

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 261-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 18, 2014

Re: Discovery Park Subdivision - rezoning and C-P development plan (Case #14-120)

Documents Included With This Agenda Item

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

Supporting documentation includes: Revised C-P development plan, Summary of Board/Commission Reports (including maps, original C-P plan, Statement of Intent, design parameters, and parking space reduction request), Excerpts from Minutes

Executive Summary

This request would rezone approximately 20.99 acres from C-P/O-P/PUD 4 to C-P and PUD 4 as well as approve a 17.55 acre C-P development plan to be known as "Lots 4 & 5 Discovery Park Sub. Plat 2B". The subject site is located west of Ponderosa Street south of Philips Farm Road and north of the Discovery Parkway/Gans Road interchange. (Case # 14-120).

Discussion

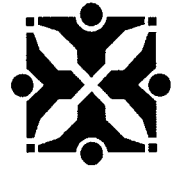
This request proposes to revise the January 2013 C-P/O-P/PUD-4 development plan and rezone the subject site to C-P and PUD-4. The revision to the development plan and rezoning are being concurrently reviewed with two other applications which propose to vacate existing easements and rights-of-way (Case #14-115) as well as re-plat (Case #14-117) the subject site into 7 lots. This action and the concurrent reviews are the result of the applicant further refining the development objectives for the subject site.

The subject site is part of the Philips Farm annexation and rezoning which was approved in April 2004 and encompasses all or parts of Tracts 3, 4, 5, and 9 of that action. Each of the tracts is subject to a Statement of Intent (SOI) and specific development conditions affecting future development. The submitted C-P plan (Lots 4 & 5) and the requested rezoning (Lots 4-7) were compared against the approved SOI and specific development conditions and found to be in compliance with the allowed uses and development limitations.

The proposed rezoning of the site will ensure that future zoning district boundaries match the proposed lot boundaries shown on the Discovery Park Subdivision Plat 2B (Case #14-117) plat. The proposed zoning classifications are permissible as part of the approved SOI's governing the Philips Farm property. The rezoning would accommodate residential development on Lots 4 & 5 and potential commercial or residential on Lot 7. No development is proposed on Lot 6 as the lot has been designated "not for development" and is to be used for stormwater purposes.

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Within the area to be rezoned (20.99 acres) there are approximately 2.89 acres of PUD 4, 16.37 acres of C-P, and 1.73 acres of O-P. The proposed rezoning would redistribute these acreages approximately as follows: 2.49 acres of PUD-4 and 18.51 acres of C-P. At this time the variations in acreage allotments and the elimination of any O-P zoning within the subject site area are not viewed as significant since site specific development plans are being presented and the intensity of the proposed development is less than previously allowed.

This request also includes a C-P development plan for Lots 4 & 5 (attached) which has been reviewed and found to comply with the tract specific SOI's and their specific development standards. To ensure that future development of these areas does not deviate from what is shown on the development plans revised SOI's have been prepared and are attached for review.

The C-P plan proposes the development of a multi-family residential community that includes 274 residential units in 12 buildings, 535 parking spaces of which 32 are located within 8 4-space detached garages, 121 bicycles parking spaces, and an 8,100 square foot community amenity center. As part of the plan approval, the applicant is requesting a 13-space parking reduction associated with the amenity center. A total of 34 spaces are required and the applicant has allocated 21 spaces to this use within the 535 spaces provided.

After review of the relevant factors, staff finds the requested reduction is consistent with what has been customarily extended to other "non-planned" district multi-family projects. Staff supports the reduction subject to removal of a plan note that would allow reduction of the 121 bike parking spaces proposed to the code minimum. The revised C-P plan (attached) has removed the note which would have allowed for bike parking to be reduced.

At its July 24, 2014 meeting the Planning and Zoning Commission voted unanimously (7-0) to approved the rezoning, C-P development plan, and parking space reduction subject to staff recommended approval conditions. During its deliberation the Commission acknowledged the efforts of the applicant and staff relating to this request and commented on the reduction of impervious surfaces. There was also discussion regarding the heights of the proposed buildings and how the 3-story buildings would integrate into the existing landscape. The applicant's engineer was present and addressed the Commission on several technical matters and was available to answer questions. No one from the public spoke regarding the request.

A copy of the revised C-P plan, staff report including locator maps, original C-P plan, Statement of Intent, design parameters, and parking space reduction request, and meeting excerpts are attached.

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Fiscal Impact

Short-Term Impact: None. All public infrastructure to be installed will be at the developer's expense.

Long-Term Impact: On-going costs (unknown at this time) will be incurred once the proposed lots are developed for maintenance of public streets and infrastructure. Anticipated costs will be defrayed by increased property tax and user fee collections.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development

Strategic Plan Impact: Not Applicable

Comprehensive Plan Impact: Land Use & Growth Management, Environmental Management, Livable & Sustainable Communities

Suggested Council Action

Approval of the rezoning and C-P development plan as recommended by the Planning and Zoning Commission.

Legislative History

2-17-14 - Lot 5-17 Discovery Park CP, OP, PUD 4 Development Plan (Ord. #21979)


Department Approved


City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 261-14

AN ORDINANCE

rezoning property located west of Ponderosa Street, south of Philips Farm Road and north of the Discovery Parkway/Gans Road interchange from Districts C-P, O-P and PUD-4 to Districts C-P and PUD-4; approving the statements of intent; approving the C-P Plan for Lots 4 & 5 Discovery Park Sub. Plat 2B; approving less stringent parking requirements; 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 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 SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI. LYING NORTH OF DISCOVERY PARKWAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD AT THE NORTHWESTERNMOST CORNER OF THE SURVEY RECORDED IN PLAT BOOK 47, PAGE 67;

THENCE S41°26'40"E, A DISTANCE OF 1142.54 FEET; THE NCE S21°32'20"W, A DISTANCE OF 78.58 FEET; THENCE S41°26'40"E, A DISTANCE OF 315.31 FEET; THENCE S23°27'05"E, A DISTANCE OF 508.86 FEET; THENCE S8°54'00"E, A DISTANCE OF 371.91 FEET TO THE POINT OF BEGINNING; THENCE N84°52'05"E, A DISTANCE OF 287.14 FEET; THENCE S0°26'10"E, A DISTANCE OF 285.89 FEET; THENCE N88°34'50"W, A DISTANCE OF 612.70 FEET; THENCE N60°29'00"E, A DISTANCE OF 382.87 FEET; THENCE N8°54'00"W, A DISTANCE OF 57.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 2.48 ACRES

will be rezoned and become a part of District PUD-4 (Planned Unit Development) with a development density not exceeding four dwelling units per acre and taken away from O-P (Planned Office District). Hereafter the property may be used for the permitted uses set forth in the statement of intent ("Exhibit A").

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 SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI. LYING NORTH OF DISCOVERY PARKWAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD AT THE NORTHWESTERNMOST CORNER OF THE SURVEY RECORDED IN PLAT BOOK 47, PAGE 67;

THENCE S41°26'40"E, A DISTANCE OF 1142.54 FEET; THENCE S21°32'20"W, A DISTANCE OF 78.58 FEET; THENCE S41°26'40"E, A DISTANCE OF 94.80 FEET TO THE POINT OF BEGINNING; THENCE S41°26'40"E, A DISTANCE OF 220.51; THENCE S23°27'05"E, A DISTANCE OF 508.86 FEET; THENCE S8°54'00"E, A DISTANCE OF 371.91 FEET; THENCE N84°52'05"E, A DISTANCE OF 287.14 FEET; THENCE S0°26'10"E, A DISTANCE OF 95.09 FEET; THENCE N80°35'25"E, A DISTANCE OF 442.72 FEET; THENCE 4.60 FEET ALONG A 465.75 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF N22°00'25"W, A DISTANCE OF 4.60 FEET); THENCE N21°17'25"W, A DISTANCE OF 193.95 FEET; THENCE 34.71 FEET ALONG A 32.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF N53°21'45"W, A DISTANCE OF 33.03 FEET); THENCE 39.77 FEET ALONG A 108.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF N73°53'05"W, A DISTANCE OF 39.54 FEET); THENCE 155.36 FEET ALONG A 108.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF N22°07'35"W, A DISTANCE OF 142.30 FEET); THENCE 32.28 FEET ALONG A 32.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF N9°48'55"W, A DISTANCE OF 30.93 FEET); THENCE N38°42'40"W, A DISTANCE OF 170.70 FEET; THENCE 74.30 FEET ALONG A 465.75 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF N43°16'55"W, A DISTANCE OF 74.22 FEET); THENCE N47°51'10"W, A DISTANCE OF 74.14 FEET; THENCE 602.28 FEET ALONG A 494.25 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF N12°56'30"W, A DISTANCE OF 565.70 FEET); THENCE 29.59 FEET ALONG A 34.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF N2°57'45"W, A DISTANCE OF 28.66 FEET); THENCE 32.80 FEET ALONG A 108.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD

BEARING OF N19°11'35"W, A DISTANCE OF 32.67 FEET); THENCE 84.90 FEET ALONG A 108.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF N12°01'40"E, A DISTANCE OF 82.73 FEET); THENCE 43.98 FEET ALONG A 42.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF N4°32'55"E, A DISTANCE OF 42.00 FEET); THENCE N25°27'05"W, A DISTANCE OF 69.58 FEET; THENCE 25.65 FEET ALONG A 60.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF N37°42'00"W, A DISTANCE OF 25.46 FEET); THENCE N49°56'55"W, A DISTANCE OF 36.89 FEET; THENCE N50°49'15"W, A DISTANCE OF 295.67 FEET; THENCE S24°44'50"W, A DISTANCE OF 709.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 18.51 ACRES

will be rezoned and become a part of District C-P (Planned Business District) and taken away from District O-P (Planned Office District) and District PUD-4 (Planned Unit Development). Hereafter the property may be used for the permitted uses set forth in the statement of intent ("Exhibit B").

SECTION 3. The City Council hereby approves the terms and conditions contained in the statements of intent dated July 8, 2014, for the properties described in Section 1 and Section 2 above, attached hereto in substantially the same form as "Exhibit A" and "Exhibit B" and made a part of this ordinance. The statements of intent shall be binding on the owners until such time as the Council shall release such limitations and conditions on the use of the property.

SECTION 4. The City Council hereby approves the C-P Plan for Lots 4 & 5 Discovery Park Sub. Plat 2B, as certified and signed by the surveyor on August 1, 2014, for the following described area:

LOT 4, DISCOVERY PARK SUBDIVISION PLAT 2-B

A PORTION OF THE SURVEY RECORDED IN PLAT BOOK 47, PAGE 67, LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI. LYING NORTH OF DISCOVERY PARKWAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD AT THE NORTHWESTERNMOST CORNER OF THE SURVEY RECORDED IN PLAT BOOK 47, PAGE 67;

THENCE S41°26'40"E, A DISTANCE OF 1142.54 FEET; THENCE S21°32'20"W, A DISTANCE OF 78.58 FEET; THENCE S41°26'40"E, A DISTANCE OF 94.80 FEET TO THE POINT OF BEGINNING; THENCE N24°44'50"E, A DISTANCE OF 709.36 FEET; THENCE S50°49'15"E, A DISTANCE OF 328.57 FEET; THENCE S49°56'55"E, A DISTANCE OF 36.89 FEET; THENCE 25.65 FEET ALONG A 60.00 FOOT RADIUS CURVE

TO THE RIGHT (HAVING A CHORD BEARING OF S37°42'00"E, A DISTANCE OF 25.46 FEET); THENCE S25°27'05"E, A DISTANCE OF 69.58 FEET; THENCE 43.98 FEET ALONG A 42.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S4°32'55"W, A DISTANCE OF 42.00 FEET); THENCE 84.90 FEET ALONG A 108.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S12°01'40"W, A DISTANCE OF 82.73 FEET); THENCE 32.80 FEET ALONG A 108.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S19°11'35"E, A DISTANCE OF 32.67 FEET); THENCE 29.59 FEET ALONG A 34.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S2°57'45"E, A DISTANCE OF 28.66 FEET); THENCE 360.22 FEET ALONG A 494.25 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S1°05'15"W, A DISTANCE OF 352.30 FEET); THENCE S66°32'55"W, A DISTANCE OF 193.49 FEET; THENCE S23°27'05"E, A DISTANCE OF 91.93 FEET; THENCE S66°32'55"W, A DISTANCE OF 201.76 FEET; THENCE N23°27'05"W, A DISTANCE OF 283.54 FEET; THENCE N41°26'40"W, A DISTANCE OF 220.51 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 8.87 ACRES AND IS PER DISCOVERY PARK SUBDIVISION, PLAT 2-B PREPARED BY STEVEN PROCTOR, PLS 20000148666, DATED JULY 17, 2014

LOT 5, DISCOVERY PARK SUBDIVISION PLAT 2-B

A PORTION OF THE SURVEY RECORDED IN PLAT BOOK 47, PAGE 67, LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI. LYING NORTH OF DISCOVERY PARKWAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD AT THE NORTHWESTERNMOST CORNER OF THE SURVEY RECORDED IN PLAT BOOK 47, PAGE 67;

THENCE S41°26'40"E, A DISTANCE OF 1142.54 FEET; THENCE S21°32'20"W, A DISTANCE OF 78.58 FEET; THENCE S41°26'40"E, A DISTANCE OF 315.31 FEET; THENCE S23°27'05"E, A DISTANCE OF 283.54 FEET TO THE POINT OF BEGINNING; THENCE N66°32'55"E, A DISTANCE OF 201.76 FEET; THENCE N23°27'05"W, A DISTANCE OF 91.93 FEET; THENCE N66°32'55"E, A DISTANCE OF 193.49 FEET; THENCE 242.06 FEET ALONG A 494.25 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S33°49'20"E, A DISTANCE OF 239.65 FEET); THENCE S47°51'10"E, A DISTANCE OF 74.14 FEET; THENCE 74.30 FEET ALONG A 465.75 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S43°16'55"E, A DISTANCE OF 74.22 FEET); THENCE S38°42'40"E, A DISTANCE OF 170.70 FEET; THENCE 32.28 FEET ALONG A 32.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S9°48'55"E, A DISTANCE OF

30.93 FEET); THENCE 155.36 FEET ALONG A 108.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S22°07'35"E, A DISTANCE OF 142.30 FEET); THENCE S51°17'20"W, A DISTANCE OF 135.48 FEET; THENCE S5°07'55"E, A DISTANCE OF 168.55 FEET; THENCE S80°35'25"W, A DISTANCE OF 209.16 FEET; THENCE N0°26'10"W, A DISTANCE OF 95.09 FEET; THENCE S84°52'05"W, A DISTANCE OF 287.14 FEET; THENCE N8°54'00"W, A DISTANCE OF 371.91 FEET; THENCE N23°27'05"E, A DISTANCE OF 225.32 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 8.68 ACRES AND IS PER DISCOVERY PARK SUBDIVISION, PLAT 2-B PREPARED BY STEVEN PROCTOR, PLS 20000148666, DATED JULY 17, 2014

The Director of Community Development shall use the design parameters set forth substantially in the same form as "Exhibit C," 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 5. The City Council approves a reduction in the number of parking spaces required by Section 29-30(b)(1) of the Zoning Regulations so that 21 parking spaces may be provided rather than the required 34 spaces.

