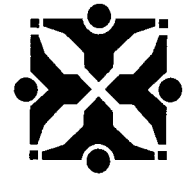


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 165-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 16, 2014

Re: C-P Development Plan- Lot 6, Red Oak South Plat 1 (Case #14-79)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibits to Resolution/Ordinance

Supporting documentation includes: Summary of Board/Commission Reports including maps, plans, design parameters, and Ordinance #020607 (previously approved Statement of Intent), Excerpt from Minutes

Executive Summary

A request by Tim Crockett, Crockett Engineering (agent) for approval of a C-P (Planned Business District) Development Plan on 1.54 acres of land, to be known as "Lot 6 of Red Oak South Plat 1". The subject properties are located at the southwest corner of the intersection of Grindstone Parkway and Grindstone Plaza Drive. (Case #14-79)

Discussion

The applicant is proposing the construction of a one-story, 5,000 square-foot automobile service/gas station with associated off-street parking. The proposed use is allowed per the adopted use list associated with the property, which included most uses within C-3 (General Business District) with some exceptions.

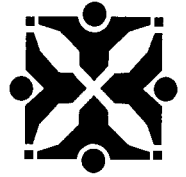
The project was zoned C-P in 2010 by Ordinance #020607 and per the Statement of Intent (SOI) the entire development was to include common design elements, such as light fixtures and bike racks. Additional design features were also included that required the buildings be constructed primarily of durable materials (e.g., brick or stone) and that roof-top mechanical equipment was to be screened and baffled. The design parameters included with this request will limit the amount of signage on the property, setbacks, and number of light fixtures. Staff has reviewed the proposed C-P development plan and accompanying building elevations and finds that they meet all technical requirements of the C-P District and the associated SOI.

At its meeting on June 5, 2014, the Planning and Zoning Commission voted to recommend approval of the proposed C-P development plan (approved 8-0). The applicant's agents, Tim Crockett, Crockett Engineering, and Phebe LaMar, attorney, were present and gave an overview of the request. Commissioners discussed on site water runoff and pedestrian access to the residential development to the south known as "The Den". No one from the public spoke regarding the request.

A copy of the Planning and Zoning Commission staff report, which includes locator maps, C-P

City of Columbia

701 East Broadway, Columbia, Missouri 65201



development plan, building elevations, design parameters and a copy Ordinance #020607 (approved Statement of Intent) are attached, as are the excerpts from the meeting's minutes.

Fiscal Impact

Short-Term Impact: None. Public infrastructure is currently in place. Connection/extension of such infrastructure is at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance (e.g roads, water and sewer). Once the business is operational, the City of Columbia will receive City tax and fee revenues for maintenance of infrastructure and services provided.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development

Strategic Plan Impact: Not Applicable

Comprehensive Plan Impact: Land Use & Growth Management

Suggested Council Action


Approval of the proposed Lot 6 of Red Oak South Plat 1 C-P Development Plan and associated design parameters.

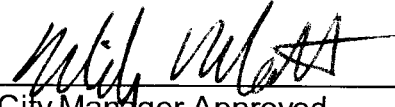
Legislative History

Ordinance #21409 (9/4/2012): Approved Final Plat of Red Oak South Plat No. 1

Ordinance #20607 (5/3/2010): Approved C-P Zoning and SOI

Ordinance #22012 (4/7/2014): Approved revised SOI to relocate tree preservation area off site


Department Approved


City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 165-14

AN ORDINANCE

approving the C-P Plan of Lot 6 of Red Oak South, Plat No. 1;
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 Plan of Lot 6 of Red Oak South, Plat No. 1, as certified and signed by the surveyor on May 21, 2014, located on the southwest corner of Grindstone Parkway and Grindstone Plaza Drive. The Director of Community Development shall use the design parameters set forth substantially in the same form as "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 _____, 2014.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



City of Columbia
Planning Department

701 E. Broadway, Columbia, MO
 (573) 874-7239 planning@gocolumbiamo.com

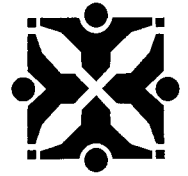
Design Parameters Worksheet

For office use:

Case #: 14-79	Submission Date: 5/21/14	Planner Assigned:
-------------------------	------------------------------------	-------------------

Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way. **25 feet**
2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.
0 feet
3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.
Maximum number of free standing signs shall be one.
Areas and heights of all signage shall comply with City of Columbia sign regulations.
4. The minimum percentage of the site to be maintained in open space shown by the percent in landscaping and the percent left in existing vegetation. (not applicable to M-R districts)
Minimum of 15% landscaping
5. The maximum height and number of light poles and type of fixtures.
Lighting shall be in conformance with City of Columbia lighting regulations. Maximum pole height shall be 25 feet. Maximum number of light poles shall be 10.



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Summary of Board/Commission Reports including maps, plans, design parameters
and Ordinance #020607 (previously approved Statement of Intent), Excerpt from
Minutes

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 5, 2014**

SUMMARY

A request by Tim Crockett, Crockett Engineering (agent) for a C-P (Planned Business District) Development Plan on 1.54 acres of land, to be known as "Lot 6 of Red Oak South Plat 1". The subject properties are located at the southwest corner of the intersection of Grindstone Parkway and Grindstone Plaza Drive. (Case #14-79)

DISCUSSION

The applicant is proposing the construction of a one-story, 5,000 square-foot automobile service/gas station with associated off-street parking. The proposed use is allowed per the adopted use list associated with the property, which included most uses within C-3 (General Business District) with some exceptions.

The project was zoned C-P in 2010 by Ordinance #020607, and included a Statement of Intent (SOI) that applied to the entire Red Oak South development. The SOI further included additional requirements that each property, upon submission of a C-P development plan, was required to meet. Per the SOI, the entire development should include common design elements, such as light fixtures and bike racks. Additional design features were also included that require the buildings be constructed primarily of durable materials (e.g., brick or stone) and that roof-top mechanical equipment be screened and baffled.

Staff has reviewed the proposed C-P development plan and accompanying building elevations and finds that they meet the technical requirements of the C-P District and the associated SOI. Proposed construction will meet the "durable" materials requirement through the use of a brick veneer. Additionally, a note has been included on the plan indicating that proposed rooftop HVAC units will be screened and baffled. Assurance that such actions are taken will be verified during the building construction/inspection process.

RECOMMENDATION

Approve the proposed Lot 6 of Red Oak South Plat 1 C-P Development Plan and Design Parameters.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator aerial & topographic maps
- Proposed C-P development plan
- Building Elevations
- Design parameters
- Previously approved SOI

SITE CHARACTERISTICS

Area (acres)	1.54
Topography	Moderate slope generally from southeast to northwest
Vegetation/Landscaping	Grass
Watershed/Drainage	Hinkson Creek
Existing structures	None

HISTORY

Annexation date	1969
Zoning District	C-P
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	Legally platted as Lot 6 of Red Oak South Plat No. 1

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City Water & Light
Fire Protection	Columbia Fire Department
Electric	Boone Electric

ACCESS

Grindstone Plaza Drive	
Location	Along east and south side of site.
Major Roadway Plan	Major Collector (improved & City-maintained) with 66 ft existing ROW. No additional ROW required.
CIP projects	None.
Sidewalk	Partially installed; additional 5-ft sidewalk to be installed along all ROW.

PARKS & RECREATION

Neighborhood Parks	None
Trails Plan	No trails adjacent to property
Bicycle/Pedestrian Plan	Bike lane installed along Grindstone Parkway

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on May 13, 2014.

