

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 308-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 6, 2014

Re: Broadway Shopping Center - major C-P plan amendment (Case 14-134)

Documents Included With This Agenda Item

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

Supporting documentation includes: Revised C-P development plan and design parameters dated September 19, 2014, Summary of Board/Commission Reports including locator maps, C-P development plan, design parameters, and public correspondence, Excerpts from Minutes

Executive Summary

If approved this request would revise the existing C-P development plan for the Broadway Shopping Center and permit the construction of a fueling station in the northeast corner of the site (to be operated by Gerbes), increase site landscaping from 7% to 11%, facilitate replacement/ enhancement of fencing and landscaping along the eastern boundary of the shopping center site, permit parking lot modifications intended to improve traffic safety and circulation, and restrict hours of operation for the fueling station.

Discussion

Shelter Enterprises, LLC (owner) on behalf of The Kroger Company (applicant) is requesting to add a fuel station to the existing C-P development plan for the Broadway Shopping Center. The site was zoned C-P in 1957, and allows all C-1 uses, including fuel stations. The proposed fuel station would include 5-pump islands and a cashier kiosk that would be occupied between 6 am to 10 pm daily.

The proposed fuel station is similar in design and function to what was recently installed at Gerbes' Paris Road location; however, has been modified to address several concerns pertaining the site's neighborhood context. The applicant has reduced the canopy height, changed the colors of the proposed improvements to earth-tones, reduced lighting pole heights, and reduced the total number of pump islands from 6 to 5.

Additionally, the applicant proposes to install a 4-5 foot berm that will be topped with a 6-foot fence immediately adjacent to the new fuel station to buffer residential development to the east and south. The applicant also will reconstruct the existing fence between the overall shopping center and Atkins Drive to further improve screening.

While these changes have been proposed, fuel stations of this scale tend to be situated along major commercial corridors and away from residential land uses. The proposed project is adjacent to a residential neighborhood and the City's Activity & Recreation Center (ARC), and would rely primarily

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701 East Broadway, Columbia, Missouri 65201



residential neighborhood and the City's Activity & Recreation Center (ARC), and would rely primarily on access from the adjacent major collector street (Ash Street).

Based on historic (circa 1980) aerial photography it has been determined that a fueling station previously existed on the site near the intersection of Gary Street and Atkins Drive. The facility appears to have been approximately 180 sq.ft. in size and included a single pump island.

In evaluating this request, staff identified three existing fuel stations in Columbia that are similarly situated adjacent to residential uses, each of which has three pump islands. It should be noted that the Hy-Vee fuel station on West Broadway, has five pump islands, the same as proposed. However, the Hy-Vee fuel station is situated 600 feet from the nearest residential property, as opposed to 100 feet in this case, and is located on a major arterial street.

At its September 18, 2014, meeting, the Planning and Zoning Commission consider the request and recommended (4-3) to approve the amended C-P plan subject to 1) approval of the requested variance to Section 29-17(d)(6) (Landscaping & Screening) to allow 11.4% landscaping instead of 15%, 2) signage notes be revised to eliminate provisions regarding additional on-site monument and canopy signage to comply with applicant revisions articulated in correspondence dated September 15, 2014, 3) the landscaping in Phase 2 to be installed within 2 years of amended C-P plan approval, and 4) fuel center hours be reduced to 6 am to 10 pm daily and the "hours of operation" note on the plan be revised.

In arriving at its recommendation the Commission discussed issues involving the placement of the proposed fuel station, its scale, outside sales/advertising, and impacts on the adjacent property owners and traffic patterns. Commissioners supporting the request noted that the scale, location, and business practices were acceptable and necessary to ensure the competitiveness of the grocery store as well as use an under-utilized portion of the site. They noted that the landscaping improvements proposed would mitigate neighborhood impacts. Commissioners not supportive of the request indicated that the number of pumps, its location, and potential traffic impacts were concerns not adequately addressed. All Commissioners indicated support of the traffic and landscaping improvements in Phase 2 and agreed the reduction in hours of operation were necessary.

The applicant, his attorney, and design professionals provided the Commission a detailed overview of the proposed development, the rationale used to determine its size and location, and what efforts had been undertaken to address community concerns. A petition was submitted on behalf of adjacent property owners opposed to the proposal and several property owners spoke in opposition to the request citing concerns relating to its appearance, scale, hours of operation, outside vending, and the possibility of creating safety issues. One adjacent property owner supported the proposal. Another owner supported the request provided the north end of Atkins Drive would remain open. According to the development plan, the northern end of Atkins Drive will be closed to the development site.

A copy of the revised C-P development plan and design parameters dated September 19, 2014 Planning Commission report including locator maps, C-P development plan, design parameters, and public correspondence, and meeting excerpts are attached.

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Fiscal Impact

Short-Term Impact: None. The site is currently fully improved and new public services required to service the site will be installed by the developer.

Long-Term Impact: Additional traffic impacts may be incurred with the redevelopment of the site; however, would be offset by donation of additional right-of-way at West Ash Street and Clinkscales Road intersection by the applicant as noted on the C-P plan. Additional service impacts such as trash collection and utilities would be offset by increased user fees and tax collections.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development, Economic Development

Strategic Plan Impact: Not Applicable

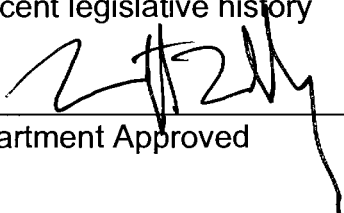
Comprehensive Plan Impact: Not Applicable

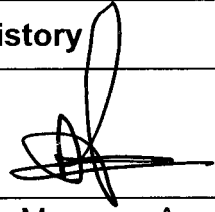
Suggested Council Action

Approve the requested revision to the C-P plan for Broadway Shopping Center and revised design parameters as recommended by the Planning and Zoning Commission.

Legislative History

No recent legislative history


Department Approved


City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 308-14

AN ORDINANCE

approving a major revision to the Broadway Shopping Center C-P Development Plan located on the southwest corner of Clinkscases Road and West Ash Street; approving less stringent landscaping requirements; setting forth conditions for approval; 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 a major revision to the Broadway Shopping Center C-P Development Plan, as certified and signed by the surveyor on September 19, 2014 subject to the conditions set forth herein. The property is located on the southwest corner of Clinkscases Road and West Ash Street and contains approximately 14.6 acres. The revision allows for the construction of a fueling station located in the northeast corner of the site. 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. The City Council approves less stringent landscaping requirements than those set forth in Section 29-25(e)(1) of the Zoning Regulations so that only 11.4 percent of the total land area of the tract shall be required to be landscaped rather than the required 15 percent.

SECTION 3. The approval of the Broadway Shopping Center C-P Development Plan is subject to the following conditions:

1. Signage notes on the plan and design parameters worksheet pertaining to additional on-site monument and canopy signs shall be revised as follows:
 - a. No signage shall be allowed on the north, south or east sides of the fuel pump canopy.
 - b. There shall be no free-standing monument sign for the fuel center allowed to be constructed on the site.

2. The landscaping provisions provided for in Phase 2 of the project shall be installed within two (2) years after approval of this C-P development plan.
3. The hours of operation of the fuel pumps shall be limited to between the hours of 6:00 a.m. to 10:00 p.m.
4. The hours of operation of the fuel center kiosk and vending machines shall be limited to between the hours of 6:00 a.m. to 10:00 p.m.
5. With the exception of two (2) vending machines adjacent to the kiosk, there shall be no outdoor storage and display of merchandise for sale.
6. The number of fuel islands shall be limited to five (5), with a maximum of two (2) fuel nozzles per island.
7. No freestanding advertising signs or electronic advertising or audio-visual devices shall be allowed under the fuel pump canopy. Advertising signs attached to the pump which are no larger than one (1) square foot shall be allowed on each pump.

SECTION 4. 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

September 19, 2014



**City of Columbia
Planning Department**

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

Design Parameters Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
14-134	9/19/14	MacIntyre

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.

As shown on C-P Plan.

3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.

See Attachment A.

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)

Shall be increased from its current 7.7% open space to 11%.

5. The maximum height and number of light poles and type of fixtures.

All new site lighting for the fuel center addition:

8 light poles, 14' tall, full cutoff fixtures;

18 canopy lights, full cutoff fixtures;

Note: Site Lighting Plan sheets L1.0 and L1.1 included with the Broadway Shopping Center Major Revision to C-P Development Plan indicate specific light fixtures. While these fixtures are intended to be installed with initial construction, they may not be the exact type of fixture used over the life of the project. All new light fixtures will comply with City of Columbia outdoor lighting ordinances current as of September, 2014.

ATTACHMENT A

Design Parameters Worksheet
C-P Plan for Broadway Shopping Center
September 19, 2014

3. *The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.*
1. Free standing monument signs shall be as follows:
 - a.) Two shopping center signs, with a maximum area of 288 sq. Ft. and a maximum height of 30 feet, and may be located:
 - i.) Along ash street
 - ii.) Along Broadway street
2. Directional signs may be a maximum 32 sq. Ft. And maximum 3 feet in height, located as shown on the plan.
3. Wall signs may be as follows:
 - a.) Fuel center signs shall be a maximum of 140 sq. Ft. And may include the following:
 - i) A canopy sign on the west side of the canopy.
 - ii) Wall signs on the east and west side of the building, except as otherwise restricted.
 - iii) Dispenser signage, logos, and numbering located on any side.
 - b.) Building wall, canopy, and awning signs as follows:
 - i) All existing wall signs shall be grandfathered.
 - ii) Wall signs shall be allowed on all sides of the building.
 - iii) Replacement wall signs may replace existing signs with equivalent area sign, irrespective of tenancy.
 - iv) New wall sign, not replacing existing signs, shall meet chapter 23-25.1 for property with frontage on a collector street.
4. All signs may be illuminated.



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Revised C-P development plan and design parameters dated September 19, 2014,
Summary of Board/Commission Reports including locator maps, C-P development
plan, design parameters, and public correspondence, Excerpts from Minutes

BROADWAY SHOPPING CENTER

MAJOR REVISION TO C-P DEVELOPMENT PLAN

LOT 1 - BROADWAY SHOPPING CENTER SUBDIVISION

SEPTEMBER 19, 2014

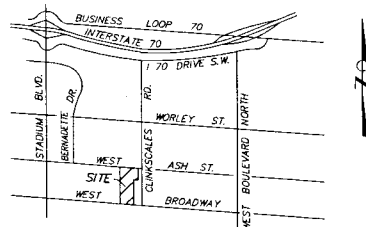
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SEP 19 2014

PLANNING DEPT.



Engineering Surveys and Services
Consulting Engineers, Scientists, and Land Surveyors
Analytical and Natural Laboratories
11131 W. State, Columbia, Missouri 65211
314-447-2800 • www.esssllc.com
Other Offices:
Jefferson City, Missouri • Sedalia, Missouri
Marion, Missouri • Cape Girardeau, Missouri



SITE LOCATION MAP

NOT TO SCALE

GENERAL NOTES

- ONE ELECTRIC VEHICLE CHARGING STATION WILL BE PROVIDED ON SITE WITHIN THE GERBES PARKING FIELD.
- THE CONCRETE ACCESSIBLE RAMP SHALL BE DEDICATED TO THE CITY OF COLUMBIA IMMEDIATELY AFTER CONSTRUCTION. AN EASEMENT TO THE CITY WILL BE PROVIDED.
- UPON PLAN APPROVAL BY REQUEST OF THE CITY, SHELTER ENTERPRISES, LLC WILL DEDICATE A PORTION OF LOTS 2 AND 3 OF BROADWAY SHOPPING CENTER SUBDIVISION TO THE CITY FOR INTERSECTION IMPROVEMENTS AT ASH STREET AND CLIMAX STREETS, IF THE EXISTING RIGHT-OF-WAY IS INSUFFICIENT.

BUILDING NOTE

- MAXIMUM BUILDING HEIGHT 35 FEET.
- MAXIMUM FUEL CENTER CANOPY HEIGHT 18 FEET.

LEGEND

---	PROPERTY LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	WATER LINE
---	FENCE
---	TREE & BRUSH LINE
---	EXISTING CONTOUR
+	IRON
+	CONTROL POINT
A/C	AIR CONDITIONER
CMP	CORRUGATED METAL PIPE
FOC	FIRE DEPARTMENT CONNECTION
FL	FLOW LINE
GM	GAS METER
LS	LIGHT STANDARD
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
TW	TOP OF WALL
URD	UNDERGROUND ROOF DRAIN
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE
S	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
SS	PROPOSED STORM SEWER LINE
---	PROPOSED FENCE

PROPERTY DESCRIPTION

LOT 1 BROADWAY SHOPPING CENTER SUBDIVISION RECORDED IN PLAT BOOK 47 PAGE 19 OF THE BOONE COUNTY, MISSOURI RECORDS.