SECTION 6. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 7. 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

STATEMENT OF INTENT

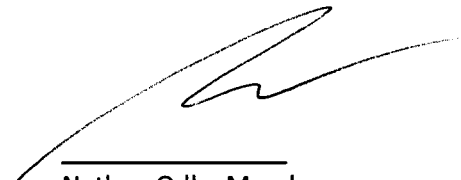
DISCOVERY PARK SUBDIVISION LOTS 6 (Portion of Tracts 3 and 4 of Ordinance 18043)

July 7, 2014

Size of Lot 6: 2.48

Requested Zoning of Tract: C-P (planned commercial)

Requested Allowable Uses of Tract: The lot is to be utilized for stormwater facilities only (treatment and storage)


Nathan Odle, Member

REVISED
7/8/14

STATEMENT OF INTENT

**DISCOVERY PARK SUBDIVISION LOTS 4, 5 & 7 (Portion of Tracts 3, 4, 5, and 9 of Ordinance 18043)
July 7, 2014**

Size of Lot 4: 8.87 acres

Size of Lot 5: 8.68 acres

Size of Lot 7: 0.96

Requested Zoning of Tract: C-P (planned commercial)

Requested Allowable Uses of Tract: The allowed uses of this property shall be all uses allowed in Zoning Districts C-1, C-2 and C-3 (including pyramiding of such zoning ordinances), excluding, however:

- a. Drive in theaters
- b. Gun clubs
- c. Machine shops
- d. Travel trailer parks
- e. Temporary shelters
- f. Self storage facilities
- g. Halfway houses
- h. Publishing and newspaper publishing
- i. Commercial parking for automobiles and light trucks
- j. Farm machinery sales and services
- k. Kennels for boarding of animals of any kind
- l. Miniature golf courses or driving ranges
- m. Automobile repair shops; provided however that automobile dealerships and all uses attendant thereto shall be a permitted use
- n. Lumber yards, unless part of a home improvement center.

Standards and Criteria/Design Characteristics and Statement of Intent for Lot:

1. Acreage

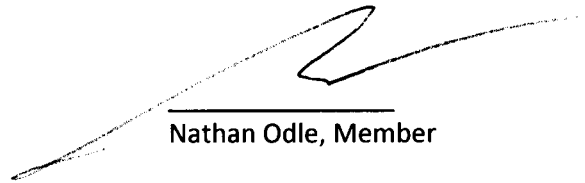
- a. Lot 4: 8.87 acres and Lot 5: 8.68 acres to be developed with:
 - a. Eight 24-unit apartment buildings
 - b. One 18-unit apartment building, building
 - c. One maintenance building
 - d. One fitness center with 10 one bedroom apartments attached
 - e. One pool maintenance building/filter room
 - f. Nine garages with four parking spaces each
- b. Lot 7: 0.96 acres, usage to be determined uponsite plan submission may include any C-1, C-2, or C-3 use except those restricted above in "Requested Allowable Uses".

2. Total Square Footage:

- a. Lots 4 & 5: 120,536 square feet (deductions from Tracts 3, 4, 5 & 9 allocations as shown Exhibit A "Building Footprint Allocations" prepared by Columbia Civil Engineering Group dated July 7, 2014.

REVISED
7/8/14

- b. Lot 7: To be determined upon site plan submission, but not to exceed the parameters outlined in Ordinance 18043.
- 3. Height and Setbacks:
 - a. The maximum building height shall not exceed and 55' as measured from finished grade.
 - b. Along Philips Park boundary and Nocona Parkway – 25'
 - c. Minimum distance between detached dwellings 12'
- 4. Parking: Parking will be provided to meet the requirements of the City of Columbia Ordinances in facilities as shown on the approved development plan.
- 5. Open space/Impervious Surface areas:
 - a. Open/Green Space shall be a minimum of 45% (Lots 4 & 5)
 - b. Impervious surface shall be a maximum of 55% (Lots 4 & 5)
 - c. Open/Green space and impervious area for Lot 7 shall be determined upon site plan submission, but not to exceed the parameters outlined in Ordinance 18043.
- 6. Comprehensive Traffic Impact Study/Development Agreements:
 - a. Lots 4, 5 and 7 shall be subject to the requirements specified for Tracts 3, 4, 5, & 9 within Ordinance # 18043
- 7. Stormwater/Water Quality Protection Plan:
 - a. Lots 4, 5 and 7 shall be subject to the requirements specified for Tracts 3, 4, 5, & 9 within Ordinance #18043



Nathan Odle, Member

REVISED
7/8/14



**City of Columbia
Planning Department**

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

Design Parameters Worksheet

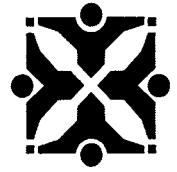
For office use:

Case #: 14-120	Submission Date: 7/8/14	Planner Assigned: PRJ
-------------------	----------------------------	--------------------------

Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way.
Lots 4&5 - 20' between lots, 25' along Nocona Parkway, 25' along property line abutting Philips Park
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.
All buildings - 20' to ROW/Prop. line. Parking 15' to ROW, 0' to interior lot lines (between lots 4&5, 3' exterior lot lines)
3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.
four monument signs - Each 12' high, 64 square feet in area each.
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)
Lots 4&5 45% open. The landscaping will contain 4 types of vegetation per Ord. 29-25 and screening will be provided where required per Ord. to 80% opaque, 8' in 4 sea.
5. The maximum height and number of light poles and type of fixtures.

Lighting shall be 20' tall max., full cut-off fixtures. Number is unknown at this time, but will be in accordance with Ord. 29-30.1. A Photometric plot will be provided with the final constr. plans



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Revised C-P development plan, Summary of Board/Commission Reports (including maps, original C-P plan, Statement of Intent, design parameters, and parking space reduction request), Excerpts from Minutes

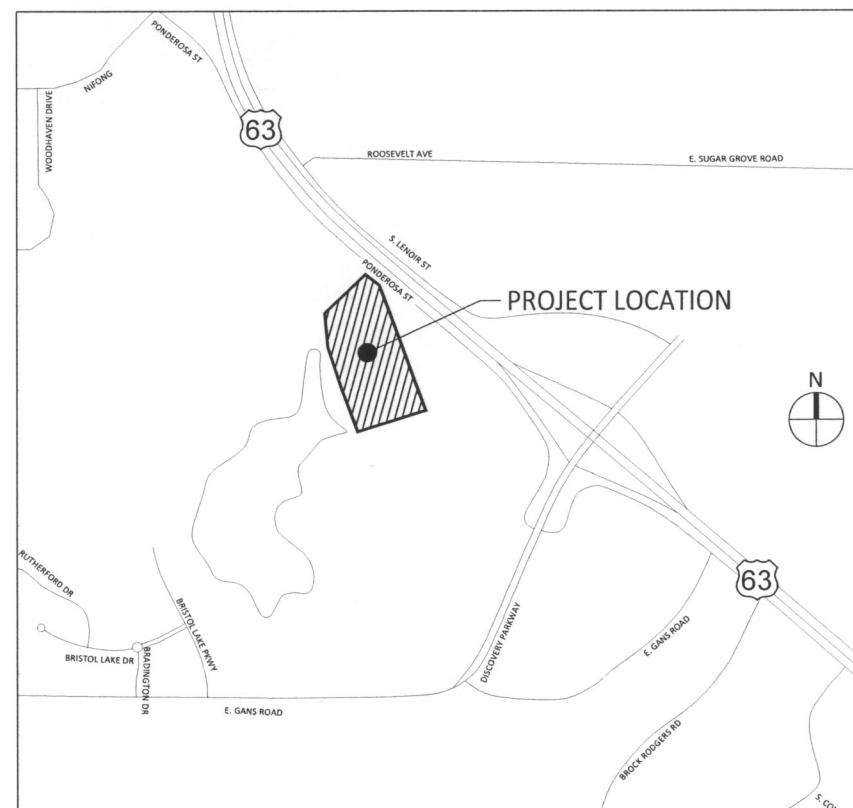
C-P PLANS FOR LOTS 4&5 DISCOVERY PARK SUB. PLAT 2B

LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W

BOONE COUNTY, MISSOURI

JUNE 2014

Project Location Map



Project Number: 112003-1

Index of Drawings

Sheet Number	Sheet Title
X0.1	Cover Sheet
X0.2	Abbreviations & Notes
C1.1	CP, OP Plan
C1.2	CP, OP Plan

COLUMBIA
Civil Engineering Group

MISSOURI ENGINEERING CORPORATION NUMBER 2013000149, EXPIRES 12-31-2015
Columbia Civil Engineering Group, LLC 3301 Berrywood Drive, Suite 103 Columbia, MO 65201
Phone (573) 999-7821

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

DR. RAMAN PURI - CHAIRMAN

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

ROBERT MCDOWD - MAYOR

SHEELA AMIN - CITY CLERK



MICHAEL M. HALL, P.E.
MO #30044
EXPIRES 12-31-15

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED
BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MISSOURI.

Michael M.
Hall, P.E.

Digitally signed by Michael M. Hall, P.E.
DN: cn=Michael M. Hall, P.E., o=Columbia
Civil Engineering Group, ou,
email=mmhall@columbiacivilengineering
group.com, c=US
Date: 2014.08.01 13:19:33 -0500

Set No:

8/1/14

REVISED
8/1/14

X0.1

STANDARD ABBREVIATIONS

Note: See the National CAD Standard for Abbreviations not Included Below

AASHTO	American Society of State Highway & Transportation Officials	EL/Elev	Elevation	OD	Outside Dimension
AC	Asbestos Cement/Asphaltic Concrete	EP/ES	Edge of Pavement/Shoulder	OHE	Overhead Electric
Acc	Accessible	Egn Sta	Equation Station	PC	Point of Curvature
ACI	American Concrete Institute	ESI	Engineer Supplemental Instruction	PI	Point of Intersection
Aggr	Aggregate	EX	Existing	PL	Property Line
Ah	Ahead	FD	Floor Drain/Foundation Drain	PP	Power Pole
Alt	Alternate	FDC	Fire Department Connection	PT	Point of Tangency
ASTM	American Society of Testing and Materials	Fdn	Foundation	PVC	Polyvinyl Chloride (Plastic)
AWG	American Wire Gauge	FES	Flared End Section	PCC	Portland Concrete Cement
AWWA	American Water Works Association	FF	Finish Floor Elevation	R	Radius
ADA	Americans with Disabilities Act	FG	Finish Grade	RCB/RCP	Reinforced Concrete Box/Pipe
AI	Area Inlet	FH	Fire Hydrant	RD	Roof Drain
BC	Back of Curb	FHWA	Federal Highway Administration	Rt	Right
Bdry	Boundary	FL	Flow Line	ROW	Right of Way
Bh	Behind	FM	Factory Mutual	San	Sanitary
BM	Benchmark	Fnc	Fence	SI	International System of Units
BOW	Base of Wall	GL/GM/GV	Gas Line/Meter/Valve	SO	Side Opening
Cts	Center to Center	GV&B	Gate Valve & Box	SW	Sidewalk
CFS	Cubic Feet per Second	HDPE	High Density Polyethylene Pipe	Sta	Station
CI	Curb Inlet	HB	Hose Bibb	Stm	Steam
CIP	Cast-In-Place/Cast Iron Pipe	IBC	International Building Code	TBM	Temporary Benchmark
CL	Centerline	ID	Inside Dimension	Tele	Telephone
CMP	Corrugated Metal Pipe	JBox	Junction Box	TCE	Temporary Construction Easement
CMU	Concrete Masonry Unit	LF	Linear Feet	TOC	Top of Curb
CO	Cleanout	LIP	Leave in Place	TOF	Top of Footing
CP	Control Point/Concrete Pipe	LP	Light Pole	TOW	Top of Wall
CWL/CWR/CWS	Chilled Water Line/Return/Supply	Lt	Left	Typ	Typical
D	Depth	MC	Moisture Content	UE	Underground Electric/Fiber
DA	Drainage Area	MEP	Mechanical/Electrical/Plumbing	UL	Underwriters Laboratories
Dia	Diameter	ML	Match Line	UNO	Unless Noted Otherwise
DIP	Ductile Iron Pipe	MH	Manhole	VC	Vertical Curve
DS	Downspout/Disconnect Switch	MUTCD	Manual of Uniform Traffic Control Devices	VCP	Vitrified Clay Pipe
EL	Easement Line	MODOT	Missouri Department of Transportation	VPC	Vertical Point of Curvature
EW	Each Way	N	North	VPI	Vertical Point of Intersection
E	Easting	NTS	Not to Scale	VPT	Vertical Point of Tangency
EG	Existing Grade	o.c.	On Center	WL/M	Water Line/Meter
		OSHA	Occupational Safety and Health Administration	WS	Wheel Stop
				WWF	Welded Wire Fabric

LEGEND

EXISTING	PROPOSED	PROPERTY LINE	EXISTING	PROPOSED
		UNDERGROUND TELEPHONE		
		UNDERGROUND FIBER OPTIC		
		UNDERGROUND ELECTRIC		
		OVERHEAD ELECTRIC		
		GAS MAIN		
		WATER MAIN		
		SANITARY SEWER		
		SANITARY SEWER SERVICE		
		STORM SEWER		
		EASEMENT		
		SETBACK		
		RIGHT OF WAY		
		MINOR CONTOUR		
		MAJOR CONTOUR		
		SIDEWALK		
		PAVEMENT		
		STREAM BUFFER		
		BUILDING		
		PARKING STRIPE		
		50-YEAR FLOODPLAIN		
		100-YEAR FLOODPLAIN		
		SILT FENCE		
		GRADING LIMITS		
		STORM CULVERT		

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____ 2014.

