NOTE

ZONING IS C-P, PLANNED BUSINESS DISTRICT.

CLIMAX FOREST PRESERVATION NOTE

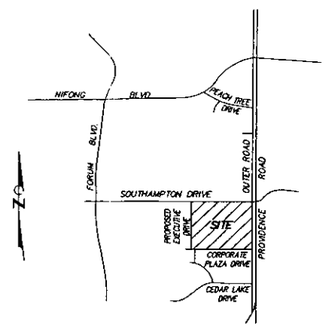
THERE IS NO CLIMAX FOREST

PROPERTY DESCRIPTION

LOTS 1 & 2 CORPORATE LAKE PLAT 14
CONTAINING 2.06 ACRES

FLOOD PLAIN NOTE

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS DEFINED BY THE CITY ORDINANCE.



SITE LOCATION MAP

NOT TO SCALE

BENCH MARK

BM- IRON AT SOUTHWEST CORNER LOT 1 CORPORATE LAKE PLAT 14.
ELEVATION=740.74

TBM- CHISELED MARKS AT EAST RIM OF MANHOLE NEAR SOUTHWEST CORNER OF LOT 1 CORPORATE LAKE PLAT 14.
ELEVATION=741.20

SURVEY CONTROL POINTS

POINT NUMBER	NORTH	EAST	ELEVATION	DESCRIPTION
CP 1	500.00	500.00	740.74	IRON
CP 2	517.41	787.92	750.85	IRON

PARKING NOTE

REQUIRED PARKING		
OFFICE	16,390 SQ. FT. AT 1/300 SQ. FT.	= 55 SPACES
RETAIL	10,926 SQ. FT. AT 1/200 SQ. FT.	= 55 SPACES
STORAGE	13,406 SQ. FT. AT 1/2000 SQ. FT.	= 7 SPACES
	TOTAL REQUIRED	117 SPACES

PROVIDED PARKING	
STANDARD	= 124 SPACES
ADA	= 5 SPACES (1 VAN)
BICYCLE	= 14 SPACES
TOTAL PROVIDED	= 124 SPACES

LANDSCAPING NOTE

TOTAL AREA	89,857 SQ. FT.	100 %
BUILDING AREA	13,410 SQ. FT.	14.9 %
PAVED AREA	47,877 SQ. FT.	53.3 %
LANDSCAPE AREA	28,570 SQ. FT.	31.8 %

PROPERTY OWNER

GARY L & BRENDA GAYLE LEWIS
4812 SANTANA CIRCLE
COLUMBIA, MO 65203

CONTRACT PURCHASER

SKIP & DAISY GROSSNICKLE
1311 TORREY PINES DRIVE
COLUMBIA, MO 65203

APPROVED BY THE PLANNING AND ZONING COMMISSION, COLUMBIA, MISSOURI, ON _____

_____
JERRY WADE, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2005

_____
DARWIN HINDMAN, MAYOR

ATTEST: _____
SHEELA AMIN, CITY CLERK

LEGEND

	PROPERTY LINE
E	ELECTRIC LINE
T	TELEPHONE LINE
TV	TELEVISION LINE
UE	UNDERGROUND ELECTRIC LINE
UT	UNDERGROUND TELEPHONE LINE
UTV	UNDERGROUND TELEVISION LINE
S	SANITARY SEWER LINE
SS	STORM SEWER LINE
G	GAS LINE
W	WATER LINE
X	FENCE
	TREE & BRUSH LINE
	DRAINAGE SWALE
	ANCHOR
UP	UTILITY POLE
LS	LIGHT STANDARD
GM	GAS METER
GV	GAS VALVE
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
C.O.	CLEANOUT
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
	IRON
	R/W MARKER
UE	PROPOSED UNDERGROUND ELECTRIC LINE
UT	PROPOSED UNDERGROUND TELEPHONE LINE
SS	PROPOSED STORM SEWER
S	PROPOSED SANITARY SEWER LINE
G	PROPOSED GAS LINE
W	PROPOSED WATER LINE
X	PROPOSED UTILITIES (NIC)
750	EXISTING CONTOUR
750	FINISH CONTOUR

UTILITY NOTES

WATER
CITY OF COLUMBIA
P.O. BOX 6015
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: GARY LUTZ 573-874-7532
12" PVC IS LOCATED ALONG THE SOUTH SIDE OF SOUTHAMPTON DRIVE AND WEST SIDE OF PROVIDENCE ROAD AS SHOWN.