PROPERTY OWNER

SHELTER ENTERPRISES, LLC
1817 WEST BROADWAY
COLUMBIA, MISSOURI 65203

LANDSCAPING NOTES

TOTAL AREA	633,880 SQ. FT.	100.0 *
EXISTING IMPERVIOUS AREA	584,983 SQ. FT.	92.3 *
EXISTING LANDSCAPE AREA	48,897 SQ. FT.	7.7 *
PROPOSED IMPERVIOUS AREA	561,536 SQ. FT.	88.6 *
PROPOSED LANDSCAPE AREA	72,344 SQ. FT.	11.4 *

NOTE: PARKING LOT LANDSCAPING WITHIN PHASE 2 SHALL BE INSTALLED IN ACCORDANCE WITH THE PARKING LOT LANDSCAPING STANDARDS OF THE ZONING ORDINANCE WITHIN 2 YEARS OF REVISED PLAN APPROVED BY CITY COUNCIL.

PARKING NOTE

REQUIRED PARKING	
AUTO SERVICE STATIONS: 201 SQ. FT. • 1 SPACE/200 SQ. FT.	= 2 SPACES
SHOPPING CENTER: 124,384 SQ. FT. • 1 SPACE/250 SQ. FT.	= 498 SPACES
TOTAL	= 500 SPACES
PROVIDED PARKING	
STANDARD	= 703 SPACES
FUEL PUMP ISLAND SPACE	= 10 SPACES
ACCESSIBLE PARKING	= 24 SPACES
TOTAL	= 737 SPACES

FLOOD PLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C02800, DATED MARCH 17, 2011.

ZONING NOTE

ZONING IS C-P, PLANNED BUSINESS DISTRICT

SIGN NOTE

- FREE STANDING MONUMENT SIGNS SHALL BE AS FOLLOWS:
 - TWO SHOPPING CENTER SIGNS, WITH A MAXIMUM AREA OF 288 SQ. FT. AND A MAXIMUM HEIGHT OF 30 FEET, AND MAY BE LOCATED:
 - ALONG ASH STREET
 - ALONG BROADWAY STREET
- DIRECTIONAL SIGNS MAY BE A MAXIMUM 32 SQ. FT. AND MAXIMUM 3 FEET IN HEIGHT, LOCATED AS SHOWN ON THE PLAN.
- WALL SIGNS MAY BE AS FOLLOWS:
 - FUEL CENTER SIGNS SHALL BE A MAXIMUM OF 140 SQ. FT. AND MAY INCLUDE THE FOLLOWING:
 - A CANOPY SIGN ON THE WEST SIDE OF THE CANOPY.
 - WALL SIGNS ON THE EAST AND WEST SIDE OF THE BUILDING, EXCEPT AS OTHERWISE RESTRICTED.
 - DISPENSER SIGNAGE, LOGOS, AND NUMBERING LOCATED ON ANY SIDE.
 - BUILDING WALL, CANOPY, AND AWNING SIGNS AS FOLLOWS:
 - ALL EXISTING WALL SIGNS SHALL BE GRANDFATHERED.
 - WALL SIGNS SHALL BE ALLOWED ON ALL SIDES OF THE BUILDING.
 - REPLACEMENT WALL SIGNS MAY REPLACE EXISTING SIGNS WITH EQUIVALENT AREA SIGN, IRRESPECTIVE OF TENANCY.
 - NEW WALL SIGN, NOT REPLACING EXISTING SIGNS, SHALL MEET CHAPTER 23-25.1 FOR PROPERTY WITH FRONTAGE ON A COLLECTOR STREET.
- ALL SIGNS MAY BE ILLUMINATED.

BENCH MARK

- BM - CHISELED SQUARE ON THE SOUTHEAST CORNER OF THE WEST VENT WELL AT THE NORTH SIDE OF SHELTER INSURANCE MAIN BUILDING (1817 WEST BROADWAY) (NOT ACCESSIBLE) ELEVATION = 785.75
- TBM - CHISELED SQUARE ON THE WEST SIDE OF A CONCRETE LIGHT STANDARD BASE LOCATED 200 FEET EAST AND 80 FEET SOUTH OF THE SOUTHEAST CORNER OF GERBES. ELEVATION = 773.91

STORM WATER NOTE

IN ACCORDANCE TO CITY CODE OF ORDINANCE SECTION 124-87(6), STORM WATER MANAGEMENT HAS BEEN PROVIDED IN ACCORDANCE WITH THE APPROVED STORM WATER MANAGEMENT PLAN, INCLUDED WITH THE MINOR AMENDMENT TO THE GERBES SUPER STORE C-P DEVELOPMENT PLAN DATED 6-3-1996, PREPARED BY CROCKETT ENGINEERING CONSULTANTS. THE REVISION TO THE SITE DOES NOT "ADVERSELY IMPACT" THE STORM WATER DISCHARGE FROM THE SITE.

ADDITIONAL STORM WATER MANAGEMENT HAS BEEN PROVIDED TO MEET THE REQUIREMENTS OF THE PUBLIC WORKS DIRECTOR DUE TO THE DOWN STREAM CRITICAL LOCATION.

STREAM BUFFER NOTE

THIS TRACT IS 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.

CLIMAX FOREST PRESERVATION NOTE

THIS SITE DOES NOT CONTAIN CLIMAX FOREST AS DEFINED BY CITY ORDINANCE.

SITE LIGHTING NOTE

ALL PROPOSED SITE LIGHTING CONSTRUCTED WITH THIS PROJECT SHALL MEET CURRENT CITY OF COLUMBIA SITE LIGHTING REQUIREMENTS. NEW LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH SITE LIGHTING PLAN SHEETS L1.0 & L1.1. FUEL CENTER CANOPY LIGHTING SHALL BE DIMMED TO SECURITY LEVELS AFTER HOURS.

HOURS OF OPERATION NOTE

- GERBES FUEL CENTER MAY BE:
- OPENED WITH ATTENDANT FROM 6AM TO 10 PM.
 - CLOSED FROM 10PM TO 6AM.

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

ROBERT MCDAVID, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK

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

DR. RAMAN PURI, CHAIRPERSON

UTILITY NOTES

THE LOCATIONS, SIZES, AND MATERIAL TYPES OF UNDERGROUND UTILITIES INDICATED ON THE PLAT, NOT VISIBLE OR APPARENT FROM THE SURFACE, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS FROM A MISSOURI ONE CALL SYSTEM LOCATE, OR UTILITY COMPANY RECORDS AND WERE NOT VERIFIED IN THE FIELD. UNDERGROUND UTILITY SERVICES TO BUILDINGS WERE NOT LOCATED. UNDERGROUND ELECTRIC TO LIGHT STANDARDS WAS NOT LOCATED.

WATER
CITY OF COLUMBIA WATER & LIGHT DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: JOE STROUDMAN 573-874-6308
8" PVC AT NORTHEAST CORNER OF GERBES
12" CI ALONG THE NORTH SIDE OF WEST ASH STREET
10" CI ALONG THE SOUTH SIDE OF WEST BROADWAY

ELECTRIC
CITY OF COLUMBIA WATER & LIGHT DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: DAN CLARK 573-874-7738
AS SHOWN

GAS
AMEREN MISSOURI
2001 MAJURE BOULEVARD
COLUMBIA, MISSOURI 65201
CONTACT: BRUCE DARR 573-876-3030
4" PLASTIC ALONG THE NORTH SIDE OF WEST ASH STREET
6" PLASTIC ALONG THE SOUTH SIDE OF WEST BROADWAY
2" PLASTIC IN 4TH DRIVE
2" PLASTIC ALONG THE WEST SIDE OF THE SITE

TELEPHONE
CENTURYLINK
625 E. CHERRY STREET
COLUMBIA, MISSOURI 65201
CONTACT: TIM DISHMAN 573-886-3505
AS SHOWN

TELEVISION
MEDIACOM
901 N. COLLEGE AVENUE
COLUMBIA, MISSOURI 65201
CONTACT: BOB BONER 573-443-1536
AS SHOWN

SANITARY SEWER
CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: STEVE HUNT 573-874-7250
AS SHOWN

STORM SEWER
CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: TOM WELLMAN 573-874-7250
AS SHOWN

SURVEY CONTROL POINTS

POINT #	NORTH	EAST	ELEVATION	DESCRIPTION
CP234	1284.44	2285.99	772.16	DRILL HOLE
CP235	934.74	2279.97	771.34	DRILL HOLE
CP434	953.00	2060.33	770.32	DRILL HOLE

SHEET INDEX

C0.01	COVER
C1.01-C1.02	SITE PLAN
L1.01	LANDSCAPE PLAN
L1.0	SITE LIGHTING PLAN
L1.1	SITE LIGHTING DETAILS

MAJOR REVISION TO
C-P DEVELOPMENT PLAN
BROADWAY SHOPPING CENTER
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE #4414

THIS DOCUMENT WAS INTENDED TO BE DIGITALLY SIGNED. IF SIGNATURE AND VALIDATION ARE NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.



DAVID A. BENNETT
REGISTERED PROFESSIONAL
ENGINEER E-21392

Date
SEPTEMBER 19, 2014

Revised

Design: ZKT Drawn: JCB

COVER

Sheet

C0.01

ES&S PROJECT NO. 12583

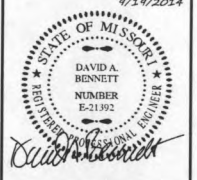
THIS IS A CONCEPTUAL PLAN FOR C-P REVIEW ONLY. NOT FOR CONSTRUCTION



Engineering Surveys and Services
Consulting Engineers, Scientists, and Land Surveyors
Analytical and Material Laboratories
1113 Fay Street, Columbia, Missouri 65201
573-449-2646 • www.ESS-INC.com
Other Offices:
Jefferson City, Missouri • Sedalia, Missouri
Manassas Engineering Corporation # 206090018

MAJOR REVISION TO
C-P DEVELOPMENT PLAN
BROADWAY SHOPPING CENTER
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE #14-134

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DAVID A. BENNETT
REGISTERED PROFESSIONAL
ENGINEER E-21392

Date
SEPTEMBER 19, 2014

Revised

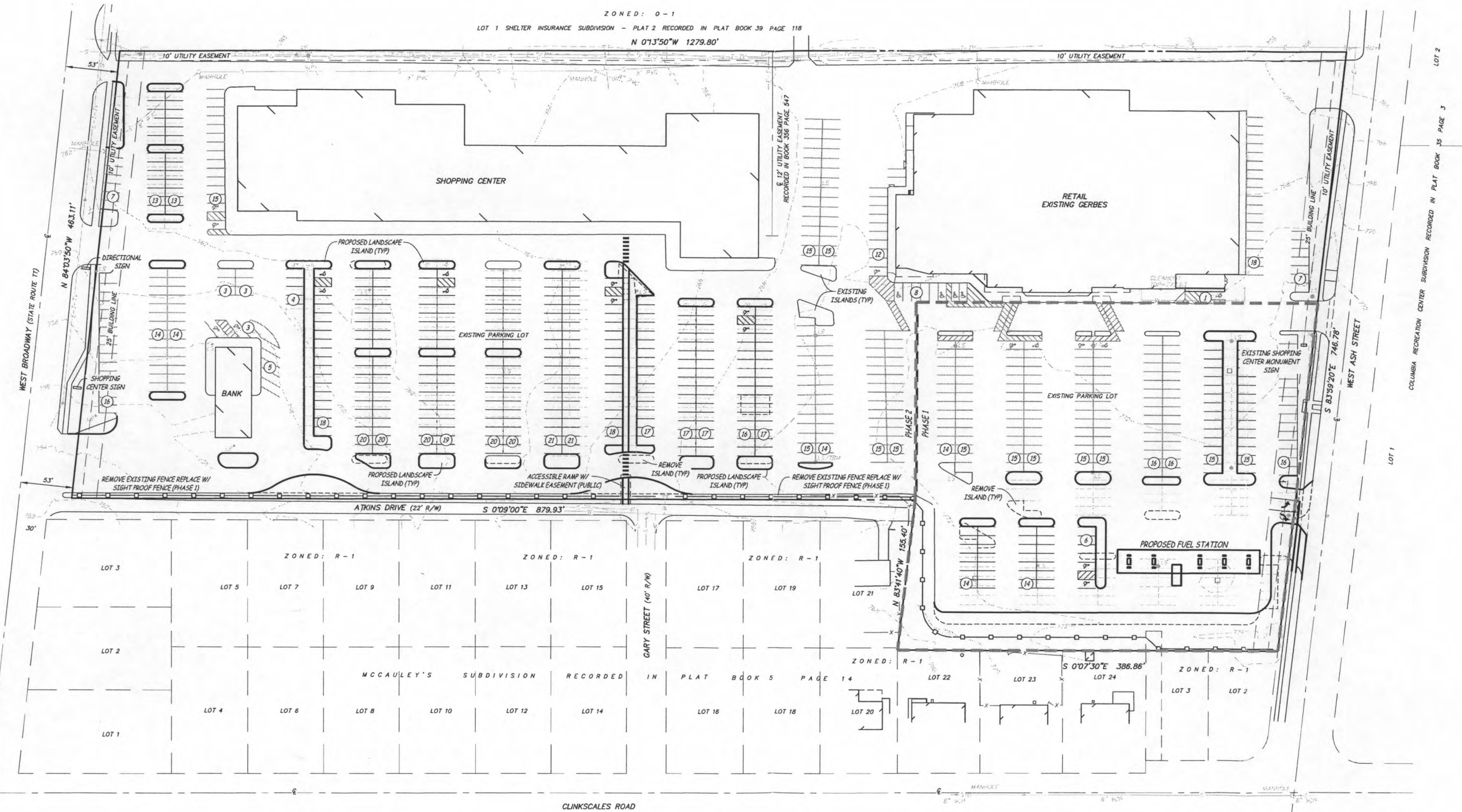
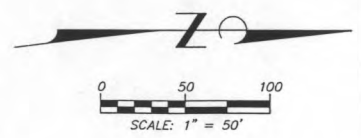
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SITE PLAN