Public information meeting recap	Number of attendees: 1 (includes applicant) Comments/concerns: None
Notified neighborhood association(s)	Grindstone/Rock Quarry Neighborhood Association
Correspondence received	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner

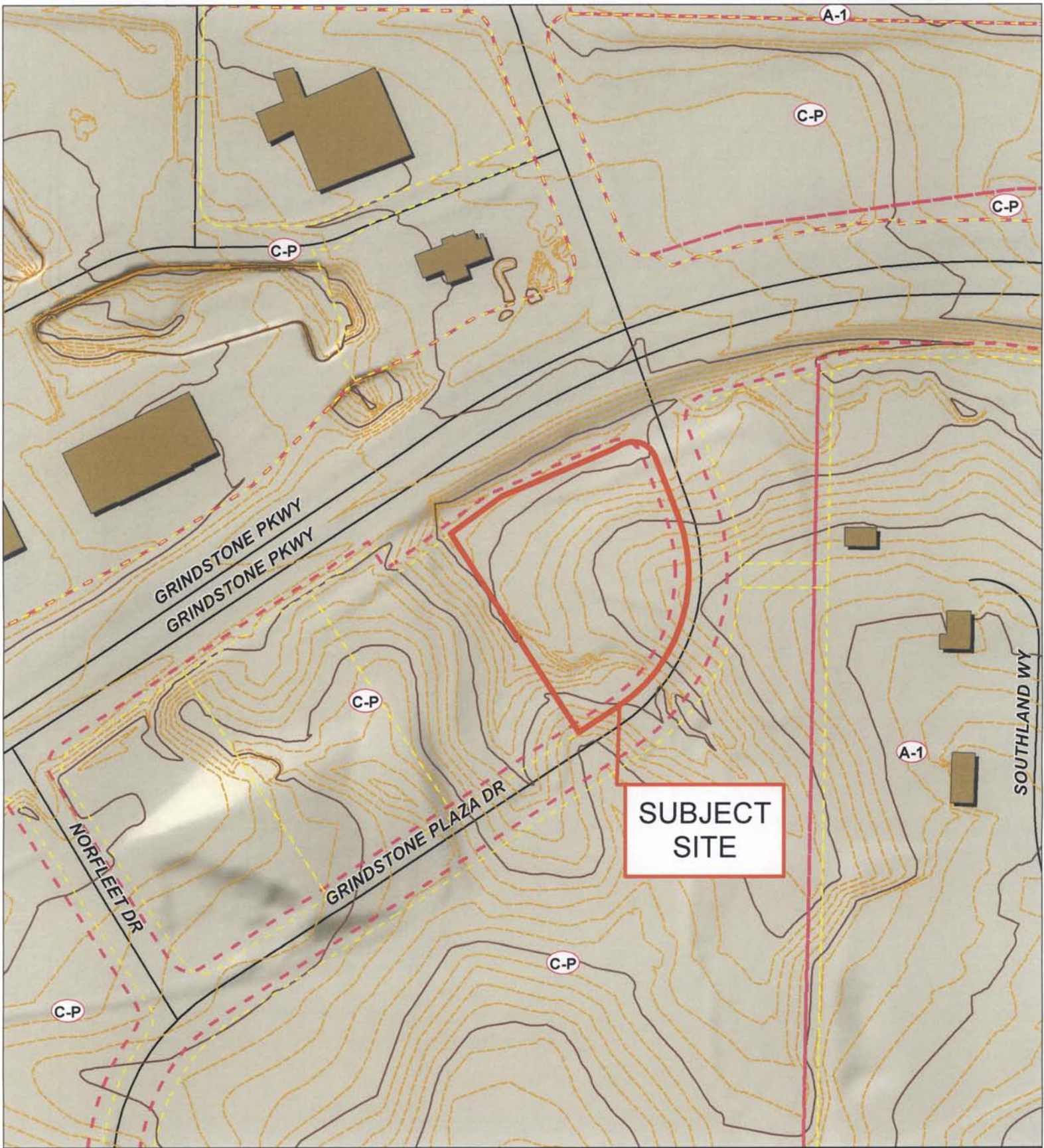


14-79: Lot 6 of Red Oak South, Plat 1 C-P Development Plan



Hillshade Data: Boone County GIS Office
 Parcel Data Source: Boone County Assessor
 Imagery: Boone County Assessor's Office, Sanborn Map Company
 Created by The City of Columbia - Community Development Department

0 90 180 360
 Feet



14-79: Lot 6 of Red Oak South, Plat 1 C-P Development Plan



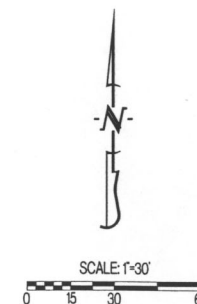
Hillshade Data: Boone County GIS Office
Parcel Data Source: Boone County Assessor
Imagery: Boone County Assessor's Office, Sanborn Map Company
Created by The City of Columbia - Community Development Department

0 90 180 360
Feet

C-P PLAN FOR LOT 6 OF RED OAK SOUTH, PLAT NO. 1

LOCATED IN SECTION 30, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI

APRIL 2014



PARKING CALCULATIONS:

SPACES REQUIRED	
AUTO SERVICE STATION - 5,000 SQ. FT. @ ONE SPACE PER 200 SQ. FT.:	25 SPACES
HANDICAP SPACES REQUIRED (INCLUDED IN THE ABOVE TOTAL):	1 SPACE
TOTAL SPACES REQUIRED:	25 SPACES
SPACES PROVIDED	
STANDARD SPACES PROPOSED:	41 SPACES
HANDICAP SPACES PROPOSED:	2 SPACES
TOTAL SPACES PROVIDED:	43 SPACES
BICYCLE SPACES REQUIRED:	4 SPACES
BICYCLE SPACES PROVIDED:	5 SPACES

NOTES:

- LOT 6 CONTAINS 1.54 ACRES.
- EXISTING ZONING IS CURRENTLY ZONED C-P.
- THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C 02900, DATED MARCH 17, 2011.
- ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. POLES SHOWN SHALL NOT EXCEED 25' IN HEIGHT. EXACT LOCATION SUBJECT TO CHANGE. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS. NO WALL PACKS ARE ALLOWED ON THE BUILDING, HOWEVER DECORATIVE WALL SCONCES THAT DIRECT LIGHT ONLY UPWARD AND DOWNWARD ON THE BUILDING ARE ALLOWED.
- PART OF THIS TRACT IS LOCATED WITHIN THE TYPE 2 STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- TRACT DESCRIPTION:
RED OAK SOUTH, PLAT NO. 1, LOT 6 AS RECORDED IN THE BOONE COUNTY RECORDS, BOOK 46, PAGE 32.
- THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 40', MEASURED FROM THE GROUND FINISHED GRADE ON THE FRONT SIDE OF BUILDING.
- STORM WATER QUALITY STANDARDS SHALL BE MET BY USING BIORETENTION CELLS. PROPOSED BIORETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN.
- ALL DRIVE, ROADWAY, AND ACCESS ASLE ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
- STORM WATER DETENTION WILL NOT BE REQUIRED FOR THIS DEVELOPMENT AS DETENTION IS ALREADY HANDLED IN AN EXISTING DETENTION BASIN LOCATED DOWNSTREAM.
- THIS PLAN SHALL BE IN ACCORDANCE WITH THE RED OAK SOUTH TREE PRESERVATION MASTER PLAN AS APPROVED BY THE CITY ARBORIST.
- RETAINING WALL SHOWN ON PLAN MAY BE ELIMINATED IF SITE CAN BE GRADED TO ACCOUNT FOR ELEVATION DIFFERENCE.
- ALL ROOFTOP HVAC UNITS SHALL INCLUDE SOUND BAFFLING DEVICES AND ALL UNITS SHALL BE SCREENED FROM VIEW ON ALL SIDES.
- A SMALLER CANOPY AND FEWER PUMPS WOULD BE ALLOWED WITHOUT THE NEED FOR A MAJOR REVISION TO THE C-P PLAN.