ELECTRIC
CITY OF COLUMBIA
P.O. BOX 6015
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: JOHN BLAKEMORE 573-874-7313
UNDERGROUND ELECTRIC IS LOCATED ALONG THE SOUTH SIDE OF SOUTHAMPTON DRIVE AS SHOWN.

GAS
AMEREN UE
210 ORR STREET
COLUMBIA, MISSOURI 65201
CONTACT: GARY WIPFLER 573-876-3030
6" PLASTIC LINE IS LOCATED ALONG THE SOUTH SIDE OF SOUTHAMPTON DRIVE.

TELEPHONE
CENTURYTEL
625 E. CHERRY STREET
COLUMBIA, MISSOURI 65201
CONTACT: DUANE McGEE 573-886-3507
UNDERGROUND TELEPHONE IS LOCATED ALONG THE SOUTH SIDE OF SOUTHAMPTON DRIVE AND WEST SIDE OF WEST FRONTAGE ROAD, AS SHOWN.

TELEVISION
MEDACOM
801 N. COLLEGE AVENUE
COLUMBIA, MISSOURI 65201
573-443-1535
OVERHEAD LINE ALONG WEST FRONTAGE ROAD AS SHOWN.

SANITARY SEWER
CITY OF COLUMBIA
P.O. BOX 6015
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: DAVE SORRELL 573-874-7575
AS SHOWN

Engineering Surveys & Services
1113 Fay Street
Columbia, Missouri
573 - 449 - 2646

THIS IS A CONCEPTUAL SITE PLAN FOR C-P REVIEW ONLY, NOT FOR CONSTRUCTION.