Sheet

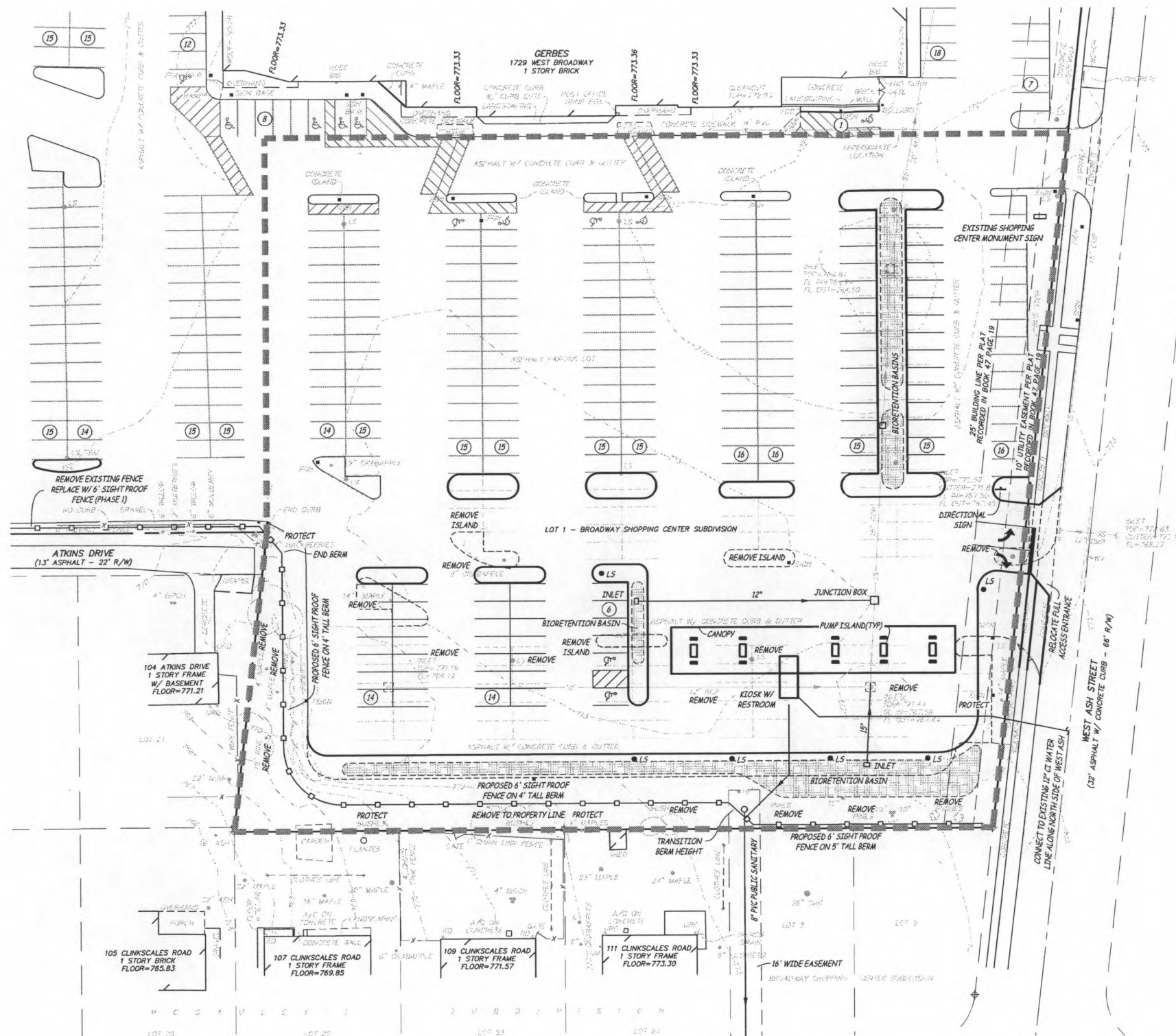
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ESS&S PROJECT NO. 12583



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0 30 60
SCALE: 1" = 30'

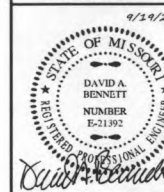
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SEP 19 2014
PLANNING DEPT.



Engineering Surveys and Services
Consulting Engineers, Scientists, and Land Surveyors
Analytical and Material Laboratories
1113 E. Street, Columbia, Missouri 65201
771-449-2646 • www.ES&S-inc.com
Other Offices:
Jefferson City, Missouri • St. Louis, Missouri
Manassas Engineering Corporation 7204093118

MAJOR REVISION TO
C-P DEVELOPMENT PLAN
BROADWAY SHOPPING CENTER
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE #4-134

THIS DOCUMENT WAS INTENDED TO BE
DIGITALLY SIGNED. IF SIGNATURE AND
VALIDATION ARE NOT PRESENT THIS
MEDIA SHOULD NOT BE CONSIDERED A
CERTIFIED DOCUMENT.



DAVID A. BENNETT
REGISTERED PROFESSIONAL
ENGINEER E-21392

Date
SEPTEMBER 19, 2014

Revised

Design: ZKT Drawn: JCB

SITE PLAN

Sheet

C1.02

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LUMINAIRE SCHEDULE

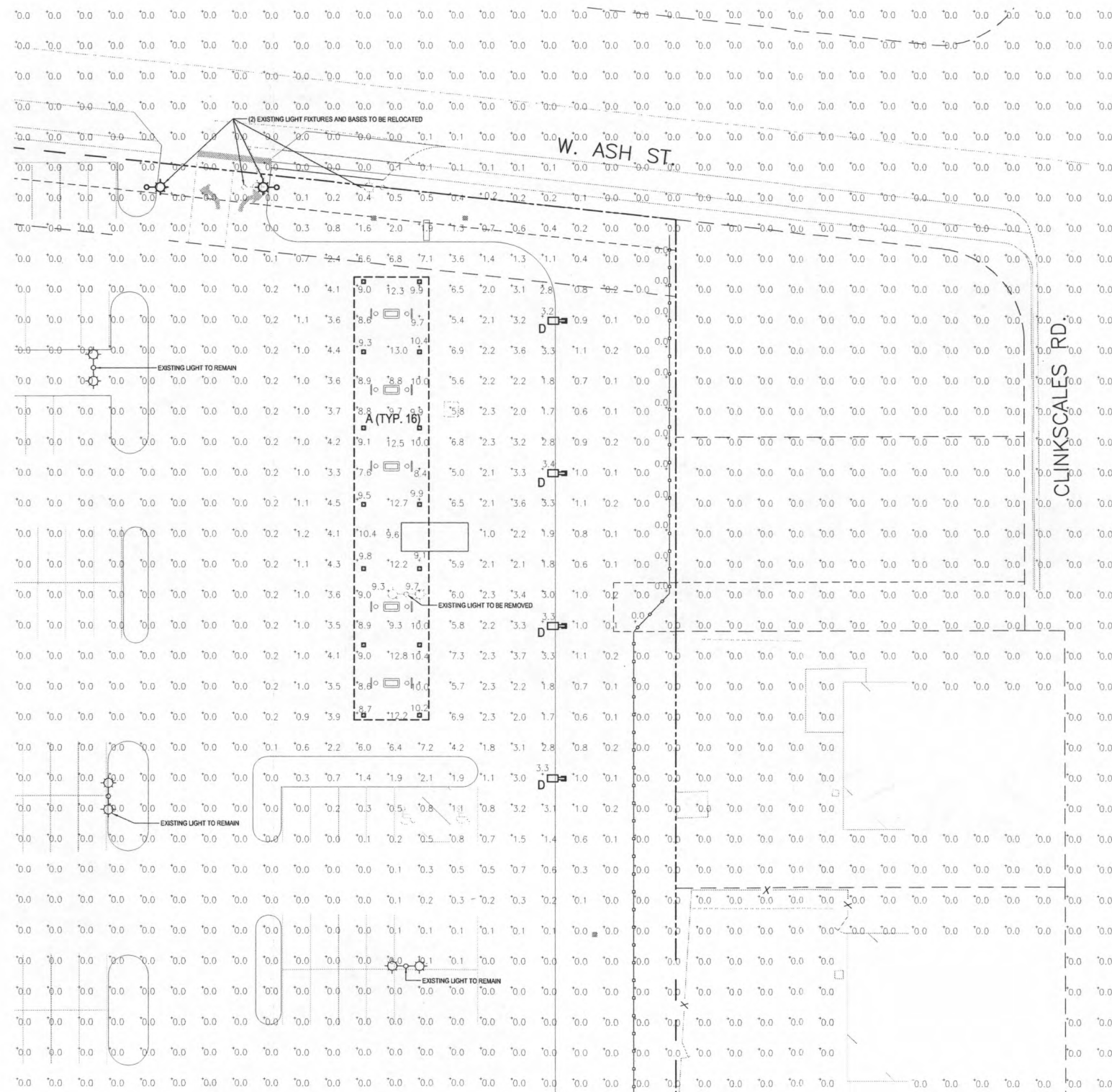
SYMBOL	QTY	LABEL	LUMENS	LLF	WATTS	MODEL NUMBER	DESCRIPTION
16	A	4958	1.0	60	CRO2-S-LED-50-CW-UE		LST LIGHTING, CROSSOVER LEGACY SERIES, LOW WATT, FLAT LENS, FULL CUTOFF
4	D	4871	1.0	76	XPT53-FT-LED-63-SS-CW-UE-HSS-BRZ		LST LIGHTING, PATRIOT SMALL LED SERIES, 63 DIODE, FORWARD THROW, FLAT LENS, COOL WHITE, SINGLE HEAD AREA SITE FIXTURE WITH REAR MOUNTED SHIELD, MOUNTED ON 14'-0" POLE SEE SHEET A3 FOR POLE BASE

SEE SHEET L1.1 FOR MANUFACTURER CUT SHEETS

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN	MAX/MIN
PUMP ISLAND AREA (LIGHT SURROUNDS)	FC	9.93	13.0	7.6	1.71
PROPERTY LINE-EAST	FC	0.00	0.0	0.0	N.A.
PROPERTY LINE-SOUTH	FC	0.00	0.0	0.0	N.A.
PROPERTY LINE-NORTH	FC	0.05	0.3	0.0	N.A.

DRIVEWAY (LIGHT SURROUNDS) CALCULATIONS ASSUMED TO BE WITHIN TABLE 29-30.1(b) SINCE EXISTING FIXTURES ARE TO REMAIN. ILLUMINANCE ADDED TO EXISTING LEVELS WILL NO ADVERSELY AFFECT EXISTING LEVELS. EXISTING FIXTURES WERE NOT MODELED SINCE TYPE OF LIGHT, HEIGHT OF LIGHT, AND WATTAGE OF LAMP WAS UNAVAILABLE AT TIME OF DESIGN.



1 SITE LIGHTING PLAN
SCALE: 1"=20'-0"

RECEIVED

SEP 19 2014

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Greenwood Village, CO 80111
303.770.8884
www.galowayco.com

The Kroger Co.
Supermarket
Petroleum Group
Denver, CO 80235
303.770.8884
Fax (303) 771-5905



REVISIONS

NO.	DESCRIPTION	DESIGNED BY	DRAWN BY	DATE
1	REVISE PER COMMENTS	JMG	JMG	8/7/2014

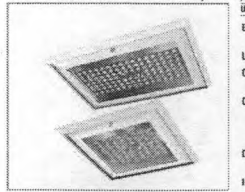
Project #: #DIL-124
Designed By: JMG
Drawn By: JMG
Checked By: MDC
Date: JULY, 2014
Scale: FULL
Disk File: KroDIL0124_LP1.X-Lite
Model: 6x1 (GD)
Address: 1729 W. Broadway
Columbia, MO

SITE LIGHTING PLAN

Drawing No.:

L1.0

LED AMBIENT CANOPY LIGHT (CRO2)



Lighting facts	
Light Output (lumens)	4557
Watts	62.2
Lumens per Watt (efficiency)	78
Color Accuracy (CRI)	89
Light Color	5100 (Daylight)
Beam Angle	120°
Mounting	Recessed
Finish	White
Warranty	5 Year

For "Lighting Facts" information, please refer to the Department of Energy's (DOE) Quality Labels program, or directly request information from the manufacturer. This label represents a single unit of a single fixture. Total power factor represents rated output for the fixture. Color temperature and beam angle are not included in this program. For more information, please visit www.lightingfacts.com.