DR. RAMAN PURI - CHAIRMAN

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

ROBERT MCDAVID - MAYOR

SHEELA AMIN - CITY CLERK

OWNER & DEVELOPER

OWNER:
P1316 LLC
3315 BERRYWOOD SUITE 101
COLUMBIA, MISSOURI 65201
573-449-9902DEVELOPER:
TRITTENBACH DEVELOPMENT
3301 BERRYWOOD, SUITE 103
COLUMBIA, MISSOURI 65201
573-449-9902

FLOOD PLAIN NOTE

THIS TRACT IS NOT LOCATED WITHIN THE 50 & 100 YEAR FLOOD PLAIN PER THE FEMA FIRM MAP PANEL 29019C0950, EFFECTIVE DATE MARCH 17, 2011.

GENERAL NOTES

- ALL TOPOGRAPHY SHOWN ON THESE DRAWINGS IS FROM LIDAR INFORMATION OBTAINED FROM BOONE COUNTY RESOURCE MANAGEMENT.
- THE TOTAL ACREAGE FOR THIS CP PLAN IS 17.55 ACRES. ACREAGE FOR REZONING IS 20.99 ACRES.
- THE MAXIMUM BUILDING HEIGHT SHALL BE NO MORE THAN 50 FEET.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
- DRIVEWAY APPROACH AND H.C. RAMPS ARE TO BE CONSTRUCTED PER CITY OF COLUMBIA STANDARDS.
- THIS PROJECT WILL BE COMPLETED IN ONE OR MORE PHASES.
- DEVELOPER WILL COORDINATE WITH AMEREN UE FOR DESIGN OF NATURAL GAS SERVICE FOR THIS AREA IF NEEDED.
- DEVELOPER WILL COORDINATE WITH COLUMBIA WATER AND LIGHT FOR THE DESIGN OF ELECTRIC AND WATER TO THE SITE.

ZONING AND USE NOTES

- THIS CP PLAN IS FOR LOTS 4&5 OF DISCOVERY PARK SUBDIVISION PLAT 2B ONLY. THE ZONING AND LOTS NUMBERS SHOWN IN THE "PROPOSED ZONING" GRAPHIC ARE BASED UPON THE LOTS SHOWN ON DISCOVERY PARK SUBDIVISION PLAT 2B AND WILL BE GOVERNED BY THE ZONING INDICATED BY CITY COUNCIL APPROVAL.

BENCHMARK INFORMATION

DNR GRS ALUMINUM DISK STAMPED 80-15, IN A 12" CONCRETE MONUMENT, FROM THE INTERSECTION OF PONDEROSA STREET AND GRINDSTONE PARKWAY (MISSOURI ROUTE AC) GO SOUTHEAST ON PONDEROSA STREET 0.86 MILES, 16' NORTHEAST OF A STEEL T-POST, 32.5' SOUTHWEST OF PONDEROSA STREET, 15.9' NORTHWEST OF A STEEL T-POST, 11.1' NORTH OF A CARSONITE WITNESS POST AT A FENCE AND 9.9' NORTHEAST OF A NAIL AND SHINER IN A FENCE POST. ELEVATION = 799.74'.

DNR GRS ALUMINUM DISK STAMPED 80-14 IN A 12" CONCRETE MONUMENT, STATION IS LOCATED AT THE MFA OIL COMPANY'S HEADQUARTERS, 32 FEET SOUTH OF THE SOUTH EDGE OF DRIVING LANE OF STADIUM BOULEVARD, 22.9' SOUTHWEST OF THE END OF CURB, 105 FEET WEST OF THE CENTER OF EAST POINT DRIVE AND 34.5' NORTH-NORTHWEST OF A CARSONITE WITNESS POST AT A RIGHT-OF-WAY MARKER.

TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7034 = 778.25
TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7033 = 776.71
TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7032 = 775.09
TOP OF CITY OF COLUMBIA SANITARY MANHOLE 707 = 777.97

UTILITY CONTACT INFORMATION

LOCATES:	MISSOURI ONE CALL SYSTEM 1022 B NORTHEAST DRIVE JEFFERSON CITY, MO 65109 1-800-344-7483
SEWER:	CITY OF COLUMBIA 701 E. BROADWAY COLUMBIA, MO 65201 (573) 874-7250
GAS:	AMEREN UE 210 ORR ST. COLUMBIA, MO 65201 1-800-522-7583
CATV:	MEDIACOM 1211 WILKES BLVD COLUMBIA, MO 65201 (855) 633-4228
WATER:	COLUMBIA WATER & LIGHT 701 E. BROADWAY COLUMBIA, MO 65201 (573) 874-7738
ELECTRIC:	COLUMBIA WATER & LIGHT 701 E. BROADWAY COLUMBIA, MO 65201 (573) 874-7738
TELEPHONE:	CENTURYLINK 625 CHERRY STREET COLUMBIA, MO 65201 (573) 886-3336

FUTURE INFRASTRUCTURE NOTE

FINAL SIZING OF FUTURE INFRASTRUCTURE WILL BE SIZED UPON SUBMISSION OF FINAL DESIGN PLANS.

MO-DNR LAND DIST. PERMIT NO.

MORA02958 ISSUED ON APRIL 2, 2013

STREAM BUFFER STATEMENT

THESE TRACTS ARE NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE 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.

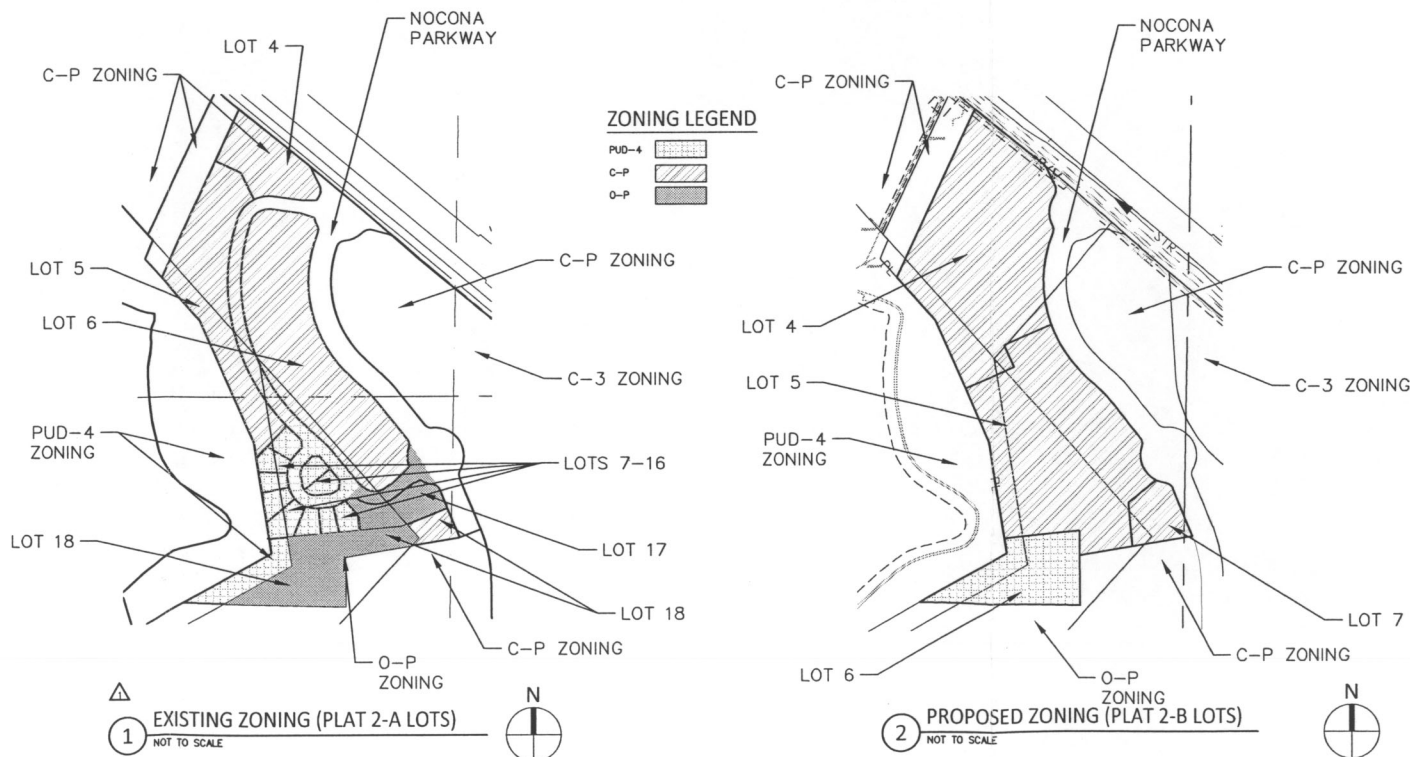
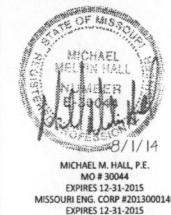
LIGHTING

LIGHT POLES SHOWN SHALL BE FULL-CUTOFF SHOEBOX FIXTURES, INWARD AND DOWNWARD DIRECTED, WHICH MAY BE RELOCATED OR CHANGED IN TOTAL NUMBER BY THE LIGHTING ENGINEER WITHOUT ADDITIONAL APPROVAL. MAXIMUM LIGHT POLE HEIGHT SHALL BE 20 FEET. BUILDING MOUNTED LIGHTING IS UNKNOWN AT THIS TIME. ALL OUTDOOR LIGHTING SHALL BE SHOWN ON A FUTURE LIGHTING PLAN THAT WILL COMPLY WITH CHAPTER 29-30.1 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

SIGNAGE

TWO MONUMENT SIGNS ARE PROPOSED AT THE ENTRANCE TO LOT 4 FROM THE NOCONA/PONDEROSA ROUNDABOUT ON EITHER SIDE OF THE ENTRANCE TO LOT 4. EACH SIGN WILL HAVE A MAXIMUM HEIGHT OF 12 FEET AND SHALL NOT EXCEED 64 SQUARE FEET.

TWO MONUMENT SIGNS ARE PROPOSED AT THE ENTRANCE TO LOT 5 FROM THE NOCONA ROUNDABOUT ON EITHER SIDE OF THE ENTRANCE TO LOT 5. EACH SIGN WILL HAVE A MAXIMUM HEIGHT OF 12 FEET AND SHALL NOT EXCEED 64 SQUARE FEET.

REVISED
8/11/14COLUMBIA
Civil Engineering Group3301 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201
PHONE (573) 898-7621CP PLAN FOR LOTS 4&5
DISCOVERY PARK SUB. PLAT 2B
TRITTENBACH DEVELOPMENT
COLUMBIA, MISSOURI

REVISIONS

1	CITY COMMENTS	7/7/14
2	CITY COMMENTS	7/19/14
3	CITY COMMENTS	8/1/14

DRAWN JMB

APPROVED MMH

ISSUED FOR

DATE 8/1/14

FIELD BOOK

SHEET NAME

ABBREVIATIONS & NOTES

PROJECT NO. 112003-1
CLIENT NO.
SHEET NO.