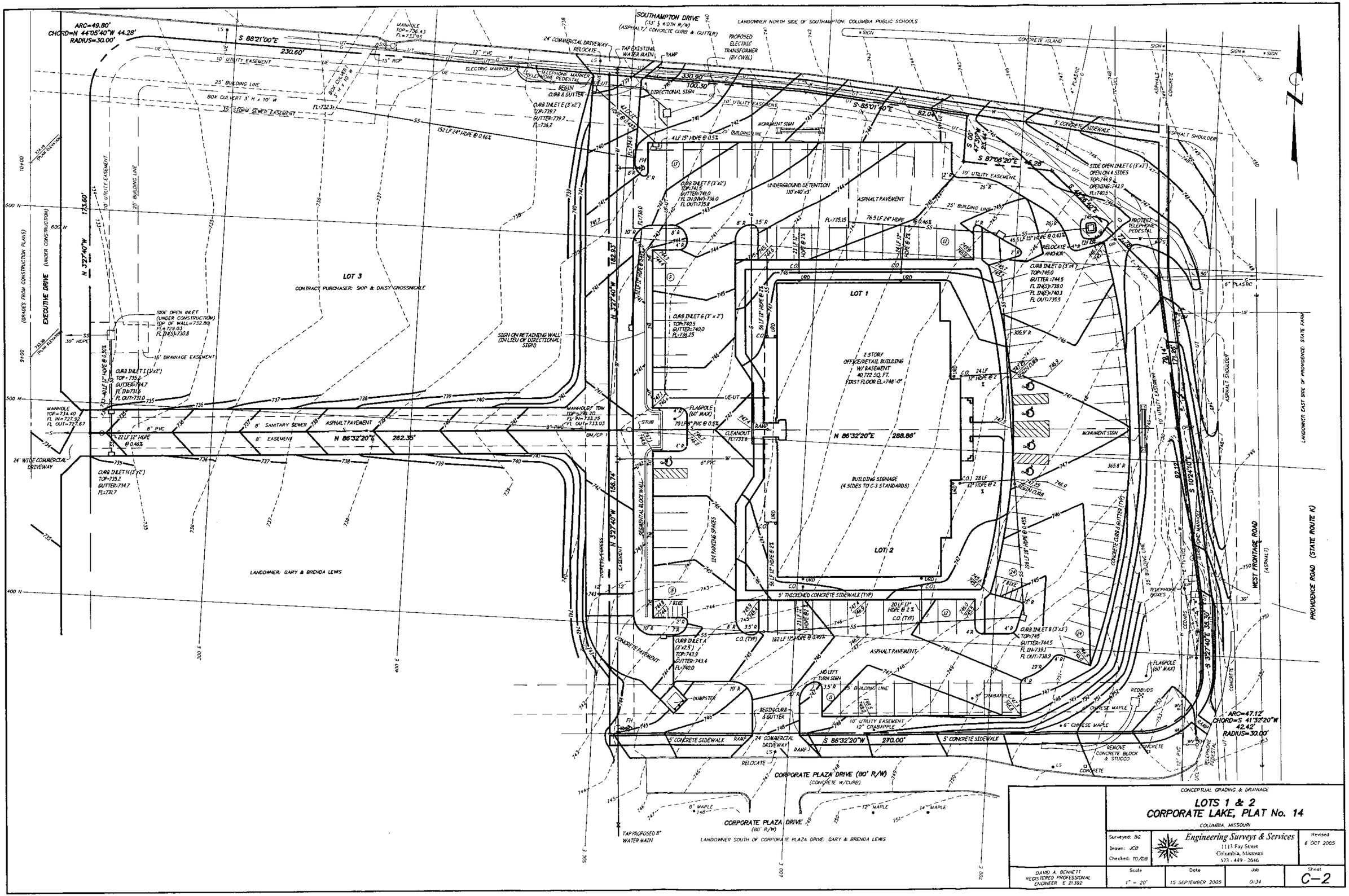
C-1

SHEET INDEX

C-1 COVER
C-2 CONCEPTUAL GRADING & DRAINAGE
L-1 LANDSCAPING PLAN
SL-1 SITE LIGHTING PLAN

JOB# 0134

DAVID A. BENNETT
REGISTERED PROFESSIONAL ENGINEER E 21392



CONCEPTUAL GRADING & DRAINAGE

LOTS 1 & 2
CORPORATE LAKE, PLAT No. 14

COLUMBIA, MISSOURI

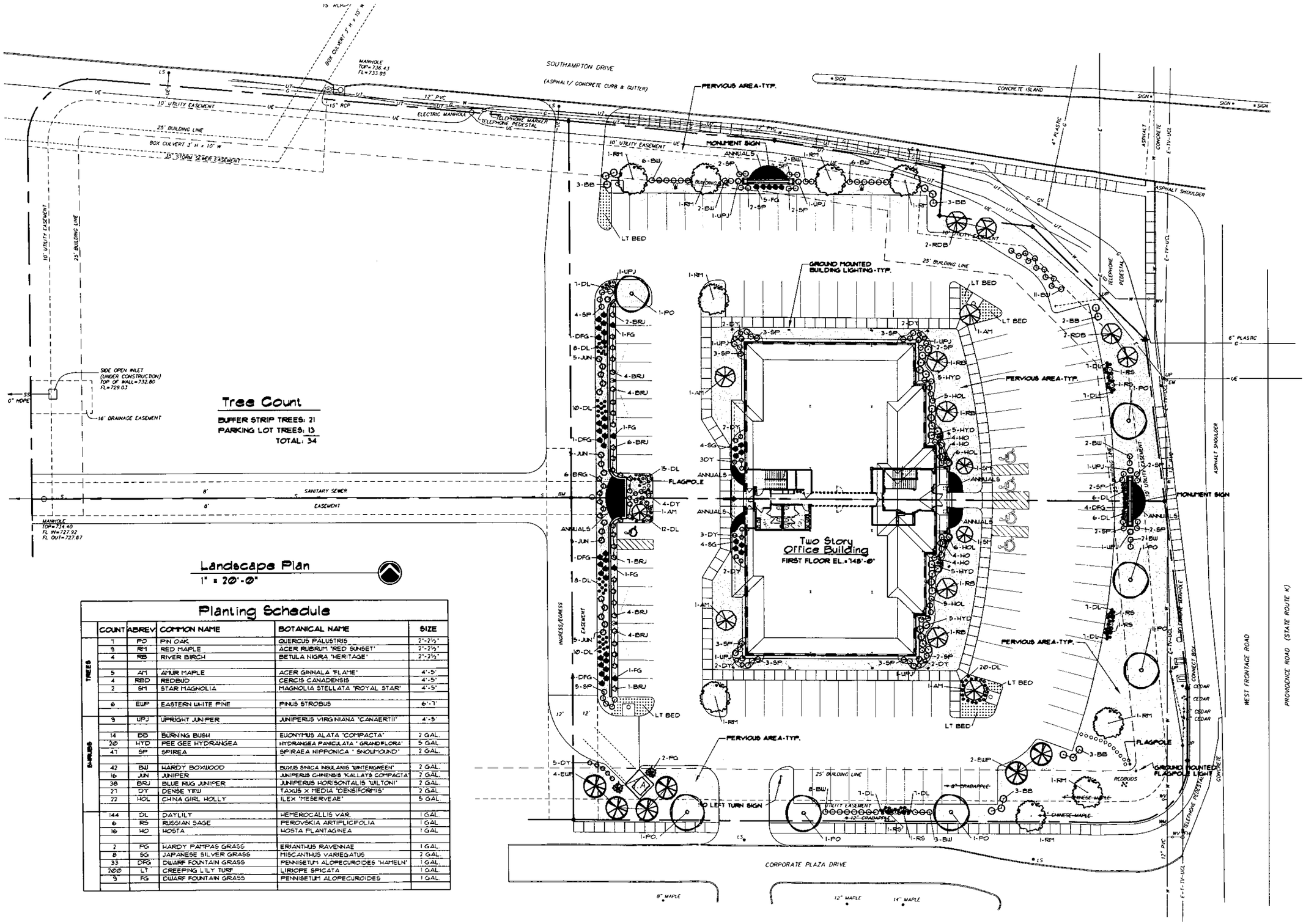
Surveyed: BG
Drawn: JCB
Checked: TD/DB

Engineering Surveys & Services
1113 Fay Street
Columbia, Missouri
573 - 449 - 2646

Revised 6 OCT 2005

DAVID A. BENNETT
REGISTERED PROFESSIONAL ENGINEER E 21392

Scale	Date	Job	Sheet
1" = 20'	15 SEPTEMBER 2005	0134	C-2



Tree Count

BUFFER STRIP TREES: 21
PARKING LOT TREES: 13
TOTAL: 34

Landscape Plan

1" = 20'-0"

Planting Schedule

	COUNT	ABREV	COMMON NAME	BOTANICAL NAME	SIZE
TREES	7	PO	PIN OAK	QUERCUS PALUSTRIS	2"-2½"
	9	RM	RED MAPLE	ACER RUBRUM 'RED SUNSET'	2"-2½"
	4	RB	RIVER BIRCH	BETULA NIGRA 'HERITAGE'	2"-2½"
	5	AM	AMUR MAPLE	ACER GINNALA 'FLAME'	4'-5'
	4	RBD	REDBUD	CERCIS CANADENSIS	4'-5'