LIGHT OUTPUT	
Fixture	Output (lumens)
CRO2 50	4557
CRO2 100	9114

Project Name: _____ Fixture Type: _____
 Catalog # _____

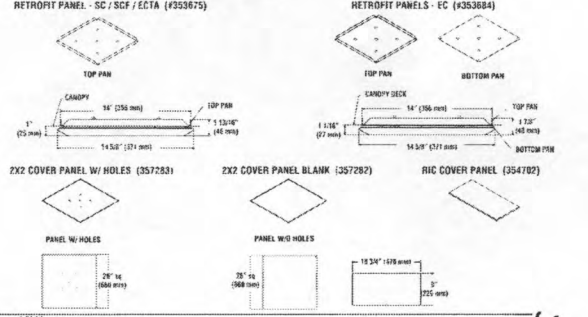
MANUFACTURER SPECIFICATION SHEET FOR CANOPY FIXTURE 'A'

LED AMBIENT CANOPY LIGHT (CRO2)

LUMINAIRE ORDERING INFORMATION									
TYPICAL ORDER EXAMPLE: CRO2 S LED 50 CW UE WHT									
Luminaire Profile	Distribution	Light Source	# of LEDs	Color Temperature	Input Voltage	Finish			
CRO2	S-BroadBeam	LED	50	5000° Kelvin (5000° K) or 6500° K	120, 277, 347 VAC	UE	WHT	WHT	WHT

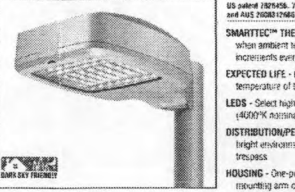
ACCESSORY ORDERING INFORMATION		SUPERBRIGHT® IS RADIANT COMPARED TO EXISTING HIGHLIGHTS	
Description	Order Number	Description	Order Number
Universal 200 to 240 Volt AC Input	200-240	Universal 200 to 240 Volt AC Input	200-240
Universal 200 to 240 Volt AC Input	200-240	Universal 200 to 240 Volt AC Input	200-240
Universal 200 to 240 Volt AC Input	200-240	Universal 200 to 240 Volt AC Input	200-240
Universal 200 to 240 Volt AC Input	200-240	Universal 200 to 240 Volt AC Input	200-240
Universal 200 to 240 Volt AC Input	200-240	Universal 200 to 240 Volt AC Input	200-240
Universal 200 to 240 Volt AC Input	200-240	Universal 200 to 240 Volt AC Input	200-240
Universal 200 to 240 Volt AC Input	200-240	Universal 200 to 240 Volt AC Input	200-240
Universal 200 to 240 Volt AC Input	200-240	Universal 200 to 240 Volt AC Input	200-240
Universal 200 to 240 Volt AC Input	200-240	Universal 200 to 240 Volt AC Input	200-240

ACCESSORY ORDERING INFORMATION	
Description	Order Number
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30000
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30001
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30002
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30003
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30004
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30005
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30006
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30007
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30008
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30009
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30010



Project Name: _____ Fixture Type: _____
 Catalog # _____

LED AREA LIGHTS - PATRIOT® SMALL (XPTS3)



LIGHT OUTPUT - XPTS3	
Fixture	Output (lumens)
XPTS3 100	4557
XPTS3 200	9114

ACCESSORY ORDERING INFORMATION	
Description	Order Number
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30000
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30001
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30002
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30003
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30004
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30005
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30006
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30007
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30008
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30009
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30010



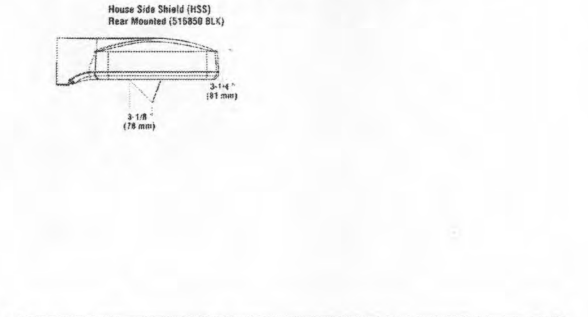
Project Name: _____ Fixture Type: _____
 Catalog # _____

MANUFACTURER SPECIFICATION SHEET FOR SITE FIXTURE 'D' & 'D180'

LED AREA LIGHTS - PATRIOT® SMALL (XPTS3)

LUMINAIRE ORDERING INFORMATION					
Typical Order Example	XPTS3	FT	LED	63	SS
Light Source <td>LED <td>63 <td>SS <td>CW <td>UE </td></td></td></td></td>	LED <td>63 <td>SS <td>CW <td>UE </td></td></td></td>	63 <td>SS <td>CW <td>UE </td></td></td>	SS <td>CW <td>UE </td></td>	CW <td>UE </td>	UE
Color Temperature <td>5000K <td>63 <td>SS <td>CW <td>UE </td></td></td></td></td>	5000K <td>63 <td>SS <td>CW <td>UE </td></td></td></td>	63 <td>SS <td>CW <td>UE </td></td></td>	SS <td>CW <td>UE </td></td>	CW <td>UE </td>	UE
Input Voltage <td>120-277 VAC <td>63 <td>SS <td>CW <td>UE </td></td></td></td></td>	120-277 VAC <td>63 <td>SS <td>CW <td>UE </td></td></td></td>	63 <td>SS <td>CW <td>UE </td></td></td>	SS <td>CW <td>UE </td></td>	CW <td>UE </td>	UE
Finish	White <td>63 <td>SS <td>CW <td>UE </td></td></td></td>	63 <td>SS <td>CW <td>UE </td></td></td>	SS <td>CW <td>UE </td></td>	CW <td>UE </td>	UE

ACCESSORY ORDERING INFORMATION	
Description	Order Number
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30000
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30001
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30002
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Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30009
Mounting Plate, 1/2" x 1/2" x 1/2" (3mm x 3mm x 3mm)	30010



Project Name: _____ Fixture Type: _____
 Catalog # _____

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 Petroleum Group
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 www.kroger.com

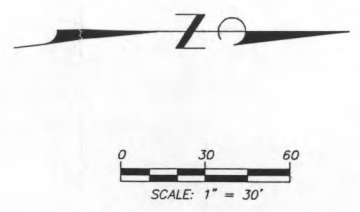
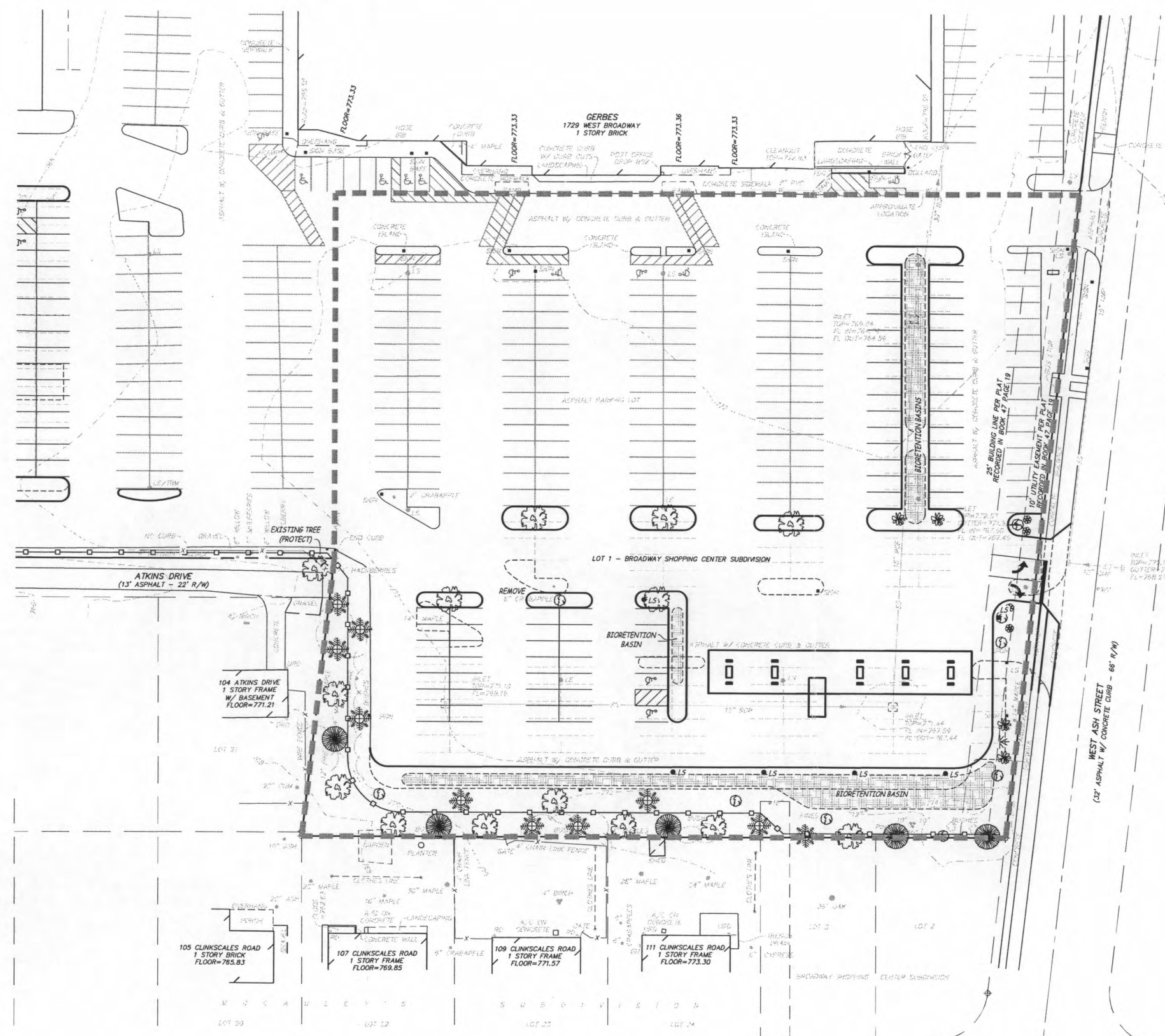


REVISIONS	DATE	BY	DESC.
No.			

Project #: _____
 Designed By: JMG
 Drawn By: JMG
 Checked By: MDC
 Date: JULY, 2014
 Scale: FULL
 Disk File: KroDIL0124_LPT1.X-1ite
 Model: 6x1 (GD)
 Address: 1729 W. Broadway
 Columbia, MO

SITE LIGHTING DETAILS
 (FUELING & SITE FIXTURES)

Drawing No.: L1.1



LANDSCAPE LEGEND		
NEW TREES		
4		PERENNIAL
4		SMALL DECIDUOUS SHRUB
13		MEDIUM TO LARGE SHADE TREE
10		SMALL OR ORNAMENTAL TREE
10		EVERGREEN TREE
1		ORNAMENTAL GRASSES
5		LARGE DECIDUOUS SHRUB

NOTE: A TOTAL OF 9 EXISTING TREES WILL BE REMOVED. A MINIMUM OF 32 TREES WILL BE PLANTED.

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Engineering Surveys and Services
Consulting Engineers, Scientists, and Land Surveyors
Analytical and Material Laboratories
1113 Fay Street, Columbia, Missouri 65201
573 - 449 - 2646 • www.ESS-inc.com

Other Offices:
Jefferson City, Missouri • Sedalia, Missouri
Marion Engineering Corporation # 204005018

MAJOR REVISION TO
C-P DEVELOPMENT PLAN
BROADWAY SHOPPING CENTER
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE 114-134

Date	SEPTEMBER 19, 2014
Revised	
Design: ZKT	Drawn: JCB
CONCEPTUAL LANDSCAPE PLAN	
Sheet	
LS1.01	
ES&S PROJECT NO. 12583	



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

September 19, 2014

Design Parameters Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
14-134	9/19/14	NAC Intyre

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.
As shown on C-P Plan.
3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.
See Attachment A.
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)
Shall be increased from its current 7.7% open space to 11%.
5. The maximum height and number of light poles and type of fixtures.

All new site lighting for the fuel center addition:

8 light poles, 14' tall, full cutoff fixtures;
18 canopy lights, full cutoff fixtures;

Note: Site Lighting Plan sheets L1.0 and L1.1 included with the Broadway Shopping Center Major Revision to C-P Development Plan indicate specific light fixtures. While these fixtures are intended to be installed with initial construction, they may not be the exact type of fixture used over the life of the project. All new light fixtures will comply with City of Columbia outdoor lighting ordinances current as of September, 2014.