X0.2

RESIDENTIAL PARKING CALCULATION - LOTS 4 & 5:

KEY	NO. BLDGS	DESCRIPTION	TOTAL
A	7	- APARTMENTS 15 2-BR, 9 1-BR UNITS	43.5 SPACES / BLDG = 305 SPACES
A2	1	- APARTMENTS 15 2-BR, 9 1-BR UNITS	43.5 SPACES / BLDG = 44 SPACES
B	4	- APARTMENTS 12 2-BR, 6 1-BR UNITS	33 SPACES PER UNIT = 132 SPACES
C	1	- MAINTENANCE BLDG.	0 SPACES / UNIT = 0 SPACES
D	1	- MAIL KIOSK	0 SPACES / UNIT = 0 SPACES
E	1	- POOL/FITNESS CENTER 10 1-BR UNITS	15 SPACES / BUILDING = 15 SPACES
F	1	- MAINTENANCE/POOL BLDG.	0 SPACE / 200 SQ. FT. = 0 SPACES
P	8	- FOUR CAR GARAGE	-4 SPACES / UNIT = -32 SPACES
TOTAL SPACES REQUIRED			463 SPACES
VISITOR SPACES REQUIRED (1 SPACE PER 5 UNITS) 274 TOTAL UNITS			55 SPACES
TOTAL SPACES WITH VISITOR			518 SPACES
SPACES ALLOCATED FOR CLUBHOUSE			21 SPACES
TOTAL NUMBER OF SPACES IN DEVELOPMENT			535 SPACES
TOTAL HANDICAPPED SPACES REQUIRED (TWO VAN ACCESSIBLE REQUIRED)			11 SPACES
TOTAL BICYCLE SPACES REQUIRED (5% OF TOTAL)			27 SPACES
TOTAL BICYCLE SPACES PROVIDED			121 SPACES

LOTS 4&5 DISCOVERY PARK SUBDIVISION PLAT 2B

C-P PLAN FOR
LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY MISSOURI
JUNE 2014



RESIDENTIAL DENSITY CALCULATION - LOTS 4 & 5:

(LOT 4 & 5 REPRESENTED IN THIS CHART)	
LOT AREA	17.55 ACRES
PROPOSED NUMBER OF UNITS	274
PROPOSED DENSITY	15.6 UNITS/ACRE

LEGENDS OF LABELS

(A)	ENTRANCE
(B)	ACCESSIBLE PARKING
(C)	5' WIDE CITY OF COLUMBIA SIDEWALK
(D)	MONUMENT SIGN. (SEE NOTE SHEET X0.2 FOR ADDITIONAL INFORMATION (TWO LOCATIONS, FOUR TOTAL))
(E)	CURBED ISLAND
(F)	DUMPSTER ENCLOSURE 14' x 16' MIN WITH 20' LOADING PAD
(G)	STRIPED AREA FOR LOADING
(H)	PCC WALK
(I)	8' WIDE CITY OF COLUMBIA SIDEWALK
(J)	12' x 15' GENERATOR PAD (NOT USED THIS PLAN)
(K)	BICYCLE SPACES PER CITY OF COLUMBIA REQUIREMENTS WITH 11 BICYCLE CAPACITY (11 PROV.,)

RESIDENTIAL UNIT CALCULATION - PHASE I:

(LOT 4 & 5 REPRESENTED IN THIS CHART)

#	LOT LOC.	TOTAL NUMBER OF UNITS	BUILDING QTY	UNIT/BLDG.	UNIT TOTAL
A		APARTMENT BLDG.	7	24	168
A2		APARTMENT BLDG.	1	24	24
B		APARTMENT BLDG.	4	18	72
C		MAINTENANCE BLDG.	1	0	0
D		MAIL KIOSK	1	0	0
E		POOL/FITNESS CENTER	1	10	10
F		MAINTENANCE/POOL BLDG.	1	0	0
P		COVERED PARKING BLDG.	8	0	0
TOTAL NUMBER OF UNITS					274

COLUMBIA
Civil Engineering Group

Columbia, MO
3301 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201
PHONE (573) 999-9921



MICHAEL M. HALL, P.E.
MO # 30044
EXPIRES 12-31-2015
MISSOURI ENG. CORP #2013000149
EXPIRES 12-31-2015

CP PLAN LOTS 4&5
DISCOVERY PARK SUB.
PLAT 2B
TRITTENBACH DEVELOPMENT
COLUMBIA, MISSOURI

REVISIONS

△	CITY COMMENTS	7/7/14
△	CITY COMMENTS	7/18/14

DRAWN JMB
APPROVED MMH
ISSUED FOR _____
DATE 8/1/14
FIELD BOOK







SHEET NAME

CP PLAN

REVISED
8/1/14

PROJECT NO. 112003-1
CLIENT NO.
SHEET NO.

C1.1

LEGENDS OF LABELS 				
QUANTITY	SIZE	CATEGORY	SPECIES	SYMBOL
48	2" CAL.	SHADE TREE (MED. - LG.)	TRIDENT MAPLE (ACER BUERGERIANUM) RIVER BIRCH (BETULA NIGRA) OR APPROVED EQUAL	
52	4" TALL	ORNAMENTAL TREE	SERVICEBERRY (AMELANCHER ARBOREA), APPALACHIAN RE REDBUD (CERCIS CANADENSIS) OR APPROVED EQUAL	
105	4" TALL	EVERGREEN TREE	GREEN GIANT ARBORVITAE (OR APPROVED EQUAL) AT 15' CENTERS. STAGGERED PLACEMENT TO AVOID UNIFORM APPEARANCE	
147	2 GAL.	DÉCIDUOUS SHRUB	BURNING BUSH (EUONYMUS ALATA 'COMPACTA') SPIREA (SPIRAEA X BUMALDA) OR APPROVED EQUAL	
64	2 GAL.	EVERGREEN SHRUB	HARDY BOXWOOD (BUXUS SINICA INSULARIS) JUNIPER (JUNIPERUS CHINENSIS 'SEA GREEN') OR APPROVED EQUAL	

C-P PLAN FOR
LOTS 4&5 DISCOVERY PARK SUBDIVISION PLAT 2B
LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY MISSOURI
JUNE 2014





RESIDENTIAL CALCULATIONS - LOTS 4 & 5:			
(LOT 4 & 5 REPRESENTED IN THIS CHART)			
AREA			
TOTAL LOT AREA =	17.55 ACRES		
TOTAL PARKING LOT AREA =	4.9 ACRES		
TOTAL SIDEWALK AREA =	1.3 ACRES		
TOTAL BUILDING FOOTPRINT AREA =	3.3 ACRES		
TOTAL IMPERVIOUS AREA =	9.5 ACRES	54.13%	
TOTAL PERVIOUS AREA =	8.1 ACRES	45.87%	
LANDSCAPE COMPLIANCE			
TOTAL PARKING LOT & DRIVE AREA	213,444 SQ. FT.		
TOTAL REQUIRED @ 1 TREE/4500 SQ. FT.	47 TREES		
TOTAL TREES REQUIRED =	47 TREES		
MEDIUM TO LARGE TREES REQUIRED (30%) =	14 TREES		
TOTAL TREES PROVIDED (SEE TABLE) =	SEE TABLE TREES		
LANDSCAPE REQUIRED (15% OF TOTAL LOT)	2.63 ACRES		
LANDSCAPE PROVIDED (22.2% ACTUAL, TURF NOT INCL.)	3.91 ACRES		

COLUMBIA
Civil Engineering Group
Columbia, MO
3301 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201
PHONE (573) 999-1821



MICHAEL M. HALL, P.E.
MO # 30044
EXPIRES 12-31-2015
MISSOURI ENG. CORP #20133000149
EXPIRES 12-31-2015

CP PLAN LOTS 4&5 DISCOVERY
PARK SUB. PLAT 2B
TRITTENBACH DEVELOPMENT
COLUMBIA, MISSOURI

REVISIONS	
	CITY COMMENTS 7/7/14
	CITY COMMENTS 7/18/14

DRAWN	JMB
APPROVED	MMH
ISSUED FOR	DATE
DATE	8/1/14
FIELD BOOK	

SHEET NAME

CP PLAN
REVISED
8/1/14

PROJECT NO. 112003-1
CLIENT NO.
SHEET NO.

C1.2

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 24, 2014**

SUMMARY

A request by P1316, LLC (owner) to rezone 20.99 acres from PUD-4, O-P, and C-P to PUD-4 and C-P and to obtain approval a 17.55 acre C-P development plan to be known as " Lots 4 & 5 Discovery Park Sub. Plat 2B". The subject site is located west of Ponderosa Street south of Philips Farm Road and north of the Discovery Parkway/Gans Road interchange. (Case # 14-120).

DISCUSSION

This request proposes to revise the January 2013 C-P/O-P/PUD-4 development plan and rezone the subject site to C-P and PUD-4. The revision to the development plan and rezoning are being concurrently reviewed with two other applications which propose to vacate existing easements and rights-of-way (Case #14-115) as well as replat (Case #14-117) the subject site into 7 lots. This action and the concurrent reviews are the result of the applicant further refining the development objectives for the subject site.

The subject site is part of the Philips Farm annexation and rezoning which was approved in April 2004. The ordinance approving this annexation included PUD-4, C-P and O-P Statement of Intent (SOIs) that provided the parameters under which development of each identified Tract could occur. The subject site encompasses all or parts of Tract 3, 4, 5, and 9 referenced in the approved SOI. Review of the submitted C-P plan (Lots 4 & 5) and the requested rezoning (Lots 4-7) have been compared with the approved SOI to ensure compliance with the overall intent of the annexation and zoning of the Philips Farm.

Rezoning

The subject site is currently zoned a mixture of C-P, O-P, and PUD-4. In January 2013, the zoning boundaries for these existing districts were aligned with the property boundaries shown on Discovery Park Subdivision Plat 2A. At this time the applicant desires to rezone the subject site to C-P and PUD-4 to align with the property boundaries proposed on the Discovery Park Subdivision Plat 2B (Case #14-117) plat. The rezoning would accommodate residential development on Lots 4 & 5 and potential commercial or residential on Lot 7. No development is proposed on Lot 6 as the lot has been designated "not for development" and is to be used for stormwater purposes.

The proposed zoning classifications are permissible as part of the approved SOI governing the Philips Farm property. Within the effected 20.99 acres there are approximately 2.89 acres of PUD 4, 16.37 acres of C-P, and 1.73 acres of O-P. The proposed rezoning would redistribute these acreages approximately as follows: 2.49 acres of PUD-4 and 18.51 acres of C-P. The attached "existing zoning" and "proposed zoning" graphics show the proposed redistribution.

The proposed rezoning will only affect Lots 4-7 as shown on the Discovery Park Subdivision Plat 2B. The changes in the zoning will ensure that zoning district boundaries match future lot boundaries. Additional rezoning actions will be required as future lots within Discovery Park Subdivision are presented for review. At this time the variations in acreage allotments and the elimination of any O-P zoning within the subject site area are not viewed as significant since specific development plans are being presented as each district area is sought to be developed and the intensity of the proposed development is less than what was previously permitted.

Development Plan

Along with the rezoning of the subject site, the applicant is seeking approval of a site specific development plan for approximately 17.55 acres of the proposed C-P zoned area (all of Lots 4 & 5 of Discovery Park Subdivision Plat 2B). No development plan will be submitted for Lot 6 (proposed PUD-4) of the plat since this area will be used for stormwater purposes and is labeled as "not for development".

Additionally, no development plan has been submitted for Lot 7 (proposed C-P) at this time. A site specific development plan will be required for this lot prior to building permit issuance.

The C-P development plan for Lots 4 & 5 (attached) has been reviewed for compliance against the original SOI's and their specific development standards. This review has determined that the proposed development intensity, building coverage, and dimensional standards are in compliance. To ensure that future development of these areas does not deviate from what is shown on the development plans revised SOI's have been prepared and are attached for review.

The C-P plan proposes the development of a multi-family residential community that includes 274 residential units in 12 buildings, 535 parking spaces of which 32 are located within 8 4-space detached garages, 121 bicycles parking spaces, and an 8,100 square foot community amenity center.

The applicant is requesting that a 13-space parking reduction be approved for the amenity center. A total of 34 spaces are required and the applicant has allocated 21 spaces to this use within the 535 spaces provided. The applicant has provided a letter (attached) giving justification for the requested reduction.

Staff finds the requested reduction is consistent with what has been customarily extended to other "non-planned" district multi-family projects. 60% of the required parking is being provided at the amenity center. Staff however believes that to support the reduction in required parking the applicant's note regarding their ability to reduce bicycle parking to the code minimum should be eliminated to ensure that adequate alternative modes of transportation are available for use to the development's residents.

The C-P plan further proposes landscaping to meet the screening and buffering requirements of Section 29-25 of the Code and complies with all setback standards from perimeter and interior property lines. Once developed, the site will have 54% impervious and 46% pervious surfaces. This distribution is compliant with the allocations permitted per the approved 2004 SOI's.

The annexation and zoning of subject site pre-dates the adoption of the current Chapter 12A stormwater requirements. As such, the annexation and zoning of Philips Farm included a set of specific stormwater standards. The SOI's for Tracts 3, 4, and 5 (of which Lots 4 & 5 come) indicates that a stormwater/water quality protection plan must be presented with each development plan and that the proposed improvements must be in place prior to issuance of a certificate of occupancy. The applicant has submitted the required plan; however as of this writing, Public Works staff has not completed its evaluation to ensure that such plan meets the specific development criteria articulated in the standards.

With the exception of the full stormwater/water quality protection plan review, the C-P plan for Lots 4 & 5 has been reviewed by both internal and external departments and found to comply, less minor technical corrections, with the standards of the original SOI's and those for "planned" district as stated within the Zoning Ordinance.

RECOMMENDATION

Staff recommends the following actions on this request:

1. Approval of the proposed rezoning
2. Approval of the C-P development plan to be known as "C-P plan for Lots 4 & 5 Discovery Park Subdivision Plat 2B"
3. Approval of the requested 13-space parking reduction provided that the C-P plan note regarding the applicant's ability to reduce bicycle parking to the code minimum be removed
4. A revised C-P development plan be submitted addressing staff's technical requirements.