SIGNAGE:

SIGNAGE SHALL BE WITHIN THE FOLLOWING LIMITS:

- FREE STANDING SIGN INDICATING SERVICES PROVIDED. SIGN SHALL COMPLY WITH SECTION 23-25 OF THE SIGNAGE ORDINANCE FOR HEIGHT, AREA & PLACEMENT STANDARDS.
- CANOPY & AWNING SIGNAGE TO COMPLY WITH SECTION 23-25.1 OF THE SIGNAGE ORDINANCE FOR HEIGHT, AREA & PLACEMENT STANDARDS.
- BUILDING SIGNAGE TO COMPLY WITH SECTION 23-25.1 OF THE SIGNAGE ORDINANCE FOR HEIGHT, AREA & PLACEMENT STANDARDS.

OWNER:
RED OAK INVESTMENT COMPANY
5 DANFORTH CIRCLE
COLUMBIA, MISSOURI 65201

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS ____ DAY OF _____, 2014.

DR. RAMAN PURI, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS
____ DAY OF _____, 2014.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

THIS SHEET HAS BEEN SEPALED AND
DATED ELECTRONICALLY



TIMOTHY D. CROCKETT, 2004000775
05/21/2014
DATE

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS
2608 North Stadium Boulevard
Columbia, Missouri 65202
(314) 447-0292
www.crockettengineering.com

LEGEND:

- EXISTING 2FT CONTOUR
- EXISTING 10FT CONTOUR
- CURB
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MANHOLE/CLEANOUT
- PROPOSED WATERLINE
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- LOT NUMBER
- PROPOSED PAVEMENT
- PROPOSED DETENTION/BIORETENTION



CONCEPTUAL LANDSCAPE PLAN FOR
LOT 6 OF RED OAK SOUTH, PLAT NO. 1

LOCATED IN SECTION 30, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
APRIL 2014

PERVIOUS AREA:	
TOTAL LOT AREA	67,107 S.F.
TOTAL IMPERVIOUS AREA	46,359 S.F. (69%)
TOTAL PERVIOUS AREA (OPEN SPACE)	20,748 S.F. (31%)

NOTE: PERVIOUS AREA CALCULATIONS ABOVE REFLECT THE SITE PLAN ON THIS SHEET. IMPERVIOUS AREA MAY CHANGE DURING FINAL PLANS. TOTAL IMPERVIOUS AREA SHALL NOT EXCEED 85%.

LANDSCAPE COMPLIANCE:	
TOTAL PAVED AREA:	39,500 SQ. FT.
TREES REQUIRED @ 1 TREE PER 4,500 S.F.:	9 TREES
LENGTH OF PROPOSED PARKING WITHIN 20' OF R/W:	80 L.F.
TREES REQUIRED @ 1 PER 50 L.F.:	2 TREES
TOTAL TREES REQUIRED:	11 TREES
MEDIUM TO LARGE TREES REQUIRED (30%):	4 TREES
TOTAL TREES PROPOSED:	12 TREES
MEDIUM TO LARGE TREES PROPOSED:	4 TREES
LENGTH OF DEVELOPMENT ADJACENT TO RESIDENTIAL ZONE:	0 L.F.
LENGTH OF PARKING WITHIN 20' OF R/W TO BE SCREENED (50%):	40 L.F.

PLANTING NOTES:		
	QUANTITY	PLANT SPECIES
	4	LARGE TREE
	8	MEDIUM TREE
1' TALL MULCH BERM WITH LANDSCAPED BED CONTAINING SMALL ORNAMENTAL TREES, DECORATIVE GRASSES, DECIDUOUS SHRUBS, EVERGREEN SHRUBS, AND ANY COMBINATION THEREOF. LANDSCAPE BEDS SHALL CONFORM TO SCREENING REQUIREMENTS FOR THE CITY OF COLUMBIA. SCREENING SHALL REACH 50% OPACITY IN THE SPACE BETWEEN 1' AND 5' ABOVE GRADE AT THE SCREEN LINE.		

LANDSCAPING / TREE PRESERVATION NOTES:

- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
- ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.
- LANDSCAPING SHALL COMPLY WITH SECTIONS 12A-49 (a) AND (f), 29-13.1 (d) (6), AND 29-25 (e) (3) AND (4) OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS ____ DAY OF _____, 2014.

DR. RAMAN PURI, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS
____ DAY OF _____, 2014.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

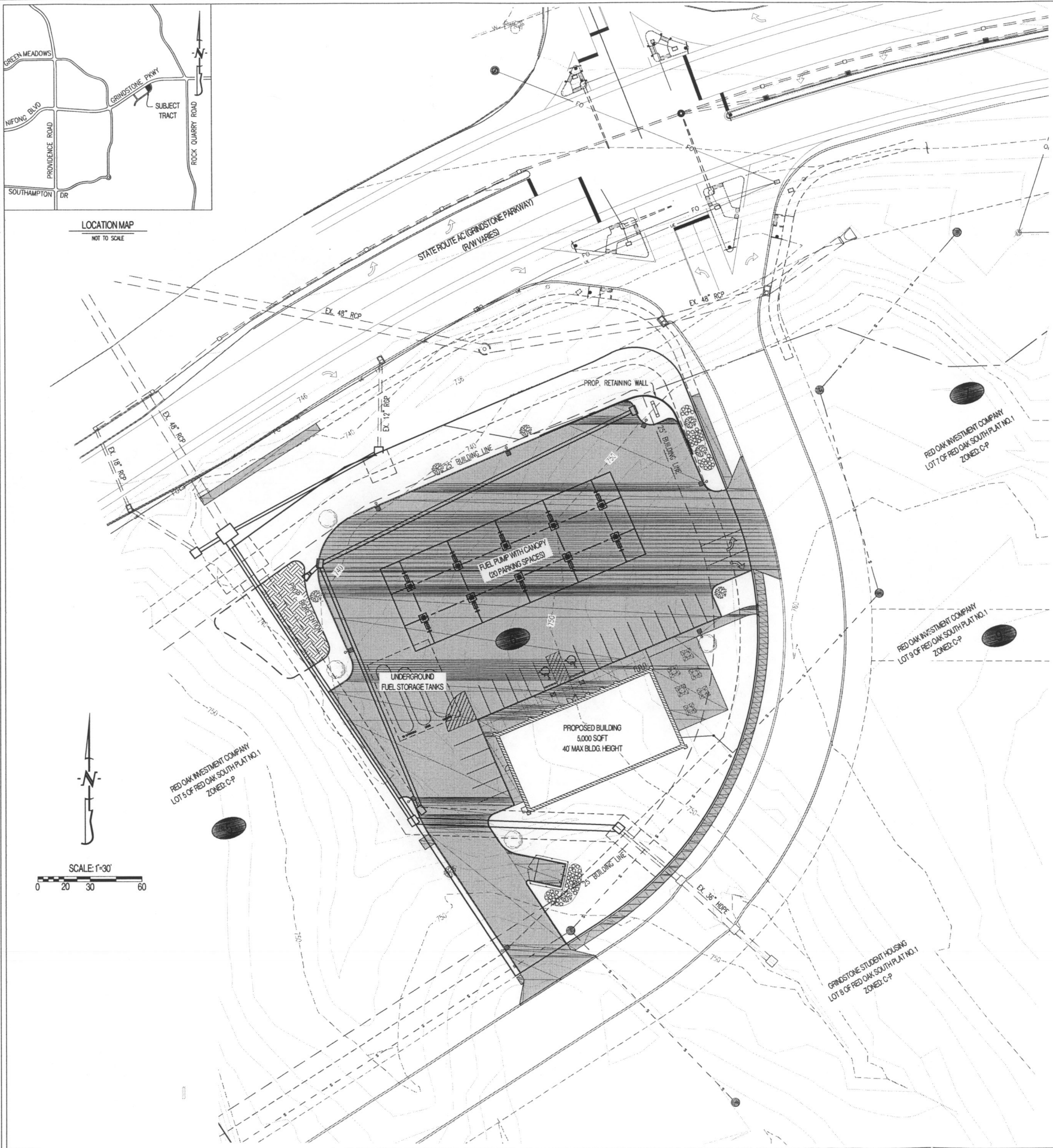
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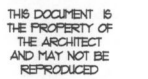
THIS SHEET HAS BEEN SIGNED, SEALED AND
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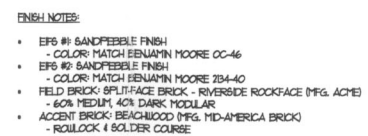
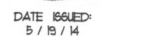