	2	SM	STAR MAGNOLIA	MAGNOLIA STELLATA 'ROYAL STAR'	4'-5'
	6	EWP	EASTERN WHITE PINE	PINUS STROBUS	6'-7'
SHRUBS	9	UPJ	UPRIGHT JUNIPER	JUNIPERUS VIRGINIANA 'CANAERTII'	4'-5'
	14	BB	BURNING BUSH	EUONYMUS ALATA 'COMPACTA'	2 GAL.
	20	HYD	PEE GEE HYDRANGEA	HYDRANGEA PANICULATA 'GRANDIFLORA'	5 GAL.
	47	SP	SPIREA	SPIRAEA NIPPONICA 'SNOWMOUND'	2 GAL.
	42	BW	HARDY BOXWOOD	BUXUS SNICA INSULARIS 'WINTERGREEN'	2 GAL.
	16	JUN	JUNIPER	JUNIPERUS CHINENSIS 'KALLAYS COMPACTA'	2 GAL.
	38	BRJ	BLUE RUG JUNIPER	JUNIPERUS HORISONTALIS 'WILTONI'	2 GAL.
	27	DT	DENSE YEW	TAXUS X MEDIA 'DENSIFORMIS'	2 GAL.
	22	HOL	CHINA GIRL HOLLY	ILEX 'MESERVEAE'	5 GAL
	144	DL	DAYLILY	HEMEROCALLIS VAR.	1 GAL.
	6	RS	RUSSIAN SAGE	PEROVSKIA ARTIFLICIFOLIA	1 GAL
	16	HO	HOSTA	HOSTA PLANTAGINEA	1 GAL
	2	PG	HARDY PAMPAS GRASS	ERIANTHUS RAVENNAE	1 GAL.
	8	SG	JAPANESE SILVER GRASS	MISCANTHUS VARIEGATUS	2 GAL.
	33	DFG	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GAL.
	200	LT	CREEPING LILY TURF	LIRIOPE SPICATA	1 GAL
	9	FG	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES	1 GAL