ATTACHMENT A

Design Parameters Worksheet
C-P Plan for Broadway Shopping Center
September 19, 2014

3. *The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.*
1. Free standing monument signs shall be as follows:
 - a.) Two shopping center signs, with a maximum area of 288 sq. Ft. and a maximum height of 30 feet, and may be located:
 - i.) Along ash street
 - ii.) Along Broadway street
2. Directional signs may be a maximum 32 sq. Ft. And maximum 3 feet in height, located as shown on the plan.
3. Wall signs may be as follows:
 - a.) Fuel center signs shall be a maximum of 140 sq. Ft. And may include the following:
 - i) A canopy sign on the west side of the canopy.
 - ii) Wall signs on the east and west side of the building, except as otherwise restricted.
 - iii) Dispenser signage, logos, and numbering located on any side.
 - b.) Building wall, canopy, and awning signs as follows:
 - i) All existing wall signs shall be grandfathered.
 - ii) Wall signs shall be allowed on all sides of the building.
 - iii) Replacement wall signs may replace existing signs with equivalent area sign, irrespective of tenancy.
 - iv) New wall sign, not replacing existing signs, shall meet chapter 23-25.1 for property with frontage on a collector street.
4. All signs may be illuminated.

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
September 18, 2014**

SUMMARY

A request has been submitted by Shelter Enterprises, LLC (owner) on behalf of The Kroger Co. (applicant) for approval of a major amendment to the Broadway Shopping Center C-P Plan to include a fuel station on the south side of West Ash Street, approximately 130 feet west of Clinkscates Road. The proposal also includes changes to the parking lot and screening fence on the 14.6-acre C-P development lot, which extends from Broadway to Ash Street, and is addressed 1729 W. Broadway. (**Case #14-134**)

DISCUSSION

Zoning

The applicant is requesting to add a fuel station to the existing C-P development plan. The site was zoned C-P (Planned Business District) in 1957, and allows all C-1 (Intermediate Business District) uses, including fuel stations. A small gas station was removed from the site circa 1980 when the Gerbes Supermarket was proposed to be added to the existing shopping center. Based on old aerial photos, the gas station appears to have included a 180 sq. ft. service station with a single pump island, and was located toward the east side of the development tract, near the intersection of Gary Street and Atkins Drive.

Traffic

The applicant has submitted a traffic impact study which suggests that the proposed fuel station would not significantly increase trip generation to the site. The study anticipates that 80% of fuel station customers will be existing Gerbes grocery store customers. The traffic study concludes that no improvements are needed to Ash Street or other nearby streets to accommodate the project.

The City's traffic engineer has identified a future need for a round-about to increase capacity at the intersection of Ash Street and Clinkscates Road, and Shelter Enterprises (the owner of the subject site) has submitted a letter indicating its willingness to dedicate additional right-of-way on the southwest corner of Ash and Clinkscates to accommodate this improvement.

Design

The proposed fuel station is similar in design and function to what was recently installed at Gerbes' Paris Road location, with the following exceptions that are intended to address concerns pertaining to the subject site's neighborhood context:

- The number of pump islands are reduced from six to five
- The height of parking lot light poles is reduced from 28 feet to 14 feet
- Hours of operation are reduced from 24 hours to between 6am and 1am, which matches Gerbes' grocery store hours
- The fuel station canopy will be reduced from 19 feet to 18 feet, and colored beige instead of red and gray

With the exception of the reduced light pole and canopy heights, staff does not believe the above-mentioned reductions sufficiently mitigate nuisance concerns related to the project's residential context. Specifically, staff believes the number of pump islands, hours of operation, and signage should be further reduced to alleviate these concerns.

Fuel stations of this scale tend to be situated along major commercial corridors and away from residential land uses. The proposed project is adjacent to a residential neighborhood and the City's Activity & Recreation Center (ARC), and would rely primarily on access from a major collector street (Ash Street). Such uses often feature outdoor merchandise displays and advertisements under the pump canopy, including video screens and changeable advertising signs, which are in direct conflict with the intent of the City's neighborhood (C-1) zoning district.

Staff has identified three existing fuel stations in Columbia that are similarly situated adjacent to residential uses, each of which has three pump islands. It should be noted that the Hy-Vee fuel station on West Broadway, has five pump islands, the same as proposed. However, the Hy-Vee fuel station is situated 600 feet from the nearest residential property, as opposed to 100 feet in this case. Furthermore, the Hy-Vee fuel station has more restrictive hours (6am to 11pm) than what is being proposed by Gerbes. Staff suggests limiting the hours of operation to between 6am and 10pm, which approximates the ARC's hours of operation (5:30am to 9:30pm), and matches the time that the applicant has indicated that the kiosk would be manned by an attendant.

The applicant is proposing a freestanding fuel price monument sign along the site's Ash Street frontage, in addition to the existing shopping center sign that would typically serve as the sole freestanding master sign for all tenants in such a development. Since the fuel station is primarily intended to serve Gerbes' grocery store customers, staff suggests using a canopy-mounted price sign that faces westward (toward the grocery store) rather than adding additional signage along Ash Street. Staff also recommends limiting wall and canopy signage to only the west side of the fuel canopy and kiosk to minimize the visual impact on neighboring residents and ARC users. While the fuel canopy has been lowered to ensure its underside is not visible to neighboring residents, any signs mounted on the canopy would be

visible above the proposed 10-foot high berm and screening fence, and should be prohibited. It is worth noting that neither the Gerbes store nor the ARC have wall signage oriented toward Ash Street.

The requested plan amendment includes reconfiguration of the parking lot landscape islands throughout the development, and a new screening fence along the site's entire eastern boundary, which borders single-family homes (zoned R-1). These changes will improve automobile and pedestrian circulation throughout the site, and increase the pervious landscaped areas from 7.7% to 11.4%. While the current landscaping plan shows locations and types of plants to be added to the fuel station redevelopment area, it does not show proposed plantings for the remainder of the site. Since the proposed plan shows a significant number of new landscape islands throughout the development's parking lot, staff suggests providing a comprehensive landscape plan for the entire shopping center.

C-P Compliance

In addition to the above recommendations, staff have identified several minor technical corrections that are needed to establish full compliance with the C-P zoning district standards, including the provision of additional landscaping and signage information.

RECOMMENDATION

Approval of the proposed major plan amendment, subject to the following conditions:

- The plan shall be amended to include all required information related to both existing and proposed landscaping and signage per C-P district standards
- The number of pump islands shall be decreased from 5 to 3, and no more than two pump nozzles shall be allowed on each pump island
- The hours of operation shall be limited to between 6am and 10pm
- No merchandise shall be stored or displayed outside
- No advertising signs or electronic audio-visual devices shall be allowed under the pump canopy
- No signs shall be located on the north, south, or east sides of the pump canopy
- The proposed freestanding monument sign for the fuel center shall be removed from the plan

ATTACHMENTS

- Locator aerial and topographic maps
- Revised development plan
- Elevations & renderings
- Design Parameters
- Existing development plan
- Letter from Shelter Enterprises
- Customer comments regarding fuel center

SITE HISTORY

The site has been zoned C-P since it was incorporated into the City in 1955. While development of the existing buildings was approved as part of the Gerbes Super Store C-P Plan in 1982, the site was not platted to satisfy the City Subdivision Regulations' definition of a legal lot until spring of 2013.

Annexation Date	1955
Existing Zoning District(s)	C-P (Planned Business District)
Land Use Plan Designation	Commercial District
Subdivision/Legal Lot Status	Broadway Shopping Center Subdivision

SITE CHARACTERISTICS

Area (acres)	14.6 acres
Topography	Gently sloping downward from north to south
Vegetation/Landscaping	Minimal landscaping within parking areas and along public street frontages
Watershed/Drainage	Northern ⅓ of site drains to Harmony Creek; southern ⅔ drains to County House Branch
Existing structures	Gerbes grocery store and shopping center

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	C-P	City Activity and Recreation Center (ARC)
South	R-1	Single-family residential
East	R-1	Single-family residential
West	O-1	Shelter Insurance offices

UTILITIES & SERVICES

All essential utilities and services, including electricity, water, fire protection, and sanitary sewer, are available to the site, and provided by the City of Columbia.

ACCESS

Broadway	South side of site
Major Roadway Plan	Major Arterial (Improved & City-maintained)
ROW Needed	None
CIP Projects	None
Sidewalk	8-ft wide "pedway" sidewalk in place

Ash Street	North side of site
Major Roadway Plan	Major Collector (Improved & City-maintained)
ROW Needed	None at this time
CIP Projects	Description: Intersection improvement at Ash & Clinkscales Cost: \$1.2M; Timeline: 6-10 years
Sidewalk	5-ft wide sidewalk in place

Atkins Drive	East side of site
Major Roadway Plan	Local Residential (Unimproved & City-maintained)
ROW Needed	22-ft of ROW exists. 50-ft is standard. ROW variance granted with Broadway Shopping Center Subdivision in 2013.
CIP Projects	None
Sidewalk	5-foot wide sidewalk needed

PARKS & RECREATION

Neighborhood Parks	N/A
Trails/Bike/Ped Plans	No trails or bike/ped infrastructure planned

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 29, 2014.

Public Information Meeting Recap	Number of attendees: 12 Comments/concerns: Bike-ped access, screening, drainage, hours of operation, scale of use, aesthetic concerns, traffic, appropriateness of use
Neighborhood Association(s) Notified	Rockingham Neighborhood Association
Correspondence Received	None as of this writing

Report prepared by Steve MacIntyre; approved by Pat Zenner

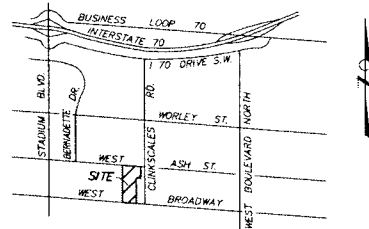
BROADWAY SHOPPING CENTER

MAJOR REVISION TO C-P DEVELOPMENT PLAN

LOT 1 - BROADWAY SHOPPING CENTER SUBDIVISION

JULY 14, 2014

REVISED: SEPTEMBER 4, 2014



SITE LOCATION MAP

NOT TO SCALE

GENERAL NOTES

- ONE ELECTRIC VEHICLE CHARGING STATION WILL BE PROVIDED ON SITE WITHIN THE GERBES PARKING FIELD.
- THE CONCRETE ACCESSIBLE RAMP SHALL BE DEDICATED TO THE CITY OF COLUMBIA IMMEDIATELY AFTER CONSTRUCTION. AN EASEMENT TO THE CITY WILL BE PROVIDED.
- UPON PLAN APPROVAL BY REQUEST OF THE CITY, SHELTER ENTERPRISES, LLC WILL DEDICATE A PORTION OF LOTS 2 AND 3 OF BROADWAY SHOPPING CENTER SUBDIVISION TO THE CITY FOR INTERSECTION IMPROVEMENTS AT ASH STREET AND CLUNKSCALER ST. IF THE EXISTING RIGHT-OF-WAY IS INSUFFICIENT.

BUILDING NOTE

- MAXIMUM BUILDING HEIGHT 35 FEET.
- MAXIMUM FUEL CENTER CANOPY HEIGHT 18 FEET.

LEGEND

---	PROPERTY LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	WATER LINE
---	FENCE
---	TREE & BRUSH LINE
---	EXISTING CONTOUR
+	IRON
△	CONTROL POINT
A/C	AIR CONDITIONER
CMP	CORRUGATED METAL PIPE
FDC	FIRE DEPARTMENT CONNECTION
FL	FLOW LINE
GM	GAS METER
LS	LIGHT STANDARD
PVC	POLYVINYL CHLORIDE PIPE
ROP	REINFORCED CONCRETE PIPE
TD	TOP OF WALL
UD	UNDERGROUND ROOF DRAIN
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED STORM SEWER LINE
---	PROPOSED FENCE

PROPERTY DESCRIPTION

LOT 1 BROADWAY SHOPPING CENTER SUBDIVISION RECORDED IN PLAT BOOK 47 PAGE 19 OF THE BOONE COUNTY, MISSOURI RECORDS.

PROPERTY OWNER

SHELTER ENTERPRISES, LLC
1817 WEST BROADWAY
COLUMBIA, MISSOURI 65203

LANDSCAPING NOTES

TOTAL AREA	633,880 SQ. FT.	100.0 %
EXISTING IMPERVIOUS AREA	584,983 SQ. FT.	92.3 %
EXISTING LANDSCAPE AREA	48,897 SQ. FT.	7.7 %
PROPOSED IMPERVIOUS AREA	561,536 SQ. FT.	88.6 %
PROPOSED LANDSCAPE AREA	72,344 SQ. FT.	11.4 %

PARKING NOTE

REQUIRED PARKING	
AUTO SERVICE STATIONS: 201 SQ. FT. @ 1 SPACE/200 SQ. FT.	= 2 SPACES
SHOPPING CENTER: 124,384 SQ. FT. @ 1 SPACE/250 SQ. FT.	= 498 SPACES
TOTAL	= 500 SPACES
PROVIDED PARKING	
STANDARD	= 703 SPACES
FUEL PUMP ISLAND SPACE	= 10 SPACES
ACCESSIBLE PARKING	= 24 SPACES
TOTAL	= 737 SPACES

FLOOD PLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C02800, DATED MARCH 17, 2011.