STATE OF MISSOURI
JOHN PAUL
SIMON
A-4668
REGISTERED ARCHITECT

THE DIXIE
CONSTRUCTION

MFA BREAK TIME



1 FRONT ELEVATION
A4.0 SCALE: 1/8"=1'-0"



City of Columbia
Planning Department
701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Design Parameters Worksheet

For office use:

Case #:	14-79	Submission Date:	Planner Assigned:
			Smith

Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way. **25 feet**
2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.
0 feet
3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.
Maximum number of free standing signs shall be one.
Areas and heights of all signage shall comply with City of Columbia sign regulations
4. The minimum percentage of the site to be maintained in open space shown by the percent in landscaping and the percent left in existing vegetation. (not applicable to M-R districts)
Minimum of 15% landscaping
5. The maximum height and number of light poles and type of fixtures.
Lighting shall be in conformance with City of Columbia lighting regulations. Maximum pole height shall be 25 feet. Maximum number of light poles shall be 10.

020607

Permanent Record
Filed in Clerk's Office

Introduced by Hindman
First Reading 3-15-10 Second Reading 4-5-10
Third Reading 5-3-10
Ordinance No. 020607 Council Bill No. B 58-10 A

AN ORDINANCE

amending a development agreement with T H F Grindstone Plaza Development LLC to allow a full-access, signalized intersection at the intersection of Grindstone Parkway and Grindstone Plaza Drive; rezoning property located on the south side of the Grindstone Parkway and Grindstone Plaza Drive intersection from District A-1 to District C-P; repealing all conflicting ordinances or parts of ordinances; 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 Manager is hereby authorized to execute an amendment to the January 30, 2006 development agreement with T H F Grindstone Plaza Development LLC to allow a full-access, signalized intersection at the intersection of Grindstone Parkway and Grindstone Plaza Drive. The form and content of the amendment shall be substantially as set forth in "Exhibit A" attached hereto and made a part hereof as fully as if set forth herein verbatim.

SECTION 2. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following property:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING DESCRIBED BY THE QUIT CLAIM DEEDS RECORDED IN BOOK 2833, PAGE 2 AND BOOK 2927, PAGE 145 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 1 OF BOONE COUNTY SURVEY NUMBER 7796; THENCE FROM THE POINT OF BEGINNING AND WITH THE WEST LINE OF SAID BOONE COUNTY SURVEY, S1°16'20"W, 519.41 FEET; THENCE LEAVING SAID WEST LINE, N88°52'00"W, 1779.28 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE AC, a.k.a. GRINDSTONE AVENUE, AT METRIC CENTERLINE STATION 0+970.56, 30.50 METERS RIGHT; THENCE WITH

SAID SOUTHERLY RIGHT OF WAY LINE, N63°26'20"E, 14.66 FEET; THENCE N56°15'35"E, 245.96 FEET; THENCE N52°27'00"E, 246.85 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY THE QUIT CLAIM DEED RECORDED IN BOOK 2927, PAGE 145; THENCE WITH THE LINES OF SAID DEED, N32°58'30"W, 19.68 FEET; THENCE N57°01'30"E, 984.20 FEET; THENCE S32°58'30"E, 40.92 FEET; THENCE LEAVING THE LINES OF SAID QUIT CLAIM DEED AND CONTINUING WITH SAID SOUTHERLY RIGHT OF WAY LINE, N54°07'55"E, 160.99 FEET; THENCE N67°00'15"E, 154.48 FEET; THENCE N63°39'25"E, 150.93 FEET; THENCE N76°24'50"E, 149.35 FEET TO THE WEST LINE OF SAID BOONE COUNTY SURVEY NUMBER 7796; THENCE LEAVING SAID RIGHT OF WAY LINE AND WITH SAID WEST LINE, S1°17'40"W, 584.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.29 ACRES.

will be rezoned and become a part of District C-P (Planned Business District) and taken away from District A-1 (Agriculture District). Hereafter the property may be used for all permitted uses in District C-3 with the exception of the following uses:

- Armories
- Automobile repair facilities, provided that all repair shall take place within an enclosed building
- Boardinghouses or lodging houses
- Bus stations
- Car washes, coin-operated or attendant-operated
- Car washes
- Commercial parking for automobiles and light trucks
- Dwellings, one-family
- Dwellings, two-family
- Farm machinery sales and service, provided no repair facilities shall be maintained or used outside the building
- Fraternity or sorority houses and dormitories
- Golf courses and golf clubhouses appurtenant thereto (except miniature golf courses, driving ranges, and other activities operated as a business)
- Sanitariums
- Kennels for the boarding of animals
- Laundries, commercial
- Mortuaries, which may include a crematory
- Motor vehicle or trailer sales and service, provided no dismantling or storage of parts or inoperable vehicles occurs outside
- Multi-level, underground or covered commercial parking for automobiles and light trucks
- Newspaper publishing plants
- Tree trimming and removal services

The statement of intent, marked "Attachment A," is attached to and made a part of this ordinance.

SECTION 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. This ordinance shall be in full force and effect from and after its passage.

PASSED this 3rd day of May, 2010.

ATTEST:




City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor

**AMENDMENT TO DEVELOPMENT AGREEMENT
(Grindstone Plaza)**

On this _____ day of _____, 2010, the City of Columbia, Missouri, a municipal corporation ("City") and THF Grindstone Plaza Development, L.L.C., a Missouri limited liability company ("Developer"), amend their agreement of January 30, 2006 as follows:

1. The following section 10.a. is substituted for section 10.a. of the original agreement:
 - a. That access to the Shopping Center from Grindstone Parkway at the intersection of Grindstone Plaza Drive shall be signalized by means of an electronic traffic signal meeting the requirements and of a design satisfactory to the Missouri Department of Highways and Transportation and be a Full Access intersection;
2. All other provisions of the January 30, 2006 agreement, as previously amended on March 30, 2007, shall remain in effect.