SUPPORTING DOCUMENTS (ATTACHED)

- Aerial/zoning and natural features maps
- Development plan
- Existing zoning and proposed zoning graphic
- Parking Reduction Request
- Statement of Intent Lots 4 & 5
- Design parameters Lots 4 & 5

SITE CHARACTERISTICS

Area (acres)	20.99 acres
Topography	Gently sloping to west toward lake
Vegetation/Landscaping	None. Site has been mass graded
Watershed/Drainage	Clear Creek
Existing structures	None

HISTORY

Annexation date	2004
Zoning District	C-P/O-P/PUD-4
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	Legally platted as lots within Discovery Park Plat 2A

UTILITIES & SERVICES

All City services are available to the site.

ACCESS

Nocona Parkway	
Location	East side of site
Major Roadway Plan	Major Collector (to be built), requiring 66-76 ft of ROW. No additional ROW required.
CIP projects	None
Sidewalk	5-ft sidewalk required

PARKS & RECREATION

Neighborhood Parks	A Perry Philips Park (immediately east)
Trails Plan	No trails planned adjacent to site.
Bicycle/Pedestrian Plan	No planned facilities adjacent to site

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 July 1, 2014.

Public information meeting recap	Number of attendees: 1 Comments/concerns: None
Notified neighborhood association(s)	Lenoir Woods
Correspondence received	None as of this writing

Report prepared/approved by: Patrick Zenner



14-120: Discovery Park Subdivision Lots 4 & 5 Rezoning & CP Plan

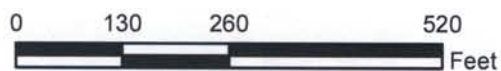


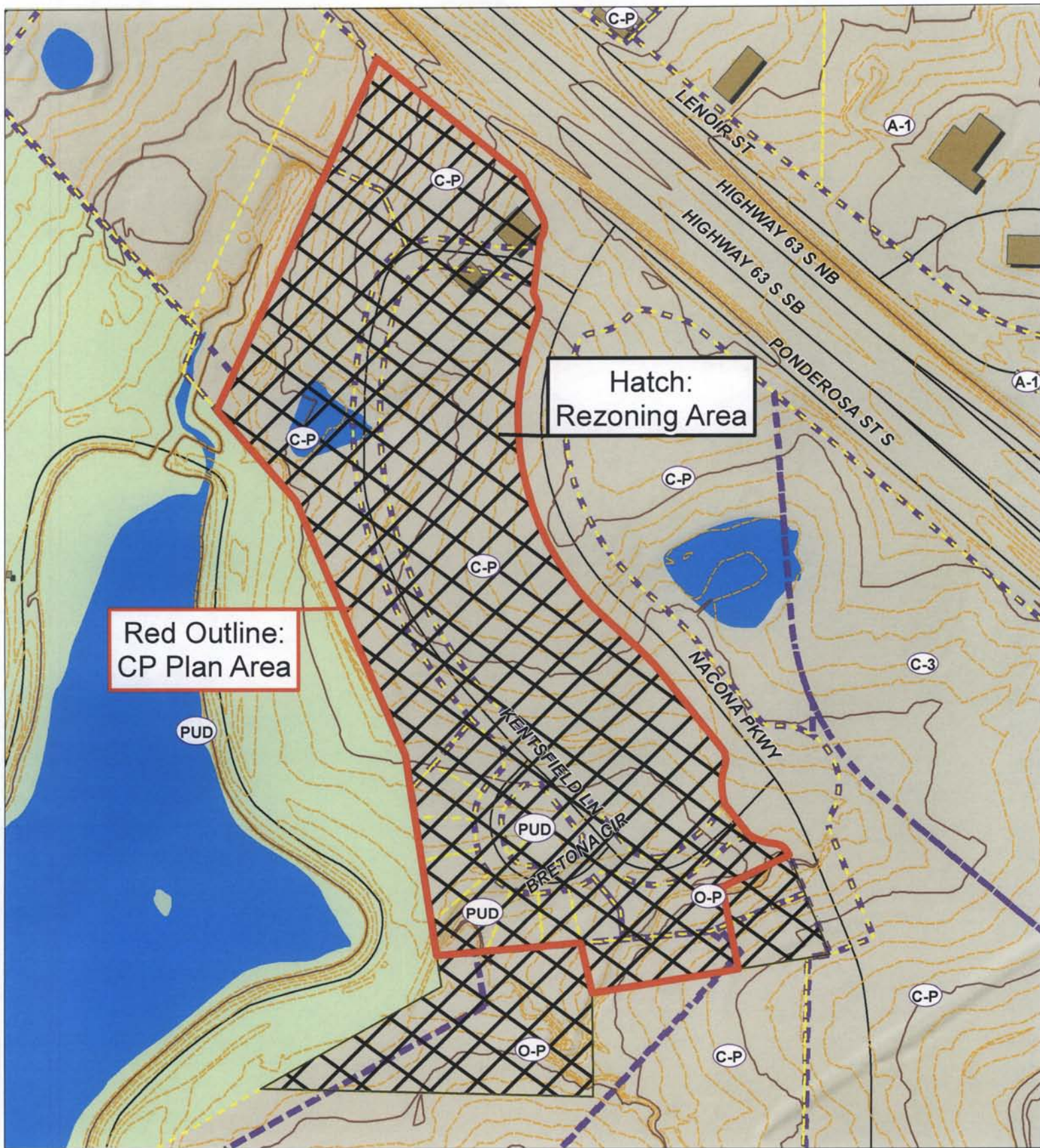
Hillshade Data: Boone County GIS Office

Parcel Data Source: Boone County Assessor

Imagery: Boone County Assessor's Office, Sanborn Map Company

Created by The City of Columbia - Community Development Department





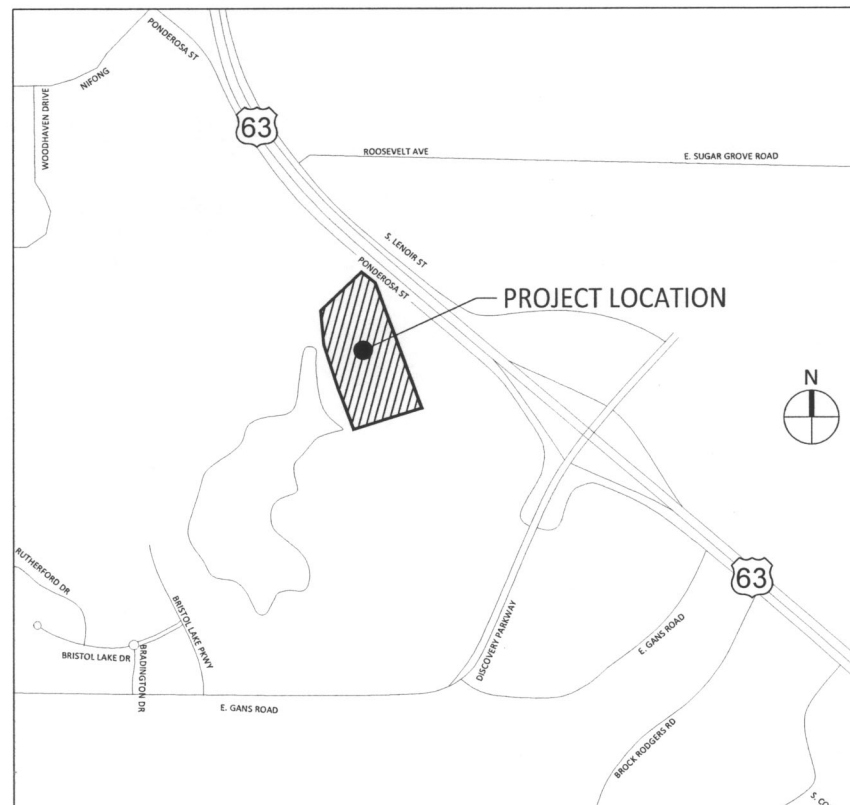
14-120: Discovery Park Subdivision Lots 4 & 5 Rezoning & CP Plan



C-P PLANS FOR LOTS 4&5 DISCOVERY PARK SUB. PLAT 2B

LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY, MISSOURI
JUNE 2014

Project Location Map



Index of Drawings

Sheet Number	Sheet Title
X0.1	Cover Sheet
X0.2	Abbreviations & Notes
C1.1	CP, OP Plan
C1.2	CP, OP Plan

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS
DAY OF 2014.

DR. RAMAN PURI - CHAIRMAN

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

ROBERT MCDAVID - MAYOR

SHEELA AMIN - CITY CLERK



MICHAEL M. HALL, P.E.
MO #30044
EXPIRES 12-31-15

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED
BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MISSOURI.

Michael M.
Hall, P.E.

Set No:

7/7/14

RECEIVED

JUL 08 2014

PLANNING DEPT.

X0.1

Project Number: 112003-1

COLUMBIA
Civil Engineering Group

MISSOURI ENGINEERING CORPORATION NUMBER 2013000149, EXPIRES 12-31-2015
Columbia Civil Engineering Group, LLC 3301 Berrywood Drive, Suite 103 Columbia, MO 65201
Phone (573) 999-7821

STANDARD ABBREVIATIONS

Note: See the National CAD Standard for Abbreviations not Included Below

AASHTO	American Society of State Highway & Transportation Officials	EL/Elev	Elevation	OD	Outside Dimension
AC	Asbestos Cement/Asphaltic Concrete	EP/ES	Edge of Pavement/Shoulder	OHE	Overhead Electric
Acc	Accessible	Egn Sta	Equation Station	PC	Point of Curvature
ACI	American Concrete Institute	ESI	Engineer Supplemental Instruction	PI	Point of Intersection
Aggr	Aggregate	EX	Existing	PL	Property Line
Ah	Ahead	FD	Floor Drain/Foundation Drain	PP	Power Pole
Alt	Alternate	FDC	Fire Department Connection	PT	Point of Tangency
ASTM	American Society of Testing and Materials	Fdn	Foundation	PVC	Polyvinyl Chloride (Plastic)
AWG	American Wire Gauge	FES	Flared End Section	PCC	Portland Concrete Cement
AWWA	American Water Works Association	FF	Finish Floor Elevation	R	Radius
ADA	Americans with Disabilities Act	FG	Finish Grade	RCB/RCP	Reinforced Concrete Box/Pipe
AI	Area Inlet	FH	Fire Hydrant	RD	Roof Drain
BC	Back of Curb	FWA	Federal Highway Administration	RT	Right
Bdry	Boundary	FL	Flow Line	ROW	Right of Way
Bh	Behind	FM	Factory Mutual	San	Sanitary
BM	Benchmark	Fnc	Fence	SI	International System of Units
BOW	Base of Wall	GL/GM/GV	Gas Line/Meter/Valve	SO	Side Opening
Ctr	Center to Center	GV&B	Gate Valve & Box	SW	Sidewalk
CFS	Cubic Feet per Second	HDPE	High Density Polyethylene Pipe	Sta	Station
CI	Curb Inlet	HB	Hose Bibb	Strm	Stream
CIP	Cast-in-Place/Cast Iron Pipe	IBC	International Building Code	TBM	Temporary Benchmark
CL	Centerline	ID	Inside Dimension	Tele	Telephone
CMP	Corrugated Metal Pipe	JBox	Junction Box	TCE	Temporary Construction Easement
CMU	Concrete Masonry Unit	LF	Linear Feet	TOC	Top of Curb
CO	Cleanout	LIP	Leave in Place	TOF	Top of Footing
CP	Control Point/Concrete Pipe	LP	Light Pole	TOW	Top of Wall
CWL/CWR/CWS	Chilled Water Line/Return/Supply	Lt	Left	Typ	Typical
D	Depth	MC	Moisture Content	UE	Underground Electric/Fiber
DA	Drainage Area	MEP	Mechanical/Electrical/Plumbing	UL	Underwriters Laboratories
Dia	Diameter	ML	Match Line	UNO	Unless Noted Otherwise
DIP	Ductile Iron Pipe	MH	Manhole	VC	Vertical Curve
DS	Downspout/Disconnect Switch	MUTCD	Manual of Uniform Traffic Control Devices	VCP	Vitrified Clay Pipe
EL	Easement Line	MODOT	Missouri Department of Transportation	VPC	Vertical Point of Curvature
EW	Each Way	N	Nothing	VPI	Vertical Point of Intersection
E	Existing	NTS	Not to Scale	VPT	Vertical Point of Tangency
EG	Existing Grade	o.c.	On Center	WL/WM	Water Line/Meter
		OSHA	Occupational Safety and Health Administration	WS	Wheel Stop
				WWF	Welded Wire Fabric

LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
SANITARY MANHOLE			PROPERTY LINE		
STORM MANHOLE			UNDERGROUND TELEPHONE		
ELECTRIC TRANSFORMER			UNDERGROUND FIBER OPTIC		
TELEPHONE PEDESTAL			UNDERGROUND ELECTRIC		
WATER VALVE			OVERHEAD ELECTRIC		
HYDRANT			GAS MAIN		
CORPORATION STOP			WATER MAIN		
STORM INTAKE			SANITARY SEWER		
LIGHT POLE			SANITARY SEWER SERVICE		
DECIDUOUS TREE			STORM SEWER		
FLARED END			EASEMENT		
SIGN			SETBACK		
GAS METER			RIGHT OF WAY		
TELEPHONE MANHOLE			MINOR CONTOUR		
TELEPHONE PEDESTAL			MAJOR CONTOUR		
BURIED TELEPHONE BOX			SIDEWALK		
SANITARY SEWER MANHOLE			PAVEMENT		
SANITARY CLEANOUT			STREAM BUFFER		
UTILITY POLE			BUILDING		
UTILITY POLE ANCHOR			PARKING STRIPE		
YARD LIGHT			50-YEAR FLOODPLAIN		
ELECTRIC MANHOLE			100-YEAR FLOODPLAIN		
ELECTRIC METER			SILT FENCE		
BURIED ELECTRIC BOX			GRADING LIMITS		
GPS/CONTROL MONUMENT			STORM CULVERT		
EXISTING SPOT ELEVATION					
STONE MARKER					
NON-STANDARD PROPERTY MARKER					
1/2" PROPERTY IRON					
5/8" OR LARGER PROPERTY IRON					
TYPE A MONUMENT					
RIGHT-OF-WAY MARKER					
PROPOSED PUBLIC ROAD					
PROPOSED PAVEMENT					
PROPOSED SIDEWALK					
PROPOSED DENTENTION					

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____ 2014.