ZONING NOTE

ZONING IS C-P, PLANNED BUSINESS DISTRICT

SIGN NOTE

- FREE STANDING MONUMENT SIGNS SHALL BE AS FOLLOWS:
 - TWO SHOPPING CENTER SIGNS, WITH A MAXIMUM AREA OF 288 SQ. FT. AND A MAXIMUM HEIGHT OF 30 FEET, AND MAY BE LOCATED:
 - ALONG ASH STREET
 - ALONG BROADWAY STREET
 - ONE FREE STANDING MONUMENT SIGN FOR FUEL CENTER WITH A MAXIMUM AREA OF 52 SQ. FT. AND MAXIMUM HEIGHT OF 10 FEET, LOCATED ALONG ASH STREET.
- DIRECTIONAL SIGNS MAY BE A MAXIMUM 32 SQ. FT. AND MAXIMUM 3 FEET IN HEIGHT, LOCATED AS SHOWN ON THE PLAN.
- WALL SIGNS MAY BE AS FOLLOWS:
 - FUEL CENTER SIGNS SHALL BE A MAXIMUM OF 188 SQ. FT. AND MAY INCLUDE THE FOLLOWING:
 - CANOPY SIGNS ON THE NORTH, SOUTH, AND WEST SIDE OF THE CANOPY.
 - WALL SIGNS ON THE EAST AND WEST SIDE OF THE KIOSK.
 - DISPENSER SIGNAGE, LOGOS, AND NUMBERING LOCATED ON ANY SIDE.
 - BUILDING WALL, CANOPY, AND AWNING SIGNS AS FOLLOWS:
 - ALL EXISTING WALL SIGNS SHALL BE GRANDFATHERED.
 - WALL SIGNS SHALL BE ALLOWED ON ALL SIDES OF THE BUILDING.
 - REPLACEMENT WALL SIGNS MAY REPLACE EXISTING SIGNS WITH EQUIVALENT AREA SIGN, IRRESPECTIVE OF TENANCY.
 - NEW WALL SIGN, NOT REPLACING EXISTING SIGNS, SHALL MEET CHAPTER 23-25.1 FOR C-3 ZONED PROPERTY WITH FRONTAGE ON A COLLECTOR STREET.
- ALL SIGNS MAY BE ILLUMINATED.

BENCH MARK

- BM - CHISELED SQUARE ON THE SOUTHEAST CORNER OF THE WEST VENT WELL AT THE NORTH SIDE OF SHELTER INSURANCE MAIN BUILDING (1817 WEST BROADWAY) (NOT ACCESSIBLE) ELEVATION = 765.75
- TBM - CHISELED SQUARE ON THE WEST SIDE OF A CONCRETE LIGHT STANDARD BASE LOCATED 200 FEET EAST AND 90 FEET SOUTH OF THE SOUTHWEST CORNER OF GERBES. ELEVATION = 773.91

STORM WATER NOTE

IN ACCORDANCE TO CITY CODE OF ORDINANCE SECTION 124-87(6), STORM WATER MANAGEMENT HAS BEEN PROVIDED IN ACCORDANCE WITH THE APPROVED STORM WATER MANAGEMENT PLAN, INCLUDED WITH THE MINOR AMENDMENT TO THE GERBES SUPER STORE C-P DEVELOPMENT PLAN DATED 6-1-1996, PREPARED BY CROCKETT ENGINEERING CONSULTANTS. THE REVISION TO THE SITE DOES NOT "ADVERSELY IMPACT" THE STORM WATER DISCHARGE FROM THE SITE.

ADDITIONAL STORM WATER MANAGEMENT HAS BEEN PROVIDED TO MEET THE REQUIREMENTS OF THE PUBLIC WORKS DIRECTOR DUE TO THE DOWN STREAM CRITICAL LOCATION.

STREAM BUFFER NOTE

THIS TRACT IS 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.

CLIMAX FOREST PRESERVATION NOTE

THIS SITE DOES NOT CONTAIN CLIMAX FOREST AS DEFINED BY CITY ORDINANCE.

SITE LIGHTING NOTE

ALL PROPOSED SITE LIGHTING CONSTRUCTED WITH THIS PROJECT SHALL MEET CURRENT CITY OF COLUMBIA SITE LIGHTING REQUIREMENTS. FUEL CENTER CANOPY LIGHTING SHALL BE DIMMED TO SECURITY LEVELS AFTER HOURS.

HOURS OF OPERATION NOTE

GERBES FUEL CENTER MAY BE:

- OPENED WITH ATTENDANT FROM 6AM TO 10 PM.
- OPENED WITH PAY AT PUMP ONLY FROM 10PM TO 1 AM AND SHALL BE CLOSED FROM 1AM TO 6AM.

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

ROBERT MCDAVID, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK

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

DR. RAMAN PURI, CHAIRPERSON

UTILITY NOTES

THE LOCATIONS, SIZES, AND MATERIAL TYPES OF UNDERGROUND UTILITIES INDICATED ON THE PLAT, NOT VISIBLE OR APPARENT FROM THE SURFACE, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS FROM A MISSOURI ONE CALL SYSTEM LOCATE, OR UTILITY COMPANY RECORDS AND HAVE NOT BEEN VERIFIED IN THE FIELD. UNDERGROUND UTILITY SERVICES TO BUILDINGS HERE, NOT LOCATED. UNDERGROUND ELECTRIC TO LIGHT STANDARDS, WAS NOT LOCATED.

WATER

CITY OF COLUMBIA WATER & LIGHT DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: JOE STROTHMAN 573-874-6308
8" PVC AT NORTHEAST CORNER OF GERBES
12" CI ALONG THE NORTH SIDE OF WEST ASH STREET
10" CI ALONG THE SOUTH SIDE OF WEST BROADWAY

ELECTRIC

CITY OF COLUMBIA WATER & LIGHT DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: DAN CLARK 573-874-7738
AS SHOWN

GAS

AMEREN MISSOURI
2001 MAGUIRE BOULEVARD
COLUMBIA, MISSOURI 65201
CONTACT: BRUCE DARR 573-876-3030
4" PLASTIC ALONG THE NORTH SIDE OF WEST ASH STREET
6" PLASTIC ALONG THE SOUTH SIDE OF WEST BROADWAY
2" PLASTIC IN ATKINS DRIVE
2" PLASTIC ALONG THE WEST SIDE OF THE SITE

TELEPHONE

CENTURYLINK
625 E. CHERRY STREET
COLUMBIA, MISSOURI 65201
CONTACT: TIM GISHMAN 573-886-3505
AS SHOWN

TELEVISION

MEDIA.COM
901 N. COLLEGE AVENUE
COLUMBIA, MISSOURI 65201
CONTACT: BOB BOMER 573-443-1536
AS SHOWN

SANITARY SEWER

CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: STEVE HUNT 573-874-7250
AS SHOWN

STORM SEWER

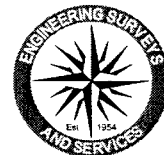
CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT
P.O. BOX 6015
COLUMBIA, MISSOURI 65205
CONTACT: TOM WELLMAN 573-874-7250
AS SHOWN

SURVEY CONTROL POINTS

POINT #	NORTH	EAST	ELEVATION	DESCRIPTION
CP234	1284.41	2285.99	772.16	DRILL HOLE
CP235	934.74	2276.97	771.34	DRILL HOLE
CP434	953.00	2060.33	770.32	DRILL HOLE

SHEET INDEX

	COVER
GC.01	CITY PLAN
LS.01	LANDSCAPE PLAN
LI.01	SITE LIGHTING PLAN
LI.11	SITE LIGHTING DETAILS



Engineering Surveys and Services
Consulting Engineers, Surveyors and Land Surveyors
Licensed Professional Engineers
1113 E. 9th Street, Columbia, Missouri 65201
573-447-2446 - www.ESS-LLC.com
Other Offices:
Jefferson City, Missouri - Sedalia, Missouri
Missouri Engineering Corporation / 20400016

MAJOR REVISION TO
C-P DEVELOPMENT PLAN
BROADWAY SHOPPING CENTER
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE #14-134

THIS DOCUMENT WAS INTENDED TO BE DIGITALLY SIGNED. IF SIGNATURE AND VALIDATION ARE NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

Date
JULY 14, 2014

Revised
SEPTEMBER 4, 2014

Design: ZKT Drawn: JCB

COVER

Sheet

C0.01

ES&S PROJECT NO. 12583

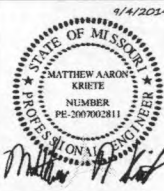
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Consulting Engineers, Scientists, and Land Surveyors
Analytical and Material Laboratories
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313-447-2640 • www.ES&S.biz
Other Offices:
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Missouri Engineering Corporation #20405018

MAJOR REVISION TO
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BROADWAY SHOPPING CENTER
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE #14-14

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MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-200700281

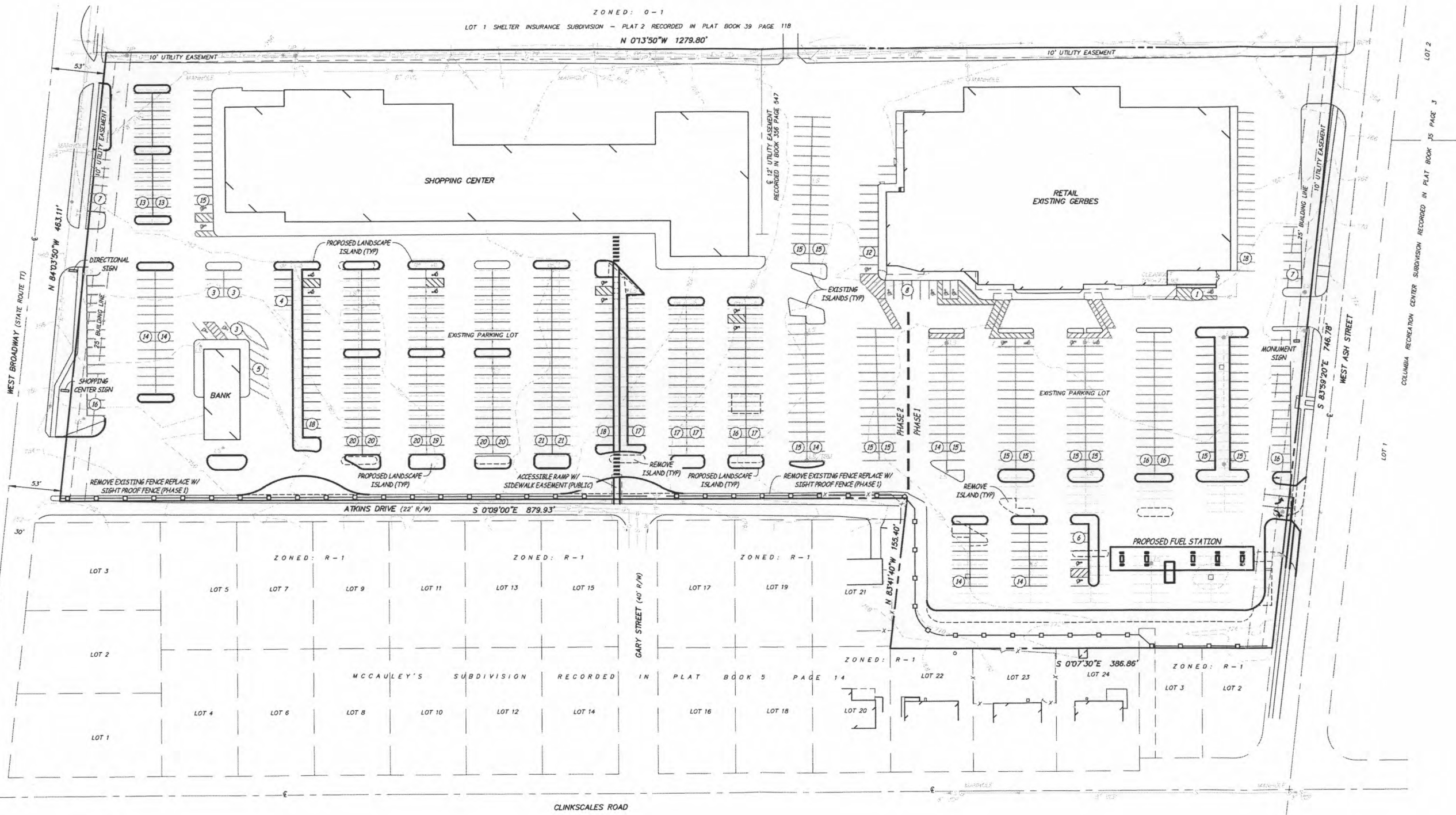
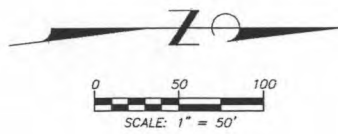
Date
JULY 14, 2014