IN WITNESS WHEREOF, the parties have executed this amendment and addendum on the day and year first above written.

CITY OF COLUMBIA, MISSOURI

By: _____
H. William Watkins, City Manager

ATTEST:

Sheela Amin, City Clerk

APPROVED AS TO FORM:

Fred Boeckmann, City Counselor

THF GRINDSTONE PLAZA DEVELOPMENT, L.L.C.

By: _____
Michael Staenberg, Manager

**RED OAK INVESTMENT COMPANY
200 Business Highway 63 South
Columbia, Missouri 65203**

February 23, 2010

RECEIVED
FEB 24 2010
PLANNING DEPT.

City of Columbia – Planning and Development
Attn: Tim Teddy
701 E. Broadway
Columbia, Mo 65201

Re: Statement of Intent for Red Oak Investment Company (the “Red Oak”) for unplatted land located on the South Side of Grindstone Parkway across from Walmart

Statement of Intent:

The above-referenced property, being approximately 25.29 acres of unplatted land described as follows:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING DESCRIBED BY THE QUIT CLAIM DEEDS RECORDED IN BOOK 2833, PAGE 2 AND BOOK 2927, PAGE 145 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 1 OF BOONE COUNTY SURVEY NUMBER 7796; THENCE FROM THE POINT OF BEGINNING AND WITH THE WEST LINE OF SAID BOONE COUNTY SURVEY, S1°16'20"W, 519.41 FEET; THENCE LEAVING SAID WEST LINE, N88°52'00"W, 1779.28 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE AC, a.k.a. GRINDSTONE AVENUE, AT METRIC CENTERLINE STATION 0+970.56, 30.50 METERS RIGHT; THENCE WITH SAID SOUTHERLY RIGHT OF WAY LINE, N63°26'20"E, 14.66 FEET; THENCE N56°15'35"E, 245.96 FEET; THENCE N52°27'00"E, 246.85 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY THE QUIT CLAIM DEED RECORDED IN BOOK 2927, PAGE 145; THENCE WITH THE LINES OF SAID DEED, N32°58'30"W, 19.68 FEET; THENCE N57°01'30"E, 984.20 FEET; THENCE S32°58'30"E, 40.92 FEET; THENCE LEAVING THE LINES OF SAID QUIT CLAIM DEED AND CONTINUING WITH SAID SOUTHERLY RIGHT OF WAY LINE, N54°07'55"E, 160.99 FEET; THENCE N67°00'15"E, 154.48 FEET; THENCE N63°39'25"E, 150.93 FEET; THENCE N76°24'50"E, 149.35 FEET TO THE WEST LINE OF SAID BOONE COUNTY SURVEY NUMBER 7796; THENCE LEAVING SAID RIGHT OF WAY LINE AND WITH SAID WEST LINE, S1°17'40"W, 584.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.29 ACRES.

which unplatted land shall hereafter be referenced as the “Red Oak Development.”

The land in the Red Oak Development is zoned A-1 under the Columbia Zoning Ordinance. This Statement of Intent is submitted with Owner's Application to rezone the Red Oak Development to the C-P Zoning District (Planned Commercial District).

The intended uses permitted for Red Oak Development shall be medical testing laboratories and all uses listed on Exhibit A. Red Oak Development further agrees that it will not seek approval of a conditional use permit for any of the following:

- Pornography shops, head shops, or other shops selling drug paraphernalia
- Massage parlors (not including licensed massage therapists)
- Tattoo parlors
- Travel trailer or mobile home parks
- Cemeteries
- Reservoirs, wells, water towers, filter beds, water supply plants, or water pumping stations
- Research and development laboratories

It is acknowledged that in C-P Districts the following uses are not permitted:

- Halfway houses
- Gun ranges
- Drive-in theaters
- Live adult entertainment
- Labor camps
- Manufacturing of explosives or flammable liquids
- Freight terminals
- Junk yards
- Stock yards
- Landfills, garbage dumps, or trash incinerators
- Packing houses or slaughter houses
- Any use producing dust or fly ash in excessive quantities
- Manufacture, compounding, or processing of hazardous materials
- Outside repair of vehicles
- Cement, asphalt, or concrete plants
- Temporary shelters
- Stables
- Machine shops

Maximum Gross Square Footage of Building Floor Area on the entire Red Oak Development shall be 200,000 square feet in aggregate and the maximum building height is 60 feet subject to satisfaction of applicable C-P Zoning building set back requirements.

Minimum Percentage of Red Oak Development to be maintained in Open Space shall consist of preserving the climax forest on the west part of Red Oak Development, and, except as necessary for a street crossing, the small Army Corps of Engineers regulated waterway crossing Red Oak

Development, which will, by themselves, satisfy the 15% Open Space requirement and this will be in addition to the landscaping areas within Red Oak Development to be shown on C-P Plans.

The following additional provisions shall apply:


- All C-P Development Plans shall substantially conform to the Commercial District Compatibility Guidelines in the City's Metro 2020 plan.
- All C-P Development Plans light poles that comply with applicable City lighting standards. All such lights will be shielded to direct illumination away from residences, neighboring properties, public streets, and other public areas, and wall packs will not be used. Light pole height shall be limited to 25 feet.
- Landscaping shall be installed as required by the C-P zoning ordinances, provided that the east and south boundaries shall be screened from the neighboring property according to C-P Zoning District landscaping requirements along boundaries with residentially zoned land.
- All rooftop HVAC units shall be designed with sound baffling devices built into the units or added to the units and all such units shall be screened from view from all sides.
- Common public elements throughout the development will include the same bicycle racks, light poles and lighting standards, same paving detailing and consistent landscaping qualities will be employed in all areas and all C-P Development Plans submitted shall include catalogue cut sheets or shop drawings of these elements are consistent for all areas.
- All C-P Development Plans will be accompanied by architectural elevations which include labeling of all exterior building surface materials All buildings shall be constructed with four-sided architecture, and exterior walls that are made of the following materials, or materials having a similar appearance, or some combination thereof:
 - LEED metal panels or other LEED materials or products
 - Stone
 - Cast stone
 - Colored block
 - Split faced block
 - Brick
 - Exposed architectural structural steel
 - Glass
 - Aluminum Storefront
 - Hardi-Plank siding and accent trims and accents
 - EIFS (provided that EIFS shall constitute not more than 50% of the façade, all of which EIFS shall be no lower than 5 feet above ground).

Streets, drives and entrances.

- The two existing entrances from Grindstone will provide access to the development. No other direct access entrances to Grindstone will be permitted.
- The west entrance will be right-in right-out only.