NSPJ
NEARING STAATS PRELOGAR & JONES AIA CHARTERED ARCHITECTS
3515 W. 75TH ST. STE 201
PRAIRIE VILLAGE, KANSAS 66208
www.nspjarch.com
PHONE 913.831.1415 FAX 913.831.1563

A NEW OFFICE BUILDING FOR:

LOTS 1 & 2 CORPORATE LAKE COLUMBIA, MISSOURI

REVISIONS
10-4-05

DATE
9-13-05
JOB NO.
396604
SHEET NO.

L-1

Sheet 2 of 4

Lighting Plan
1" = 20'-0"

NSPJ
Nearing Staats Prelogar & Jones AIA Chartered
Architects
3515 W. 75th St., Ste. 201
Prairie Village, Kansas 66208
www.nspjarch.com
Phone 913.831.1415 Fax 913.831.1563

A New Office Building For:
Lots 1 & 2
Corporate Lake
Columbia, Missouri

Revisions
10-4-05

Date
9-13-05
Job No.
396604
Sheet No.
SL-1
Sheet 4 of 11

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
October 20, 2005

29-CP-05 A proposed C-P development plan to be known as "Corporate Lake Plat No. 14, Lots 1 and 2." The subject property is located on the southwest corner of Southampton Drive and Providence Outer Roadway, containing approximately 2.06 acres.

MR. WADE: May we have a staff report, please?

Staff report was given by Mr. Charles Bondra of the Planning and Development Department. Staff recommends approval of the C-P development plan.

MR. WADE: Are there any questions of staff?

PUBLIC HEARING OPENED

MR. WADE: Anyone wishing to speak in support of this proposal, please come forward.

MR. REED: Good evening, Mr. Wade and Commissioners. My name is Tim Reed; I'm a land surveyor with Engineering Surveys & Services. I'm representing Skip and Daisy Grossnickle and Charlie and Laurie Digges, who are the persons who intend to construct this two-story office building on this site -- office and commercial building. They are in the audience tonight if you have any questions for them. The building that they're going to build is -- it will be nearly identical to the building in Kansas City, which is the offices of their architect, Mr. Howard Nearing, and I do have some photographs of that building if you would like to see what they intend to build. The Grossnickles' and Digges' insurance company will occupy the second floor of this building, and the lower floor will be space that they will rent out for retail and/or office uses. Mr. Bondra mentioned that MoDOT has requested some sort of an abbreviated traffic study. I guess they're interested to know what sort of traffic this will generate onto that outer road. And our traffic engineer has visited with Mr. Sullivan with MoDOT, and we're going to provide him with whatever sort of a traffic -- abbreviated traffic study that he needs. I think this building will be a very attractive addition to the corner of Providence and Southampton, and we respectfully ask for your approval. If you have any questions, I would be happy to try to answer.

MR. WADE: I have just one. I was caught on the lighting of the recessed down lights in the building overhang, but also the 14 ground-mounted lights under the building. Why is so much lighting needed on the building? And of the ground-mounted lights, what will be the bleeding -- I mean, you know, of course, the kids can't see the stars from Columbia hardly anymore anyhow because of the light condition. But why is that much lighting on the building needed, and what would be the bleeding off site?

MR. REED: I don't know if I can answer that question, and I don't know if -- we may need to defer to the architect later. But it's an effect that the architect is wanting on that building, and I don't now what he has proposed for that.

MR. WADE: I guess my uncomfortableness is that the ground-mounted lighting coming up creates potential for a lot of light from this --

MR. REED: I don't think the intent is to spill over. I think it's merely to illuminate the walls and the windows, that type of thing, just for effect.