DR. RAMAN PURI - CHAIRMAN

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

ROBERT MCDONALD - MAYOR

SHEELA AMIN - CITY CLERK

OWNER & DEVELOPER

OWNER:
P3316 LLC
3315 BERRYWOOD SUITE 101
COLUMBIA, MISSOURI 65201
573-440-9902DEVELOPER:
TRITTENBACH DEVELOPMENT
3301 BERRYWOOD, SUITE 103
COLUMBIA, MISSOURI 65201
573-440-9902

FLOOD PLAIN NOTE

THIS TRACT IS NOT LOCATED WITHIN THE 50 & 100 YEAR FLOOD PLAIN PER THE FEMA FIRM MAP PANEL 290019C2950, EFFECTIVE DATE MARCH 17, 2011.

GENERAL NOTES

- ALL TOPOGRAPHY SHOWN ON THESE DRAWINGS IS FROM LIDAR INFORMATION OBTAINED FROM BOONE COUNTY RESOURCE MANAGEMENT.
- THE TOTAL ACREAGE FOR THIS CP PLAN IS 17.55 ACRES. ACREAGE FOR REZONING IS 20.99 ACRES.
- THE MAXIMUM BUILDING HEIGHT SHALL BE NO MORE THAN 50 FEET.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
- DRIVEWAY APPROACH AND H.C. RAMPS ARE TO BE CONSTRUCTED PER CITY OF COLUMBIA STANDARDS.
- THIS PROJECT WILL BE COMPLETED IN ONE OR MORE PHASES.
- DEVELOPER WILL COORDINATE WITH AMEREN UE FOR DESIGN OF NATURAL GAS SERVICE FOR THIS AREA IF NEEDED.
- DEVELOPER WILL COORDINATE WITH COLUMBIA WATER AND LIGHT FOR THE DESIGN OF ELECTRIC AND WATER TO THE SITE.

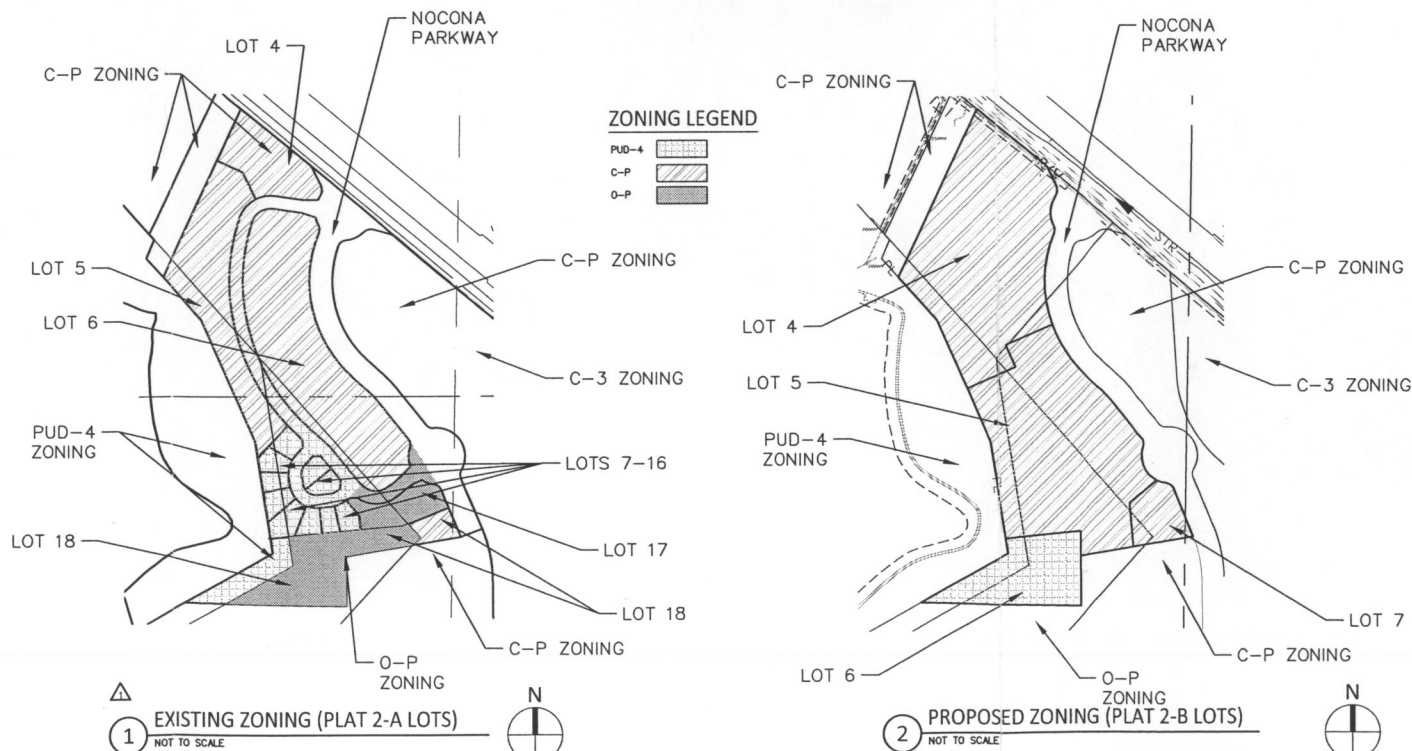
ZONING AND USE NOTES

THIS CP PLAN IS FOR LOTS 4&5 OF DISCOVERY PARK SUBDIVISION ONLY. THE ZONING AND LOTS NUMBERS SHOWN IN THE PROPOSED ZONING GRAPHIC ARE BASED UPON THE LOTS SHOWN ON DISCOVERY PLAT 2B AND WILL BE GOVERNED BY THE ZONING INDICATED BY CITY COUNCIL APPROVAL.

BENCHMARK INFORMATION

DNR GRS ALUMINUM DISK STAMPED BO-15, IN A 12" CONCRETE MONUMENT, FROM THE INTERSECTION OF PONDEROSA STREET AND GRONOSTONE PARKWAY (MISSOURI ROUTE AC) 60' SOUTHEAST ON PONDEROSA STREET 0.86 MILES, 16' NORTHEAST OF A STEEL T-POST, 32.5' SOUTHWEST OF PONDEROSA STREET, 15.9' NORTHEAST OF A STEEL T-POST, 11.1' NORTH OF A CARSONITE WITNESS POST AT A FENCE AND 9.9' NORTHEAST OF A NAIL AND SHINER IN A FENCE POST. ELEVATION = 799.74'.

DNR GRS ALUMINUM DISK STAMPED BO-14 IN A 12" CONCRETE MONUMENT, STATION IS LOCATED AT THE MFA OIL COMPANY'S HEADQUARTERS, 32 FEET SOUTH OF THE SOUTH EDGE OF DRIVING LANE OF STADIUM BOULEVARD, 22.9' SOUTHWEST OF THE END OF CURB, 105 FEET WEST OF THE CENTER OF EAST POINT DRIVE AND 34.5' NORTH-NORTHWEST OF A CARSONITE WITNESS POST AT A RIGHT-OF-WAY MARKER.

TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7034 = 778.25
TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7033 = 776.71
TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7032 = 775.09
TOP OF CITY OF COLUMBIA SANITARY MANHOLE 707 = 777.97

UTILITY CONTACT INFORMATION

LOCATES:	MISSOURI ONE CALL SYSTEM 1022 B NORTHEAST DRIVE JEFFERSON CITY, MO 65109 1-800-344-7483
SEWER:	CITY OF COLUMBIA 701 E. BROADWAY COLUMBIA, MO 65201 (573) 874-7250
GAS:	AMEREN UE 210 ORR ST. COLUMBIA, MO 65201 1-800-522-7583
CATV:	MEDIACOM 1211 WILKES BLVD COLUMBIA, MO 65201 (855) 633-4228
WATER:	COLUMBIA WATER & LIGHT 701 E. BROADWAY COLUMBIA, MO 65201 (573) 874-7738
ELECTRIC:	COLUMBIA WATER & LIGHT 701 E. BROADWAY COLUMBIA, MO 65201 (573) 874-7738
TELEPHONE:	CENTURYLINK 625 CHERRY STREET COLUMBIA, MO 65201 (573) 888-3336

LEGAL DESCRIPTION

EXISTING DESCRIPTION:
ALL OF LOTS 5-16 OF DISCOVERY PARK PLAT 2-A, PART OF LOTS 17 & 18 DISCOVERY PARK SUBDIVISION PLAT 2-A, ALL OF KENSTFIELD LANE AND BRETONA CIRCLE DISCOVERY PARK SUBDIVISION PLAT 2-A, ALL WITHIN SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI.PENDING DESCRIPTION:
ALL OF LOTS 4 & 5 OF DISCOVERY PARK PLAT 2-B
PART OF THE WEST 1/4 & PART OF THE EAST 1/4 (PART SURVEY 2537-9)
ALL WITHIN SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI

MO-DNR LAND DIST. PERMIT NO.

MGR02958 ISSUED ON APRIL 2, 2013

STREAM BUFFER STATEMENT

THESE TRACTS ARE NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE 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.

LIGHTING

LIGHT POLES SHOWN SHALL BE FULL-CUTOFF SHOED BOX FIXTURES, INWARD AND DOWNWARD DIRECTED, WHICH MAY BE RELOCATED OR CHANGED IN TOTAL NUMBER BY THE LIGHTING ENGINEER WITHOUT ADDITIONAL APPROVAL. MAXIMUM LIGHT POLE HEIGHT SHALL BE 20 FEET. BUILDING MOUNTED LIGHTING IS UNKNOWN AT THIS TIME. ALL OUTDOOR LIGHTING SHALL BE SHOWN ON A FUTURE LIGHTING PLAN THAT WILL COMPLY WITH CHAPTER 29-30.1 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

SIGNAGE

TWO MONUMENT SIGNS ARE PROPOSED AT THE ENTRANCE TO LOT 4 FROM THE NOCONA/PONDEROSA ROUNDABOUT ON EITHER SIDE OF THE ENTRANCE TO LOT 4. EACH SIGN WILL HAVE A MAXIMUM HEIGHT OF 12 FEET AND SHALL NOT EXCEED 64 SQUARE FEET.

TWO MONUMENT SIGNS ARE PROPOSED AT THE ENTRANCE TO LOT 5 FROM THE NOCONA ROUNDABOUT ON EITHER SIDE OF THE ENTRANCE TO LOT 5. EACH SIGN WILL HAVE A MAXIMUM HEIGHT OF 12 FEET AND SHALL NOT EXCEED 64 SQUARE FEET.

COLUMBIA
Civil Engineering GroupColumbia, MO
3301 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201
PHONE (573) 999-7821MICHAEL M. HALL, P.E.
MO # 33044
EXPIRES 12-31-2013
MISSOURI ENGINEERING BOARD
EXPIRES 12-31-2013CP PLAN FOR LOTS 4&5
DISCOVERY PARK SUB. PLAT 2B
TRITTENBACH DEVELOPMENT
COLUMBIA, MISSOURI

REVISIONS

CITY COMMENTS 7/7/14

DRAWN JMB

APPROVED MMH

ISSUED FOR DATE 7/7/14

FIELD BOOK

SHEET NAME

ABBREVIATIONS & NOTES







PROJECT NO. 112003-1
CLIENT NO.
SHEET NO.

X0.2

RECEIVED

JUL 08 2014

PLANNING DEPT.

LEGENDS OF LABELS 				
QUANTITY	SIZE	CATEGORY	SPECIES	SYMBOL
48	2" CAL.	SHADE TREE (MED. - LG.)	TRIDENT MAPLE (ACER BUERGERIANUM) RIVER BIRCH (BETULA NIGRA) OR APPROVED EQUAL	
52	4" TALL	ORNAMENTAL TREE	SERVICEBERRY (AMELANCHER ARBOREA), APPALACHIAN RE REDBUD (CERCIS CANADENSIS) OR APPROVED EQUAL	
105	4" TALL	EVERGREEN TREE	GREEN GIANT ARBORVITAE (OR APPROVED EQUAL) AT 15' CENTERS. STAGGERED PLACEMENT TO AVOID UNIFORM APPEARANCE	
147	2 GAL.	DECIDUOUS SHRUB	BURNING BUSH (EUONYMUS ALATA 'COMPACTA') SPIREA (SPIRAEA X BUMALDA) OR APPROVED EQUAL	
64	2 GAL.	EVERGREEN SHRUB	HARDY BOXWOOD (BUXUS SINICA INSULARIS) JUNIPER (JUNIPERUS CHINENSIS 'SEA GREEN') OR APPROVED EQUAL	

C-P PLAN FOR
LOTS 4&5 DISCOVERY PARK SUBDIVISION PLAT 2B
LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY MISSOURI
JUNE 2014

RECEIVED
JUL 08 2014
PLANNING DEPT.