- A four-way signalized intersection for the easternmost of the two entrances opposite Grindstone Plaza Drive will be installed at no cost to the City or State of Missouri, with costs to be shared under an existing agreement between the Red Oak Development and Grindstone Plaza.
- The intersection will be installed in accordance with plans approved by the Missouri Department of Transportation and the City Public Works Department in order to achieve Level of Service C at peak hour on build out of the project and Level of Service D at peak hour in 2030.
- The street entering Red Oak Development at that intersection will be a dedicated Major Collector street with 6-foot wide bike lanes in a 66-foot wide right of way, which will be extended to the south boundary line of Red Oak Development (ending with a temporary cul de sac until such time as adjoining property is developed, if ever).
- The public street will permit access to the property of the Crossings Church on the east via a side street or drive, at the church's cost, and at an access point acceptable to Red Oak provided agreement is reached by the time a plat of Red Oak Development dedicating the street right of way is submitted to the City for approval. Any such side street or access drive shall be engineered to discourage through traffic.
- The C-P Development Plans will provide for internal connectivity of interior drives between the west entrance and the intersection at the east entrance, and shall allow for shared use between all lot owners within the development. Development plans for the subject site will follow MoDOT access management guidelines.
- Upon future subdivision of the Red Oak Development, additional right of way shall be dedicated to accommodate public amenities necessary to support public transit.
- C-P Development Plans shall, if determined necessary by the City public transit authorities, include a bus shelter location, and shall provide for an internal sidewalk network to afford pedestrian access between interior streets, public transit stops, if any, and shops within the development.
- An updated traffic impact study shall be provided by the developer concurrent with any future development plan submittal. Based on the findings of the updated traffic impact study, the total square footage and mix of land uses on the subject site may be adjusted or reduced from the initial development proposal to maintain the following minimum Levels of Service:
 - Level of Service C at peak hour at adjacent intersections upon project buildout
 - Level of Service D at peak hour at adjacent intersections in 20 years (i.e., 2030)

Red Oak Investment Company

By 
Hugh E. Stephenson, Jr., President

C-P
*Accessory uses, including drive-up facilities, customarily incidental to any of the above uses.
*Any retail business or use of a similar character to those listed above, provided that such use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, or otherwise.
*Customary accessory uses including drive-up facilities, subject to the provisions of Section 29-27.
*Customary accessory uses subject to the provisions of Section 29-27, Accessory Uses.
*Customary accessory uses, including drive-up facilities, subject to the provisions of Section 29-23.
*Customary accessory uses, including drive-up facilities, subject to the provisions of Section 29-27 of this chapter.
*Dwelling units shall be subject to Section 29-8(d), (R-3 height & area regs)
A hobby may be pursued as an accessory use by the occupant of the premises purely for personal enjoyment, amusement or recreation, provided that the articles produced or constructed are not sold in the ordinary course of business either on or off the premises, and provided such use will not be obnoxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, or otherwise.
Adult day care home.
Agriculture, nurseries and truck gardens, each of which shall be limited to the propagation and cultivation of plants, provided no retail or wholesale business shall be conducted upon the premises, and no obnoxious fertilizer is stored upon the premises, and no obnoxious soil or fertilizer renovation is conducted thereon.
Alcoholic beverage sales by the package or as an accessory use to a restaurant.
Alcoholic beverage sales in the original package or by the drink on licensed premises shall be permitted in restaurants or similar places where substantial quantities of food are served, all in compliance with the alcoholic beverage regulations of Chapter 4 of this Code.
Any retail or wholesale business or use of a similar character to those listed above, provided that such use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, or otherwise.
Apartment houses.
Annexes.
Assembly and lodge halls.
Automobile repair facilities, provided that all repair shall take place within an enclosed building.
Bakeries.
Banks, other financial institutions, and travel agencies.
Barber and beauty shops.
Bars, cocktail lounges and night clubs.
Bicycle repair shops.
Billiard halls and game arcades.
Boarding houses or lodging houses.
Bowling alleys.
Buildings and premises for public utility services or public service corporations.
Bus stations.
Car washes, self-operated or attendant-operated.
Car washes.
Churches, mosques and synagogues.
Cleaning, pressing and dyeing establishments, provided that no explosive cleaning fluids shall be used.
Commercial greenhouses and plant nurseries.
Commercial parking for automobiles and light trucks only if covered.
Commercial swimming pools.
Counseling centers operated by charitable or not-for-profit organizations; excluding any use connected with penal or correctional institutions.
Dwellings, One-Family.
Dwellings, Two-Family.
Electrical repair shop.
Family day care homes, day care centers, pre-school centers, nursery school, child play care centers, child education centers, child experiment stations or child development institutions under the following regulations: (see Zoning Regulations for restrictions)
Family day care homes, day care centers, pre-school centers, nursery school, child play care centers, child education centers, child experiment stations or child development institutions.
Farm machinery sales and services, provided no repair facilities shall be maintained or used outside the building.
Fraternity or sorority houses and dormitories.
Garage sales, under the following restrictions: (see Zoning Regulations for restrictions)
Garment storage facilities.

Golf courses and golf clubhouses appurtenant thereto, (except miniature golf courses, driving ranges, and other activities operated as a business).	
Government buildings and facilities.	
Group care homes for mentally retarded children.	
Group Homes for Foster Care.	
Group Homes for mentally or physically handicapped, under the following restrictions: (see Zoning Regulations for restrictions)	
Home occupations which are compatible with the residential character of the neighborhood will be permitted, however, in order to promote peace, quiet and freedom from excessive noise, excessive traffic, nuisance, fire hazard, and other possible effects of commercial uses being conducted in residential areas, all home occupations must meet the following restrictions: (see Zoning Regulations for restrictions)	
Hospitals for human beings, medical or dental clinics, sanitariums, and medical laboratories.	
Hospitals for small animals, if within an enclosed building.	
Hospitals, medical or dental clinics, sanitariums, and medical laboratories.	
Hotels.	
Kennels for the boarding of animals, subject to the following conditions: (see C-3 District regulations)	
Laundries, coin operated.	
Laundries, commercial.	
Lumberyards, but only in connection with a home improvement store such as Home Depot or Menard's	
Miniature golf courses or driving ranges.	
Motorcycles, which may include a motorcycle.	
Motels.	
Motor vehicle or trailer sales and service, provided no dismantling or storage of parts or inoperable vehicles occurs outside.	
Multi-level, underground or covered commercial parking for automobiles and light trucks.	
Newspaper Publishing Plants.	
Office buildings used for the administrative functions of businesses, professions, companies, corporations; and social, philanthropic, eleemosynary, or governmental organizations or societies.	
Offices for professional and business use involving the sale or provision of services, but not the sale or rental of goods, including, but not limited to:	
(1) Artists, sculptors, photographers.	
(2) Authors, writers, composers.	
(3) Lawyers, engineers, planners, architects, realtors, accountants, insurance agents, brokers, and other consultants in similar professions.	
(4) Ministers, rabbis, priests, or other clergy members.	
(5) Physicians, dentists, chiropractors, or other licensed medical practitioners.	
(6) Seamstresses, tailors.	
(7) Teachers or private lessons in art, music, or dance.	
Pet stores and grooming shops, for small animals.	
Photographic service shops and studios.	
Physical fitness centers, private gymnasiums and reducing salons.	
Printing shops, provided the total mechanical power used in the operation of such printing plant shall not exceed five (5) horsepower.	
Printing Shops.	
Public administrative buildings.	
Public libraries.	
Public museums.	
Public parks and playgrounds, including public recreation or service buildings within such parks.	
Public police and fire stations.	
Public schools, elementary and secondary, private schools with curriculum equivalent to that of a public elementary or high school, and institutions of higher learning including gymnasiums, stadiums, and dormitories if located on campus. (see Zoning Regulations for additional requirements)	
Publicly owned and operated community buildings.	
Radio and television sales and services.	
Rental services.	
Repair of household appliances.	
Residential care facilities.	
Restaurants, cafes and cafeterias.	