MR. WADE: I'm sure the spillover is not into the surrounding sites from those kind of lights, but spillover is -- basically contributes to eliminating the visualness of stars. I guess I am a little concerned about that. That's all.

MR. REED: Okay. Well, there is an eave on this building, and the lighting, I think, is just going to illuminate up and probably get stopped by the eave.

MR. WADE: Further questions? Mr. Lamb?

MR. LAMB: I have a quick question about the signage -- the monument sign. The building is 45-feet tall; is that correct?

MR. REED: Uh-huh. Uh-huh.

MR. LAMB: And the monument sign is going to be 30-feet tall?

MR. REED: We simply put in the allowable maximum. They're going to be low monument-type signs.

MR. LAMB: So, you don't expect that to be literally 30 feet?

MR. REED: No. No.

MR. LAMB: All right.

MR. REED: I don't believe we have worked out the exact sign, but it's going to be an attractive, low, brick monument sign.

MR. LAMB: Thank you.

MR. WADE: Further questions of this speaker? Thank you.

MR. REED: Thank you.

MR. WADE: Anyone else wishing to speak in support of this proposal? Anyone wishing to speak in opposition?

PUBLIC HEARING CLOSED

MR. WADE: Commissioners? Do we have a quiet evening? Mr. Barrow?

MR. BARROW: Well, I guess I could jump in, since no one else is. Yeah. I'm concerned about the upward-mounted lights, too, and I would like to see a little bit more detail on these plans, but we don't require the details, so -- in other plans, we've gotten a lot of photometric reports and that sort of thing. That's not a deal killer for me. I'm going to support this. I'm happy to see a two-story building. A lot of the buildings out here are just one story, and I think Columbia needs to be building up, and I think that's a good use of space. And this area is kind of wide open, but it's filling in fast. And we have a tendency to just sprawl out with single-story buildings and parking lots. I do bemoan the fact, and I know that the City seems to like this, is to have these buildings surrounded by a moat of -- or a small sea of parking. And I don't particularly have the answer of how to do better, but this whole area down here has developed this way, and it just creates -- it's a nonpedestrian friendly habitat. It's a place that is, basically, a waste of gasoline; people have to get in their car to go anywhere down in this part of town, at least to do it safely. So, I'm going to support this plan, but I'm just going to take the opportunity to thank them and praise them for putting in two stories, and to bemoan the fact that we have another building surrounded by a sea of parking.

MR. WADE: I had a similar reaction, only my reaction was a little bit different. I was bemoaning the fact that we're still limiting ourselves to 45 feet and two stories. Given the nature of that development area out there, I think it's time that we started building up, and I'm looking forward to the time that we see someone come in with a -- especially with the office complex, three, four, or five stories. And it's clear that's going to be a major, major concentration of office and commercial employment center there, and, somehow, I think our regulations limit it to 45 feet, and I think we need to take a serious look at that and start finding ways to encourage up rather than out. And I'm pleased that it's two stories rather than one, but I wish it were three or four. Mr. Daugherty?

MR. DAUGHERTY: Well, I noticed that parking, too, but I feel like that this parking is better than having one great big of sea of parking out in front of the building, like we did on the Wal-Mart building out on Broadway. I feel like this is a better solution to the parking than just one big parking lot.

MR. WHEELER: Well, I just want to echo the comments of the other Commissioners. As well, I'd like to say that 31 percent of an open area, I'm pretty pleased to see that. It's nice to see us going up and allowing a little more green space. With that said, I would move that we recommend approval of the C-P development plan.

MR. HOLDEN: Second.

MR. WADE: It's been moved and seconded that we recommend approval of the C-P development plan. Is there any discussion on the motion? Roll call, please.

MR. LAMB: The motion has been made and seconded to recommend approval of Item 29-CP-05, a proposed C-P development plan to be known as "Corporate Lake Plat No. 14, Lots 1 and 2." The subject property is located on the southwest corner of Southampton Drive and Providence Outer Roadway, containing approximately 2.06 acres.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Holden, Mr. Lamb, Mr. Meier, Mr. Rice, Mr. Wade, Mr. Wheeler, Mr. Barrow, Mr. Daugherty. Motion carries 8-0.