COLUMBIA
Civil Engineering Group
Columbia, MO
3301 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201
PHONE (573) 899-7821



CP PLAN LOTS 4&5 DISCOVERY
PARK SUB. PLAT 2B
TRITTENBACH DEVELOPMENT
COLUMBIA, MISSOURI

REVISIONS
CITY COMMENTS 7/7/14

DRAWN JMB
APPROVED MMH
ISSUED FOR
DATE 7/7/14
FIELD BOOK

SHEET NAME
CP PLAN

PROJECT NO. 112003-1
CLIENT NO.
SHEET NO.

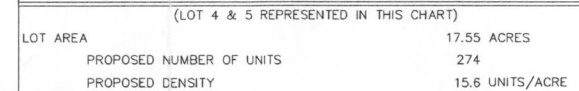
C1.2



mshad | V:\Projects\112003-1 Philips Development\112003-1 - 1 - Garden Apartments Design.dwg | DATE: 07/07/2014 | TIME: 14:38

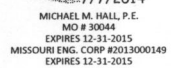
KEY	NO.	BLDGS	DESCRIPTION		TOTAL
A	7	-	APARTMENTS 15 2-BR, 9 1-BR UNITS	43.5 SPACES / BLDG =	305 SPACES
A2	1	-	APARTMENTS 15 2-BR, 9 1-BR UNITS	43.5 SPACES / BLDG =	44 SPACES
B	4	-	APARTMENTS 12 2-BR, 6 1-BR UNITS	33 SPACES PER UNIT =	132 SPACES
C	1	-	MAINTENANCE BLDG.	0 SPACES / UNIT =	0 SPACES
D	1	-	MAIL KIOSK	0 SPACES / UNIT =	0 SPACES
E	1	-	POOL/FITNESS CENTER 10 1-BR UNITS	15 SPACES / BUILDING =	15 SPACES
F	1	-	MAINTENANCE/POOL BLDG.	0 SPACE / 200 SQ. FT. =	0 SPACES
P	8	-	FOUR CAR GARAGE	-4 SPACES / UNIT =	-32 SPACES
				TOTAL SPACES REQUIRED =	463 SPACES
VISITOR SPACES REQUIRED (1 SPACE PER 5 UNITS)				274 TOTAL UNITS =	55 SPACES
				TOTAL SPACES WITH VISITOR =	518 SPACES
				SPACES ALLOCATED FOR CLUBHOUSE =	21 SPACES
				TOTAL NUMBER OF SPACES IN DEVELOPMENT =	535 SPACES
				TOTAL HANDICAPPED SPACES REQUIRED (TWO VAN ACCESSIBLE REQUIRED) =	11 SPACES
				TOTAL BICYCLE SPACES REQUIRED (5% OF TOTAL) =	27 SPACES
				TOTAL BICYCLE SPACES PROVIDED =	121 SPACES

LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY MISSOURI
JUNE 2014

[illegible]

(A)	ENTRANCE	
(B)	ACCESSIBLE PARKING	
(C)	5' WIDE CITY OF COLUMBIA SIDEWALK	
(D)	MONUMENT SIGN. (SEE NOTE SHEET X0.2 FOR ADDITIONAL INFORMATION (TWO LOCATIONS, FOUR TOTAL)	
(E)	CURBED ISLAND	
(F)	DUMPSTER ENCLOSURE 14' x 16' MIN WITH 20' LOADING PAD	RECEIVED
(G)	STRIPED AREA FOR LOADING	JUL 08 2014
(H)	PCC WALK	
(I)	8' WIDE CITY OF COLUMBIA SIDEWALK	PLANNING DEPT.
(J)	12' x 15' GENERATOR PAD (NOT USED THIS PLAN)	
(K)	BICYCLE SPACES PER CITY OF COLUMBIA REQUIREMENTS WITH 11 BICYCLE CAPACITY (11 PROV.,)	

3301 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201
PHONE (573) 999-7821



PLAT 2B
TRITTENBACH DEVELOPMENT
COLUMBIA, MISSOURI

1 CITY COMMENTS 7/7/14

DRAWN JMB

APPROVED MMH

ISSUED FOR ----
DATE 7/7/14

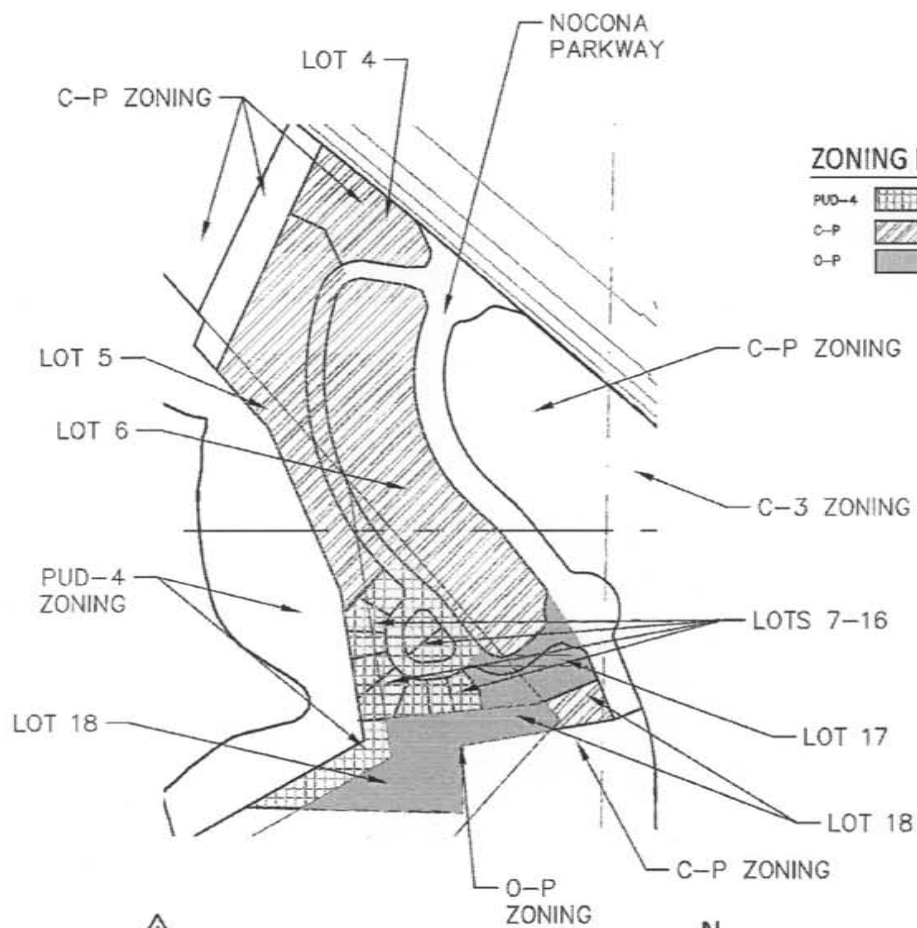
FIELD BOOK _____

SHEET NAME

CP PLAN

PROJECT NO. 112003-1
CLIENT NO.
SHEET NO.

C1.1



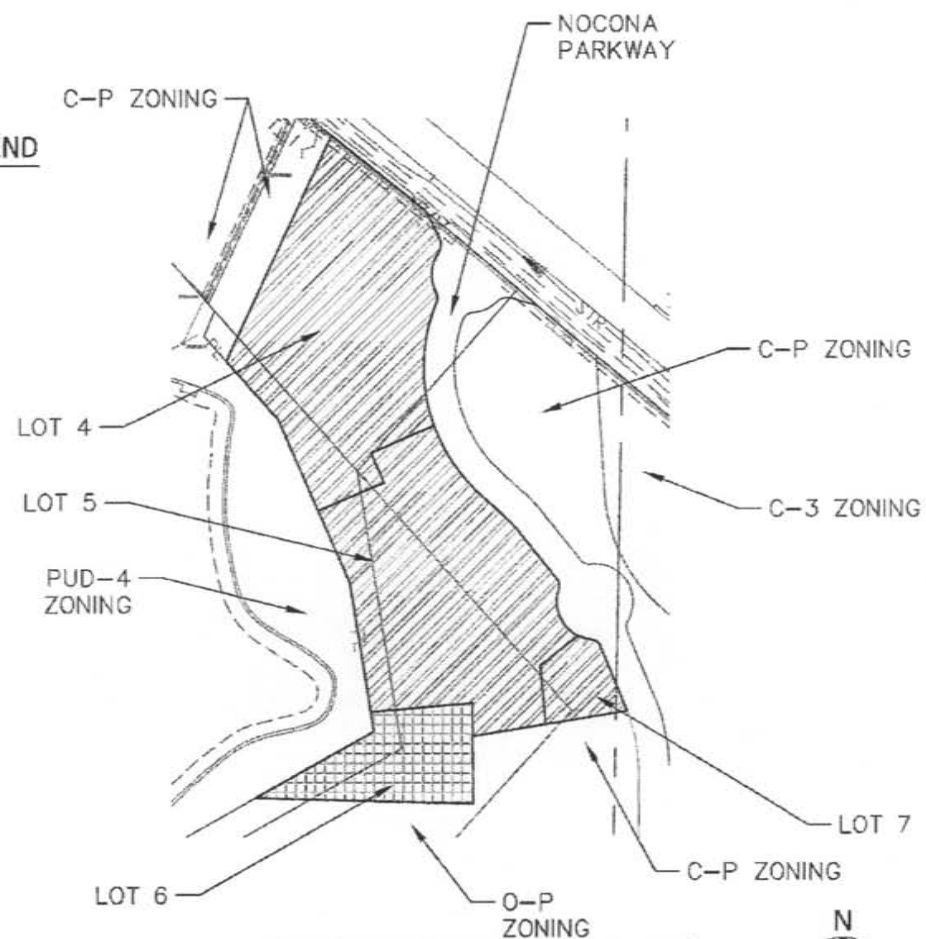
1 EXISTING ZONING (PLAT 2-A LOTS)

NOT TO SCALE



ZONING LEGEND

PUD-4	
C-P	
O-P	



2 PROPOSED ZONING (PLAT 2-B LOTS)

NOT TO SCALE

STATEMENT OF INTENT

DISCOVERY PARK SUBDIVISION LOTS 4, 5 & 7 (Portion of Tracts 3, 4, 5, and 9 of Ordinance 18043)

July 7, 2014

Size of Lot 4: 8.87 acres

Size of Lot 5: 8.68 acres

Size of Lot 7: 0.96

Requested Zoning of Tract: C-P (planned commercial)

Requested Allowable Uses of Tract: The allowed uses of this property shall be all uses allowed in Zoning Districts C-1, C-2 and C-3 (including pyramiding of such zoning ordinances), excluding, however:

- a. Drive in theaters
- b. Gun clubs
- c. Machine shops
- d. Travel trailer parks
- e. Temporary shelters
- f. Self storage facilities
- g. Halfway houses
- h. Publishing and newspaper publishing
- i. Commercial parking for automobiles and light trucks
- j. Farm machinery sales and services
- k. Kennels for boarding of animals of any kind
- l. Miniature golf courses or driving ranges
- m. Automobile repair shops; provided however that automobile dealerships and all uses attendant thereto shall be a permitted use
- n. Lumber yards, unless part of a home improvement center.

Standards and Criteria/Design Characteristics and Statement of Intent for Lot:

1. Acreage

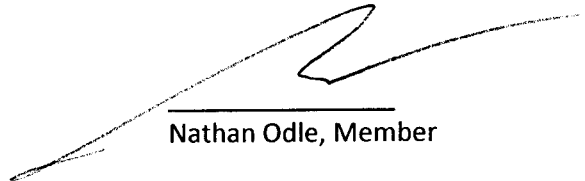
- a. Lot 4: 8.87 acres and Lot 5: 8.68 acres to be developed with:
 - a. Eight 24-unit apartment buildings
 - b. One 18-unit apartment building, building
 - c. One maintenance building
 - d. One fitness center with 10 one bedroom apartments attached
 - e. One pool maintenance building/filter room
 - f. Nine garages with four parking spaces each
- b. Lot 7: 0.96 acres, usage to be determined uponsite plan submission may include any C-1, C-2, or C-3 use expect those restricted above in "Requested Allowable Uses".

2. Total Square Footage:

- a. Lots 4 & 5: 120,536 square feet (deductions from Tracts 3, 4, 5 & 9 allocations as shown Exhibit A "Building Footprint Allocations" prepared by Columbia Civil Engineering Group dated July 7, 2014.