Restaurants, cafes or cafeterias which provide live or recorded music, provided that such music is played indoors only and further provided that the music from any such restaurant, cafe or cafeteria shall not be plainly audible at the property line of the property on which the building housing such restaurant, cafe or cafeteria is located.	
Restaurants, cafes or cafeterias, which provide no form of entertainment.	
Schools operated as a business within an enclosed building, except trade schools and schools which offer retail goods or services to the public.	
Schools operated as a business, except trade schools.	
Self-service storage facilities, subject to the following conditions: (see C-3 District regulations)	
Service stations, provided all fuel storage tanks are located underground, except a fuel station in conjunction with c-store permitted.	
Shoe repair shops.	
Shops for custom work, or the manufacture of articles to be sold at retail only on the premises, provided that in such manufacture the total mechanical power shall not exceed five (5) horsepower for the operation of any one shop, and provided that the space occupied by the manufacturing use permitted herein shall not exceed fifty (50) percent of the total floor area of the entire building or the equivalent of the ground thereof, and provided further that such manufacturing use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, or otherwise.	
Sign painting shops.	
Stores, shops and markets for retail trades, provided merchandise is not displayed, stored or offered for sale on the premises outside a building in the required front yard or in any side or rear yard adjacent to a residential zoning district.	
Temporary real estate sales office, located on property being sold and limited to a period of sale, but not exceeding two (2) years without special permit from the Board.	
Theaters, not including drive-in theaters.	
Trade schools.	
Tree-trimming-and-removal-services.	
Wholesale sales offices and sample rooms.	

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
JUNE 5, 2014

Case No. 14-79

A request by Tim Crockett, Crockett Engineering (agent) for a C-P (Planned Business District) Development Plan of 1.54 acres of land, to be known as "Lot 6 of Red Oak South Plat 1." The subject properties are located at the southwest corner of the intersection of Grindstone Parkway and Grindstone Plaza Drive.

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

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the C-P plan.

MR. REICHLIN: Ms. Burns?

MS. BURNS: I -- thinking of connectivity, was -- I know The Den, is that -- that is the development behind this, also part of Red Oaks development?

MR. SMITH: I think it was part of the original plat; however, it is -- I believe it's a separate --

MS. BURNS: Okay.

MR. SMITH: -- planned development.

MS. BURNS: I was just wondering about a sidewalk being incorporated from the student housing to the convenient store for better connectivity as far as pedestrian traffic so somebody doesn't just hop in their car and drive down there.

MR. SMITH: Uh-huh.

MS. BURNS: And I don't know if that's -- would address you or the applicant.

MR. SMITH: That's something we could look at in future developments as they come in going west, just kind of given the location of that site, yeah. So there -- there is an intersection here. That might be an appropriate location for a sidewalk. You can't really tell here, but the road comes here and then kind of curves along this way, so this could be a location for a cross or something along those lines.

MR. ZENNER: In the southeast corner of the property is where The Den is located actually.

MR. SMITH: I'm sorry.

MR. ZENNER: In the very southeast corner --

MR. SMITH: That's the location. Okay.

MR. ZENNER: -- so there is the construction and Mr. Crockett may be able to answer this question better since, I believe, they designed the project, as well. That sidewalk installation would have been required as part of the PUD to the south, as well as it will be required as part of the PUD to the north that's being constructed here.

MR. SMITH: Uh-huh.

MR. ZENNER: So you'll get construction along both sides -- sidewalk construction along both

sides of the road. As far as for a crosswalk, there's a crossing between that. It's going to jaywalking for now between the two parcels until the rest of the commercial development develops, at which point there may be more identified crossing points for a pedestrian plan.

MS. BURNS: I was just thinking if, you know, pedestrian traffic could be encouraged to walk down to the convenience store to get their soda, you know, it is better than driving down there from the apartments.

MR. SMITH: Absolutely. Yeah. We'll keep that in mind for future developments. And again, Mr. Crockett might be able to speak a little bit more to that. But as far as I know, they -- for this side alone, sidewalks have been included along the boundary of the property, but we're not showing any type of crosswalk to the south at this time.

MR. REICHLIN: Are there any other questions of staff? Ms. Loe?

MS. LOE: This property appears to have a Type 2 stream buffer on the north and a bioretention area on the east because there is existing drainage, I believe, that runs sort of south to northwest across the site. Are there special -- I'm just curious. Are there special requirements for gas stations as far as filtering runoff water as -- when they're located near -- we have two sides of this that are feeding into a drainage system.

MR. SMITH: Sure. I don't know if I could answer that question right now, but that's something we could post to make sure our engineering team did review that. There were no issues from our engineering team as in regards to that, so -- but I could follow up with them to make sure that's the case still, and again, Mr. Crockett might be able to speak a little bit more if there were engineering considerations for the underground storage or something along those lines.

MR. REICHLIN: Any other questions of the staff? Seeing none, we'll open the public hearing.

PUBLIC HEARING OPENED

MR. REICHLIN: All those interested in --

MS. LAMAR: Good evening. My name is Phoebe LaMar, and I'm here this evening on behalf of MFA Oil, and I have offices at 111 South Ninth Street. As you know, my client is seeking to build a convenience store in this location, which would also include gas. It's right there at the corner of Grindstone Parkway and Grindstone Plaza Drive, which you can see on the picture that's -- that's on the screen right now. The property at issue here is located within Red Oak as you saw -- as you heard about in the staff's presentation, and it has limited access at this point and can only have access from Grindstone Plaza Drive. It actually will have access from other businesses once other businesses are constructed within that -- within that development. It's a perfect location for a store providing gasoline. The location provides a safer option for eastbound drivers who currently have no other option on the south side of Grindstone between Providence and Highway 63. And in 2009, MoDOT's traffic counts showed that in this location, there were in excess of 29,000 passers-by each day. This store is much more than just a place to purchase gas, however. Break Time has placed a priority on implementing and improving in the neighborhood market concept that they currently have in a couple of other locations in Columbia, and this proposed location will be another example of that. There are a large number of students, as was

mentioned previously by Ms. Burns, and there are also other residents who live close to this location now. That number will be increasing as we see The Den open up and some other -- and some other development, as well. Many of these nearby residents will benefit from having a choice other than Walmart at which they can pick up one or two necessary items and it will actually give a location that it's -- it's more easily accessible by foot as opposed to driving across Grindstone, which is not a location where most people really want to be crossing. In addition, the store will provide services to the residents and passers-by that extend way beyond the typical candy bars and sodas in a convenience store. There will be coffee-house coffees, milk shakes and smoothies, prepared fast-food type food, dashboard diner for sandwiches, et cetera, and a roller grill. And to make this even more usable and neighborhood friendly, one of the things that you can see by looking at the plan is that there is -- there is actually an outdoor seating area with tables for those who wish to use them that are located right next to the bike racks on -- in front of the store. The tables and benches will provide a good location for not only those who want to use this as a restaurant-type scenario or for other purposes if they need to, but also for the bikers and other people who are exercising in this area. There's -- in addition, the store provides a number of services to these individuals. There's free water to refill water bottles, the air for tires is free, and there are clean and convenient restrooms, and this is all in addition to the drinks and other items that can actually be purchased at the store. Before coming here this evening, we actually invited many of the neighbors and property owners, in a far larger area than what the City is required to send notices to, to meet with us in order to discuss the proposal. In our discussions with these individuals and others in the area with whom we have spoken, nobody has actually expressed any particular concerns. A number of them actually expressed that they liked parts and/or all of the proposal we are discussing here this evening. The one thing that has been brought up on a couple of occasions is the drainage in this area. One of the things that I would like to address, and then I think Tim Crockett can address in a little bit more detail is the fact that the State actually has extremely high standards as far as what's required for the underground storage tanks and other things in a gas station in order to protect the environment. I think the State is implementing not only State regulations, but also -- but also the federal regulations, and they're making sure that the gasoline and other potential contaminants do not make it into the water sources and that sort of thing. Tim Crockett is here and he can answer site-specific and other questions, as well as me. In addition, we have Jennifer Bach here from MFA Oil and Break Time who is happy to answer any questions specific to Break Time.