Revised
SEPTEMBER 4, 2014

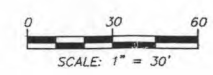
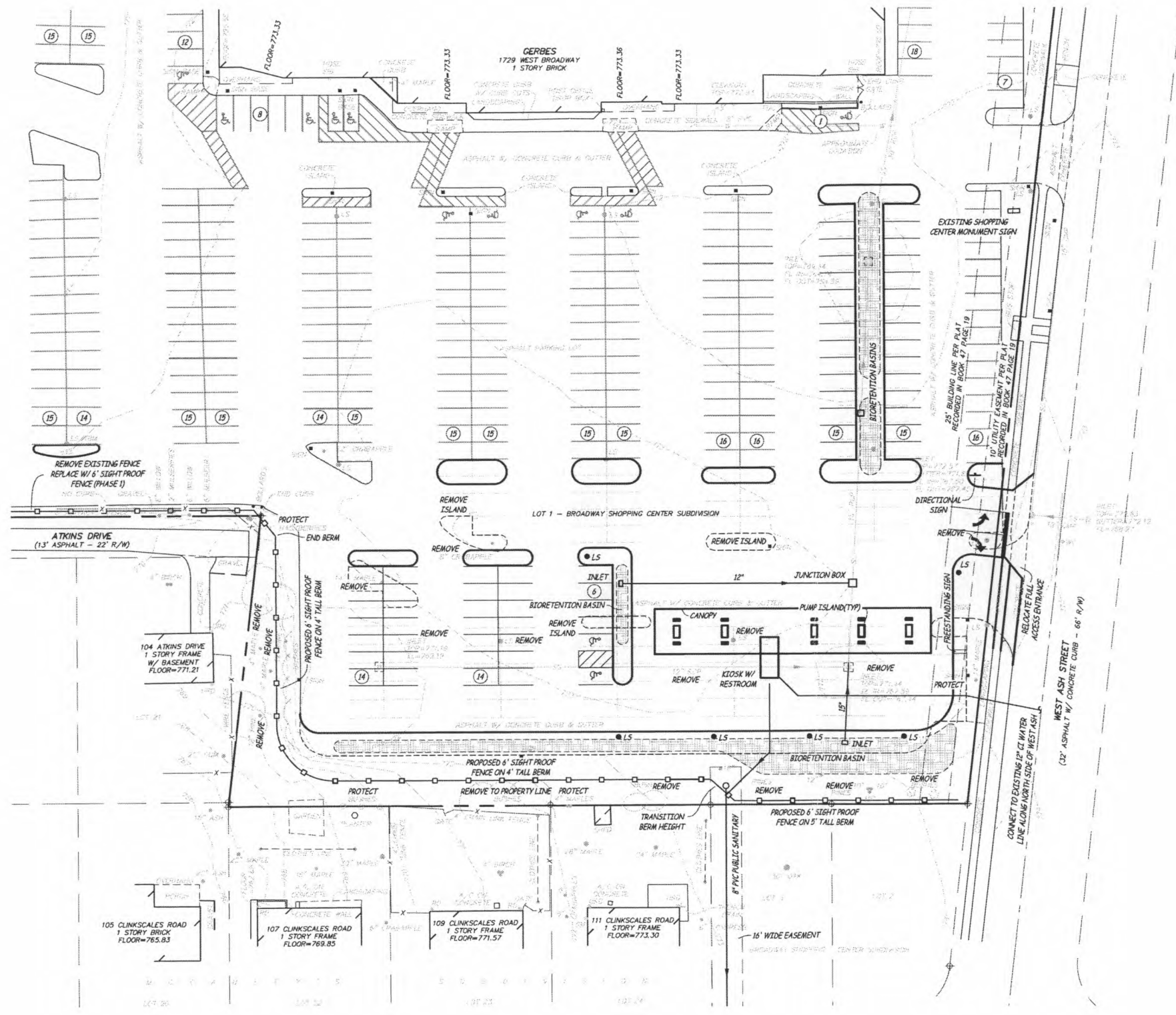
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SITE PLAN
Sheet
C1.01

ES&S PROJECT NO. 12583



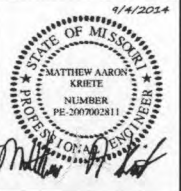
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Other Offices:
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Missouri Engineering Corporation # 000005018

MAJOR REVISION TO
C-P DEVELOPMENT PLAN
BROADWAY SHOPPING CENTER
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE #14-134

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MATTHEW A. KRIETE
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PE-2007002811

Date
JULY 14, 2014

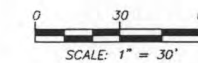
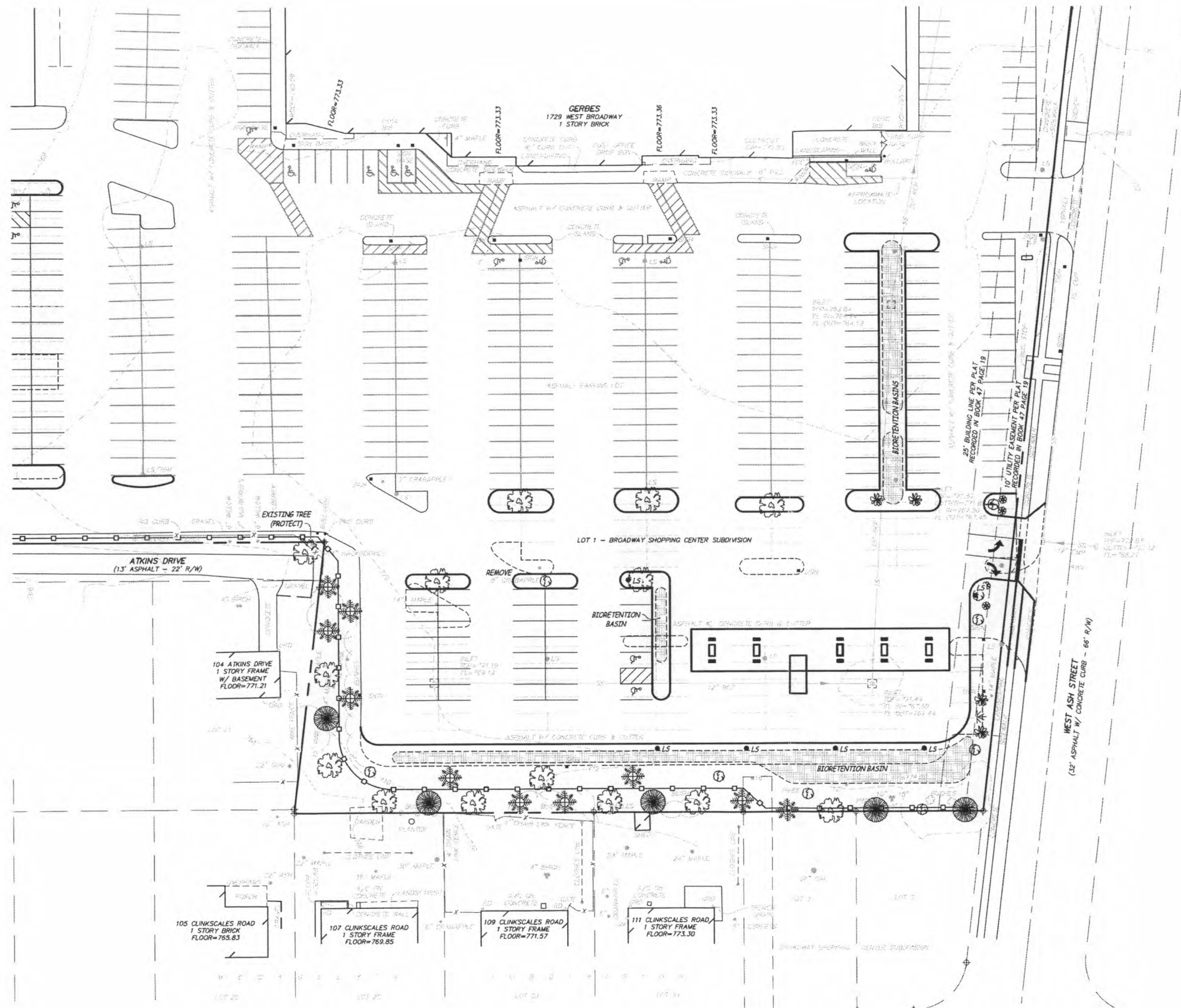
Revised
SEPTEMBER 4, 2014

Design: ZKT Drawn: JCB

SITE PLAN

Sheet

C1.02



LANDSCAPE LEGEND

NEW TREES		
4		PERENNIAL
4		SMALL DECIDUOUS SHRUB
13		MEDIUM TO LARGE SHADE TREE
10		SMALL OR ORNAMENTAL TREE
10		EVERGREEN TREE
1		ORNAMENTAL GRASSES
5		LARGE DECIDUOUS SHRUB

NOTE: A TOTAL OF 9 EXISTING TREES WILL BE REMOVED. A MINIMUM OF 32 TREES WILL BE PLANTED.



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MAJOR REVISION TO
C-P DEVELOPMENT PLAN
BROADWAY SHOPPING CENTER
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE #14-134

Date
JULY 14, 2014

Revised
SEPTEMBER 4, 2014

Design: ZKT Drawn: JCB

CONCEPTUAL
LANDSCAPE PLAN

Sheet

LS1.01

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ESS PROJECT NO. 12583



LUMINAIRE SCHEDULE

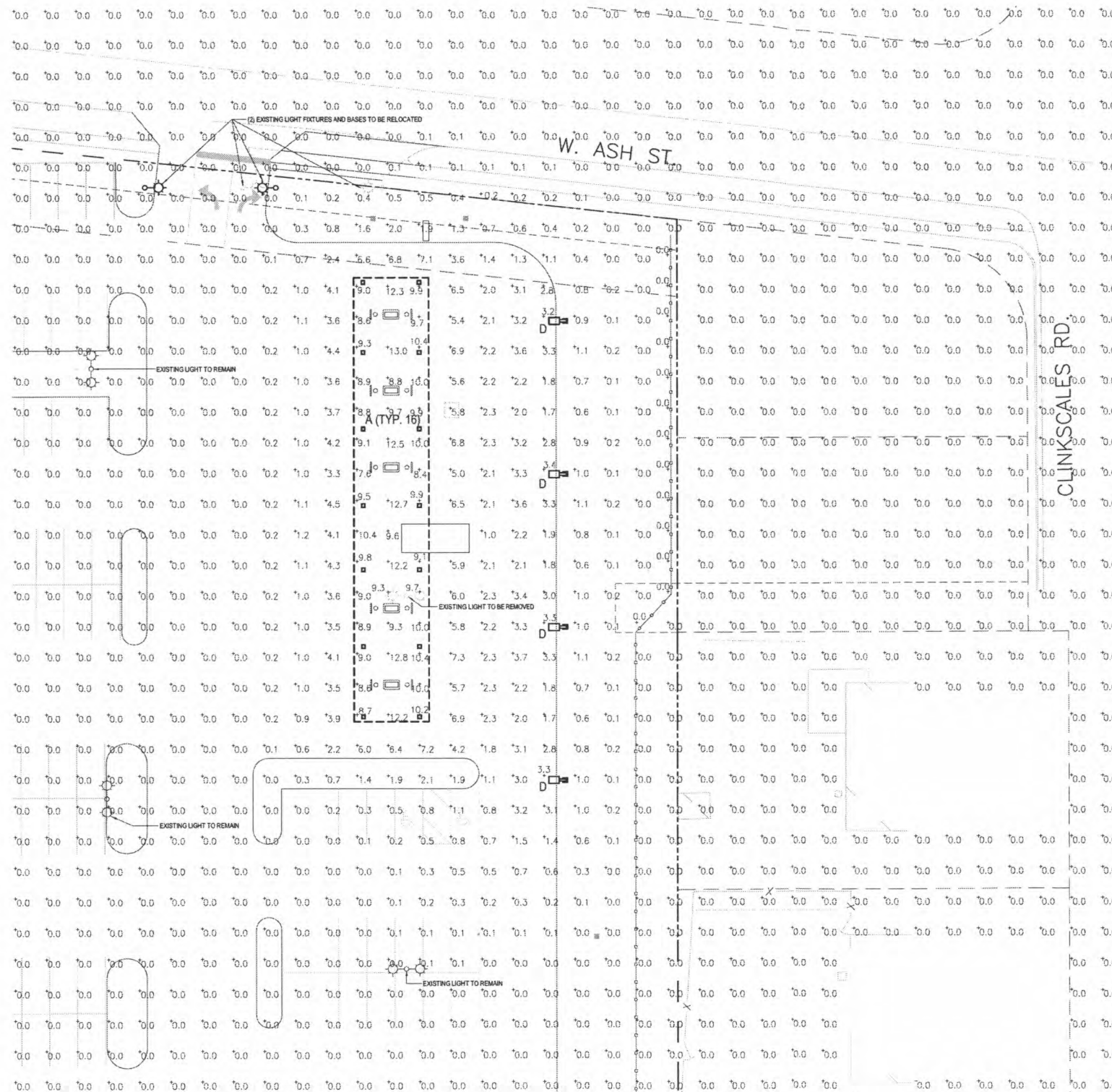
SYMBOL	QTY	LABEL	LUMENS	LLF	WATTS	MODEL NUMBER	DESCRIPTION
	16	A	4958	1.0	60	CRO2-S-LED-50-CW-UE	LSI LIGHTING, CROSSOVER LEGACY SERIES, LOW WATT, FLAT LENS, FULL CUTOFF LED CANOPY FIXTURE
	4	D	4871	1.0	76	XPT53-FT-LED-63-SS-CW-UE-HSS-BRZ	LSI LIGHTING, PATRIOT SMALL LED SERIES, 63 DIODE, FORWARD THROW, FLAT LENS, COOL WHITE, SINGLE HEAD AREA SITE FIXTURE WITH REAR MOUNTED SHIELD, MOUNTED ON 14'-8" POLE SEE SHEET A3 FOR POLE BASE

SEE SHEET L1.1 FOR MANUFACTURER CUT SHEETS

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN	MAX/MIN
PUMP ISLAND AREA (LIGHT SURROUNDS)	FC	9.93	13.0	7.6	1.71
PROPERTY LINE-EAST	FC	0.00	0.0	0.0	N.A.
PROPERTY LINE-SOUTH	FC	0.00	0.0	0.0	N.A.
PROPERTY LINE-NORTH	FC	0.05	0.3	0.0	N.A.