REVISED
7/8/14

- b. Lot 7: To be determined upon site plan submission, but not to exceed the parameters outlined in Ordinance 18043.
- 3. Height and Setbacks:
 - a. The maximum building height shall not exceed and 55' as measured from finished grade.
 - b. Along Philips Park boundary and Nocona Parkway – 25'
 - c. Minimum distance between detached dwellings 12'
- 4. Parking: Parking will be provided to meet the requirements of the City of Columbia Ordinances in facilities as shown on the approved development plan.
- 5. Open space/Impervious Surface areas:
 - a. Open/Green Space shall be a minimum of 45% (Lots 4 & 5)
 - b. Impervious surface shall be a maximum of 55% (Lots 4 & 5)
 - c. Open/Green space and impervious area for Lot 7 shall be determined upon site plan submission, but not to exceed the parameters outlined in Ordinance 18043.
- 6. Comprehensive Traffic Impact Study/Development Agreements:
 - a. Lots 4, 5 and 7 shall be subject to the requirements specified for Tracts 3, 4, 5, & 9 within Ordinance # 18043
- 7. Stormwater/Water Quality Protection Plan:
 - a. Lots 4, 5 and 7 shall be subject to the requirements specified for Tracts 3, 4, 5, & 9 within Ordinance #18043



Nathan Odle, Member

REVISED
7/8/14

STATEMENT OF INTENT

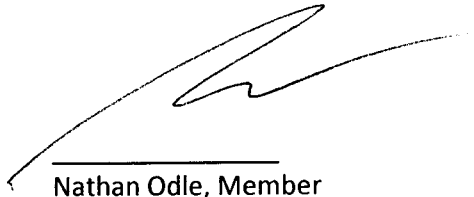
DISCOVERY PARK SUBDIVISION LOTS 6 (Portion of Tracts 3 and 4 of Ordinance 18043)

July 7, 2014

Size of Lot 6: 2.48

Requested Zoning of Tract: C-P (planned commercial)

Requested Allowable Uses of Tract: The lot is to be utilized for stormwater facilities only (treatment and storage)



Nathan Odle, Member

REVISED
7/8/14



**City of Columbia
Planning Department**

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

Design Parameters Worksheet

For office use:

Case #: 14-120	Submission Date: 7/8/14	Planner Assigned: PRJ
-------------------	----------------------------	--------------------------

Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way.
Lots 4&5 - 20' between lots, 25' along Nocona Parkway, 25' along property line abutting Philips Park
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.
All buildings - 20' to ROW/Prop. line. Parking 15' to ROW, 0' to interior lot lines (between lots 4&5, 3' exterior lot lines)
3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.
four monument signs - Each 12' high, 64 square feet in area each.
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)
Lots 4&5 45% open. The landscaping will contain 4 types of vegetation per Ord. 29-25 and screening will be provided where required per Ord. to 80% opaque, 8' in 4 sea.
5. The maximum height and number of light poles and type of fixtures.

Lighting shall be 20' tall max., full cut-off fixtures. Number is unknown at this time, but will be in accordance with Ord. 29-30.1. A Photometric plot will be provided with the final constr. plans

COLUMBIA
Civil Engineering Group

3301 Berrywood Drive, Suite 103

Columbia, MO 65201 (ph) 573-999-7821

July 17, 2014

CCEG #112003-1

City of Columbia
ATTN: Pat Zenner
701 E. Broadway
PO Box 6015
Columbia, MO 65205

RE: Discovery Park Subdivision Plat 2-B (#14-120)

Dear Mr. Zenner:


Please consider this an official variance request to the city's parking requirements for the above referenced project. In considering this request please consider the following:

- The pool and fitness area are amenities for this development only. As such we have allocated 21 spaces in addition to the parking for the overall development. The parking regulations are geared towards stand alone facilities and facilities that are for a wider-distributed area in R-1 Zoned areas. Further please note:
 - The use of this particular facility will be limited to the residents within the development and NOT open to the public. As such, the amenity will be within walking distance of all within the development. As indicated above, the parking regulations are specifically for facilities that are open to the public.
 - Handicapped spaces are provided.
 - The longest distance from the clubhouse to any building within this development is under 1000'. By comparison, the distance in R-1 developments is much longer. For example, the Cascades pool and clubhouse is approximately 4,000 feet from the farthest house to the clubhouse. At Old Hawthorne it's over 8,300 feet.
 - The clubhouse structure will have 10 units in it for lease (included in the parking computations per regulation). Beyond that, there will be 354 sf lounge area, 955 sf fitness area and 1092 open area, 840 sf bathroom area, and a 940 sf show unit (unoccupied).

Our client strongly believes that the current parking allotment is more than adequate for the uses planned based upon the above referenced data.

Thank you for your consideration in this matter. If you should have any questions or comments, please feel free to contact me at this office or by email at mmhall@columbiacivilengineering.com.

Sincerely,


Michael M. Hall, P.E.
Principal Engineer

EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

JULY 24, 2014

Case No. 14-120

A request by P1316, LLC (owner) to rezone 20.99 acres from PUD-4, O-P, and C-P to PUD-4 and C-P and to obtain approval of a 17.55-acre C-P development plan to be known as "Lots 4 & 5 Discovery Park Subdivision Plat 2B." The subject site is located west of Ponderosa Street south of Philips Farm Road and north of the Discovery Parkway/Gans Road interchange.

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

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends:

1. Approval of the proposed rezoning.
2. Approval of the C-P development plan to be known as "C-P plan for Lots 4 & 5 Discovery Park Subdivision Plat 2B."
3. Approval of the requested 13-space parking reduction provided that the C-P plan note regarding the applicant's ability to reduce bicycle parking to the code minimum be removed.
4. A revised C-P development plan be submitted addressing staff's technical requirements.

MR. REICHLIN: Are there any questions of Staff? Mr. Strodtman, go right ahead.

MR. STRODTMAN: Need to be consistent. Need to be consistent. I'm having a little technical difficulty with my computer, and I'm not able to see several pages of the plan. How many -- and you might have said this, so I apologize. How many stories is the clubhouse?

MR. ZENNER: The clubhouse will be -- the clubhouse is one story. I believe the -- the units adjacent to it, three. And right now the -- one story for all of the clubhouse. The remaining buildings on the project site are three, so that would be overlooking your pool.

MR. STRODTMAN: The tallest buildings are -- the majority are three stories?

MR. ZENNER: Yeah. The majority are three stories all the way from the amenity facility. So they'll be on the periphery of the project overlooking, basically, Philips Lake and that element except the three that are in the middle.

MR. STRODTMAN: Thank you.

MR. REICHLIN: Any other questions of Staff? Ms. Loe?

MS. LOE: What was the parking requirement for the clubhouse based on?

MR. ZENNER: Parking requirement is based on the mixture of the land uses that are -- the mixture of the uses that are within it. At a fitness center, it had open space. It had a -- it has a model within in, so they have a show model within it. And, actually, I don't think Mr. Hall had anticipated me to count the show model as square footage, though I did, as an office, so we counted that at a 1 to 300. The fitness center had a threshold count with it. The pool has a count with it based on the water area or the

surface area of the pool. And then there is a 20-percent internal reduction. There's a 20-percent reduction automatically granted to a residential amenity center. So it calculated the parking required, which I believe was a total of 36 total parking spaces, and there were 21 provided, somewhere in that area, and that was after we took the 20 -- the parking required was after the 20 percent was taken out. Give the difference and that's how we came up with the 13 that they were short. The parking otherwise within the site met all of our minimum requirements. So there is the 1 for 5 for all of the residential dwellings, and then the 21 additional parking spaces that was provided at the -- the pool already. So the parking that's on there, the 535 spaces, is the 21 extra at the clubhouse, less the 13 that would be required, and then all of our other parking requirements are met.

MS. LOE: In your report, you recommend removing the comment about reducing the number of bicycle parking spaces, but there is also a comment below that about reducing the total number of parking spaces by the number of bicycle spaces required -- 27.

MR. ZENNER: And I've -- I've failed -- I failed to comment on that. The revised plan addressed what the recommendation was. In the parking table on the graphic that you see in front of you right now, the very bottom of the table, if you can make it out, is the notation that indicates that the applicant reserves the right to reduce the bicycle parking proposed, which is 121 spaces, to the minimum required. In order to ensure that alternative modes of transportation were available to the residents of this development, it was suggested -- it was recommended as part of our condition in the staff report that that condition be removed or that option be removed. The revised plan that has come in has removed that option, which means if you grant the variance -- if you were to grant the variance, the ability of the developer to reduce the bicycle parking, which is what part of our support of the variance would be based on, as well as its general proximity to the rest of the project, is assured. You will not get a reduction in bicycle parking. They will not be available to do it. It's no longer part of the plan. So 121 bicycle parking spaces are required, and they will be installed as the project is built based on each building.

MS. LOE: And they still reduce the number of total parking spaces by --

MR. ZENNER: That whole note was removed.

MS. LOE: Okay.

MR. ZENNER: Whole note was removed. So at this point, basically, what you see in front of you is what you get with some minor tweaks, obviously. There may be some development modifications that get made, but we expect a maximum parking of 535. If demand is less, if they change a building configuration, reduce it, that's what's going to change. You won't get more than 535 though without a revision.

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

PUBLIC HEARING OPENED

MR. HALL: Mike Hall, Columbia Civil Engineering Group, 3301 Berrywood Drive, here in Columbia. Pretty much everything has been discussed on this particular plan. We talked a little bit before about how, by removing the road, we're reducing the impervious surface for the actual development parcels itself, not counting the roadway that we have removed, was -- some of them were up around 65

percent. This development, as a whole, including all the pavement, we're down around 54 percent. So we have significantly reduced the impervious area with this project. In addition, we've got more green space between buildings than we had planned before, and it is a much more functional, very nice laid out -- I -- you know, I feel a nicer -- nicer laid out development than what we had prior to this revision. So I just wanted to point out a few things with that. And like Mr. Zenner said, that note had been removed regarding the bicycle reduction. That was not a problem, and has been done. I know there is -- (inaudible) --

MR. SMITH: Could you please --

MR. HALL: Oh, I'm sorry. And also, on the stormwater side, same comment as with the office. Stormwater at this -- at this point had wanted to see where the water was going. We have -- with the revisions, we have provided that document to the stormwater folks. And, again, we will be working with them diligently to go through the development agreement, which is this thick, in regards to the overall project, the stormwater. So I'll be happy to answer any questions at this time. One other point is with this revision, we're taking away a roadway, Bertona Circle, that had a very tight radius that was -- that we -- we don't have that anymore. So there's a lot of positives with this. So I'm happy to answer any questions.

MR. REICHLIN: Are there any questions of this speaker? Mr. Stanton?

MR. STANTON: Just curiosity. On your stormwater issue --

MR. HALL: Yes.

MR. STANTON: -- are you -- are you addressing that with low-impact development or -- and I can't see the --

MR. HALL: Yeah. There's another plan sheet that shows some of the stormwater quality features and, basically, there's a couple ways, yes. We're going to use low-impact development type --

MR. STANTON: While there is --

MR. HALL: We're doing bioswales, we're doing curb cuts, broken curb, and those types of things, and we're also going to be discharging the water to Lot 6, which is a pond, prior to entering the lake, as well as Lot 3.

MR. REICHLIN: Any other questions of this speaker? Mr. Strodtman?

MR. STRODTMAN: How many points of entry does this development have to the park system?

MR. HALL: Well, right now, if -- it's kind of hard to see. We have planned, I believe, direct potential future links. You see the one coming off the clubhouse right there where the pointer is at.

MR. STRODTMAN: Uh-huh.

MR. HALL: Then there is another one that is down off of -- right along Lot 3, right above the cursor, and then one towards Ponderosa. And as we develop Lot 3 out, you know, that's going to be a park-type situation right through there where the -- that's the headwaters to Philips Lake right now, and there's a couple of concepts on the table that we're discussing. So that's the way that the -- there'll be some interconnectivity to the trail that goes around the lake, and that is the intent. We'll work out a few details with Parks & Rec because one entrance there, we'll have to route it around the rock trench drain that's providing some stormwater quality to the lake, but those are things we'll work out.

MR. STRODTMAN: Thank you.

MR. REICHLIN: Are there any other questions of this speaker? Thank you very much.

MR. HALL: Thank you very much. I appreciate it.

MR. REICHLIN: Is there anybody else who wishes to comment on this matter? Seeing none, I'll close the public hearing.

PUBLIC HEARING CLOSED

MR. REICHLIN: Comments of Commissioners? Who wants to jump in? Mr. Tillotson?

MR. TILLOTSON: Well, after sitting through Case 116 and 117 and 120, it's apparently that Staff and Mr. Hall has worked very hard on this in getting this put together. It's obviously been a lot of hours put into it and so really it's not much for me to say other than I intend to support it along with the staff's recommendations.

MR. REICHLIN: Mr. Strodtman?

MR. STRODTMAN: Just to kind of echo the same as Mr. Tillotson, I -- I think that, you know, a three-story along this lake, it'll be a very attractive, very pleasing, with the park amenities. I think it's a good transition, a good mixture. There's a school there. It's just really -- it's, you know, the office use that we discussed earlier. I just want to compliment the ownership and the City for getting us to this point and it -- it's kind of starting to come together and it's -- I think it's going to be a very -- long-term, it's going to be very nice development with a very nice -- with the lake -- with the lake and the park elements incorporated. So I also plan on supporting it.

MR. REICHLIN: Anybody else? Ms. Burns? No?

MS. BURNS: Well, I'll go ahead and make the motion, if there are no other comments.

MR. REICHLIN: Any other comments? Feel free.

MS. BURNS: I move to support approval of Case No. 14-120, a request by P1316, LLC, to rezone 20.99 acres from PUD-4, O-P, and C-P, to PUD-4 and C-P, and to obtain approval a 17.55-acre C-P development plan to be known as "Lots 4 & 5 Discovery Park Subdivision Plat 2B," along with staff recommendations.

MR. STANTON: Second.

MR. REICHLIN: Mr. Strodtman seconds.

MR. STRODTMAN: Mr. Stanton.

MR. REICHLIN: Oh, Stanton. Excuse me. Sorry.

MR. STANTON: I know we look alike, but --

MR. STRODTMAN: Very similar.

MR. REICHLIN: Happens all the time.

MR. STRODTMAN: With that --

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Mr. Tillotson, Ms. Russell, Ms. Burns, Ms. Loe. Motion carries 7-0.

MR. STRODTMAN: The motion for recommendation -- recommendation for approval will be

forwarded to City Council.

MR. REICHLIN: A request has been made for a five-minute recess, if that is acceptable to everybody. That way, we'll be able to devote our full attention to the next item on our agenda. So we'll reconvene at 8:30.

(Off the record.)

MR. REICHLIN: Okay. We are reconvened.