MR. REICHLIN: Are there any questions of this speaker? Ms. Loe?

MS. LOE: Thank you for the information. I was actually concerned more about the runoff in spilled gasoline on the hardtop.

MS. LAMAR: That's also included in those regulations.

MS. LOE: That's -- that's also regulated? Okay.

MS. LAMAR: Yes.

MS. LOE: Thank you.

MR. REICHLIN: Anybody else? Thank you very much.

MS. LAMAR: Thank you.

MR. CROCKETT: Mr. Reichlin, members of the Commission, Tim Crockett, Crockett Engineering, 2608 North Stadium. Ms. Loe, I would talk to your -- answer your question a little bit or try to answer your question a little bit about the runoff. You indicated the Type 2 stream buffer, as well as the bioretention cell. I'd like to clarify. The bioretention cell is a manmade feature that we're proposing to construct, and it's for that specific purpose, to cleanse the -- the oils and the grit and all the contaminants coming off of the parking lot. It is a water-quality feature that is required by the City of Columbia, so that is a feature that we build for that purpose. The detention on this property, this is a unique situation. The detention from this property has already been addressed in a regional detention facility located to the north. Therefore, there is no detention requirement, just your water-quality aspect, which will be addressed with the bioretention cell when it gets approved through the City of -- Public Works. To talk to your -- on the point about the stream buffer, there is a stream buffer located on the property; however, the stream itself has been relocated. When Grindstone went through this section, Grindstone -- MoDOT relocated that stream several years ago, so the stream has been relocated. It's not in its natural state; however, the stream buffer, being that it was a -- was a blue line, the stream buffer is still in effect. So the -- the channel out front of the store, while it is a protected stream, if you will, it is not a natural stream. It is a stream that has been relocated several years ago by MoDOT. But, regardless, the runoff from this site will be -- will all go to our bioretention cell for water-quality purposes, so we don't have direct discharge into that. Even if we had a spill of oil or fuel, it would not go directly into that stream, it would go to our bioretention cell -- to help answer that.

MS. LOE: Does the culvert carry runoff or is that carrying --

MR. CROCKETT: Which -- which culvert are you referring to, Ms. Loe?

MS. LOE: The 48-inch RCP going under Grindstone.

MR. CROCKETT: Yes. That carries -- that carries runoff; that is correct.

MS. LOE: Okay. So there's enough runoff that you still have a 48-inch --

MR. CROCKETT: Right.

MS. LOE: -- culvert in place?

MR. CROCKETT: Right. Right. What that is, they didn't eliminate the stream all together. Technically, if the -- if the stream was still intact today, it would need a much larger than a 48-inch culvert to carry that water. What happened was when -- when Grindstone or AC, if we're referring to MoDOT, when that went through there, they cut off a lot of the drainage area and diverted it, and now it's only down to a 48-inch, if that --

MS. LOE: Right. But that feeds into the stream on the other side?

MR. CROCKETT: Absolutely. Absolutely.

MS. LOE: I'm just seeing it part of the bigger network --

MR. CROCKETT: Yeah.

MS. LOE: -- and I just as --

MR. CROCKETT: Yeah. Absolutely. But our parking lot does not drain directly to that stream, it

goes through our water-quality features before it gets there. And it's being designed in a fashion that we -- the runoff would not go jump a curb and into the stream, it has to go to our water-quality feature. Again, let's talk about the traffic a little bit. We did have a traffic assessment done on the site. We submitted that to the traffic engineers for the City of Columbia. They looked at our access points, they looked at our traffic volumes, our traffic counts, and our movements. They looked at the intersections, how they function today, how they function post this development, and how they're going to look long term. That traffic assessment was a modification of an original assessment done when the original zoning on this property was obtained back in 2010. The conclusion on that was is this development will actually reduce the number of trips in that area that was originally accounted for on this piece of property, so that was something that -- that we think was beneficial for the development. Again, I believe that the cross-access easements have been talked about in-depth, and then, Ms. Burns, I wanted to talk on -- with regard to the sidewalk connectivity. There will be sidewalks on both sides of the street. The Den, to the south, has been built with internal connectivity, internal sidewalks that lead to those public sidewalks. And then, again, we are encouraging pedestrian traffic -- being that it is a neighborhood marketplace, we want to encourage the pedestrian access from the south and all residents to this development. We believe that we can do that. Break Time has a good record of doing that. The outdoor seating area, the bike -- the bike racks and all of that is what they really try to do to encourage that. And with that, I'd be happy to answer any questions. Mr. Stanton?

MR. REICHLIN: Mr. Stanton?

MR. STANTON: Mr. Crockett. Yeah. This looks very well laid out, but a lot of these features on here are proposed.

MR. CROCKETT: Uh-huh.

MR. STANTON: So are we saying like the bioretention and all these, how do we go from proposed to --

MR. CROCKETT: What we -- well, if you -- if you approve this plan, that proposed -- it is a requirement on this plan. When we identify it as proposed, it is meaning -- it is being proposed by this plan as proposed -- as opposed to existing already in existence today. So anything that's shown as proposed will be required.

MR. STANTON: Ready to go.

MR. CROCKETT: Yes.

MR. STANTON: Okay. Okay.

MR. CROCKETT: Yeah. It's not a -- it's not something that we may or may not do. It's we will do. The only thing that we may or may not do is we may modify the number of pumps on the canopy, you know.

MR. STANTON: Okay.

MR. CROCKETT: And that's the only thing.

MR. REICHLIN: Are there any other questions of this speaker? Thank you, Mr. Crockett.

MR. CROCKETT: Thank you.

MR. REICHLIN: Is there anybody else in the audience who would care to comment on this matter? Seeing no one, I'll close the public hearing.

PUBLIC HEARING CLOSED

MR. REICHLIN: Comments of Commissioners, please?

MR. TILLOTSON: I will just make a comment. I like this proposal. I like the fact that the traffic enters and exits off of Grindstone Plaza Drive as opposed to Grindstone. And the last time this come before us in a different location, I thought we was going to have a civil war in here. So we have no opposition, and so I'm going to tend to support it.

MR. REICHLIN: Anybody else care to comment? Mr. Stanton?

MR. STANTON: Yeah. This looks very good. MFA, you guys going to have those pizza things, the -- like the -- like the Break Time downtown by the --

MS. BACH: Yes.

MR. STANTON: That's going to make my determination is that if that's -- no? Yes?

MS. BACH: They will be there.

MR. STANTON: Okay. Okay.

MR. REICHLIN: Anybody care to frame a motion?

MR. TILLOTSON: I'll frame it. I make a motion to approve Case 14-79 for a development plan on 1.54 acres of land to be known as Lot 6 of Red Oaks South Plat 1. The subject properties are located on the southwest corner at the intersection of Grindstone Parkway and Grindstone Plaza Drive.

MS. BURNS: Second.

MR. REICHLIN: Ms. Burns has seconded. Roll call, please.

MR. STRODTMAN: Yes, Mr. Vice Chair.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Burns, Mr. Lee, Ms. Loe, Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Mr. Tillotson, Ms. Russell. Motion carries 8-0.

MR. STRODTMAN: The motion for approval will be forwarded to City Council for their consideration.