DRIVENWAY (LIGHT SURROUNDS) CALCULATIONS ASSUMED TO BE WITHIN TABLE 29-30.1(b) SINCE EXISTING FIXTURES ARE TO REMAIN. ILLUMINANCE ADDED TO EXISTING LEVELS WILL NO ADVERSELY AFFECT EXISTING LEVELS. EXISTING FIXTURES WERE NOT MODELED SINCE TYPE OF LIGHT, HEIGHT OF LIGHT, AND WATTAGE OF LAMP WAS UNAVAILABLE AT TIME OF DESIGN.



1 SITE LIGHTING PLAN
SCALE 1"=20'-0"

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NOTE TO CONTRACTOR:
THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING FEDERAL A.D.A. REQUIREMENTS. THIS SET ASSUMES THAT THERE ARE NO UNUSUAL SOIL CONDITIONS OR WIND LOADS. THE FAILURE OF THIS CONDITION MAY REQUIRE SIGNIFICANT CHANGES TO THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFORM TO ALL APPLICABLE CODES AND TO INFORM THE OWNERS/ARCHITECTS OF ANY QUESTIONS OR CLARIFICATIONS WHICH ARE DESIRED. CONTRACTORS SHALL ALSO VISIT THE SITE BEFORE BIDDING. CONTRACTORS ARE REQUIRED TO KNOW ALL OBSERVABLE CONDITIONS AND APPLICABLE CODES.

Galloway
Planning, Architecture, Engineering
5300 DTC Parkway, Suite 100
Greenwood Village, CO 80111
303.770.8804
303.770.3531
www.gallowayks.com

The Kroger Co.
Supermarket
Petroleum Group
Denver, CO 80238
Fax (303) 715-5905



REVISIONS

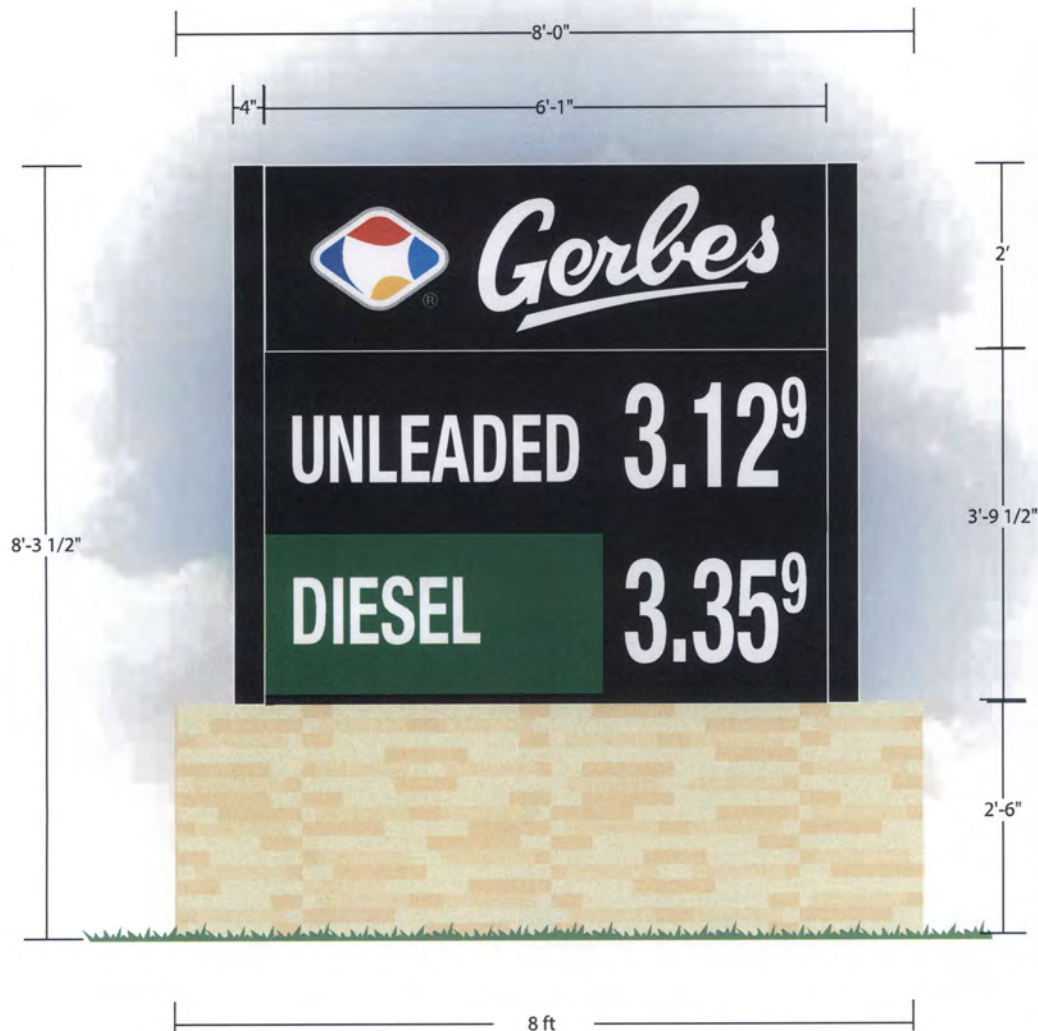
NO.	DESCRIPTION	DESIGNED BY	DATE
1	REVISION PER COMMENTS	JMG	9/7/2014

Project #: #DIL-124
Designed By: JMG
Drawn By: JMG
Checked By: MDC
Date: JULY, 2014
Scale: FULL
Disk File: KroDIL0124_LP1.X-Lite
Model: 6x1 (GD)
Address: 1729 W. Broadway
Columbia, MO

SITE LIGHTING PLAN

Drawing No.:

L1.0



CUSTOMER: GERBES
NAME: RUSSELL ROBBEN
LOCATION: COLUMBIA, MO

DATE: 09/04/14
DESIGN NO.: JB-16933
ARTIST: BS

SCALE: 1/2" = 1'

SPECIFICATIONS

DOUBLE FACE, INTERNALLY ILLUMINATED, FUEL CENTER, MONUMENT SIGN CONSISTING OF THE FOLLOWING: (1) KROGER LOGO/DILLONS NAME SIGN WITH ROUTED AND PUSH THRU LOGO AND COPY (LUMINOUS NEON);(1) (2) PRODUCT, SCROLLING, GAS PRICE SIGN (SKYLINE); (1)MASONRY BASE (BY MASON)

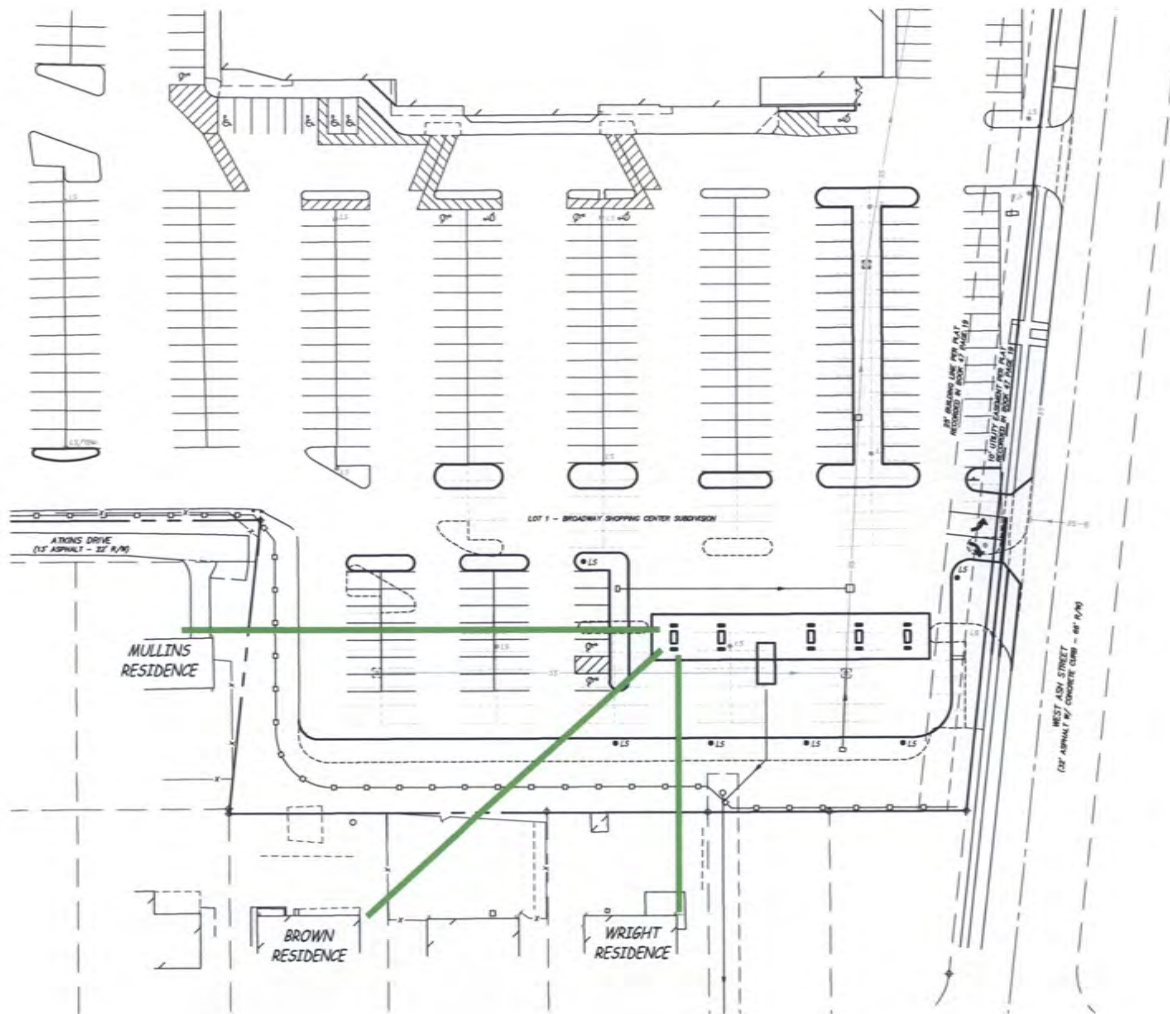
COLORS: BLACK (CABINET, REVEAL, AND CONTROL BOX), PMS 2726 BLUE VIOLET, PMS 1375 KUMQUAT ORANGE, PMS 3135 TURQUOISE, 3630-22 BLACK, 3630-33 RED, 3630-121 METALLIC SILVER
 • FONT: CUSTOMER LOGO, HELVETICA

APPROVED:

DATE:

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0 30 60
SCALE: 1" = 30'



Engineering, Surveys and Services
 A Professional Engineering Firm
 1111 Ivy Street, Columbia, Missouri 65201
 573-447-1800 • www.esss.com
 Michael J. Smith, P.E.
 Missouri Engineering Corporation # 000001914

BROADWAY SHOPPING CENTER
 COLUMBIA, BOONE COUNTY, MISSOURI
 CITY OF COLUMBIA CASE 04-14

Date
 SEPTEMBER 4, 2014

Revised

Designer: JNT Drawn: JNT

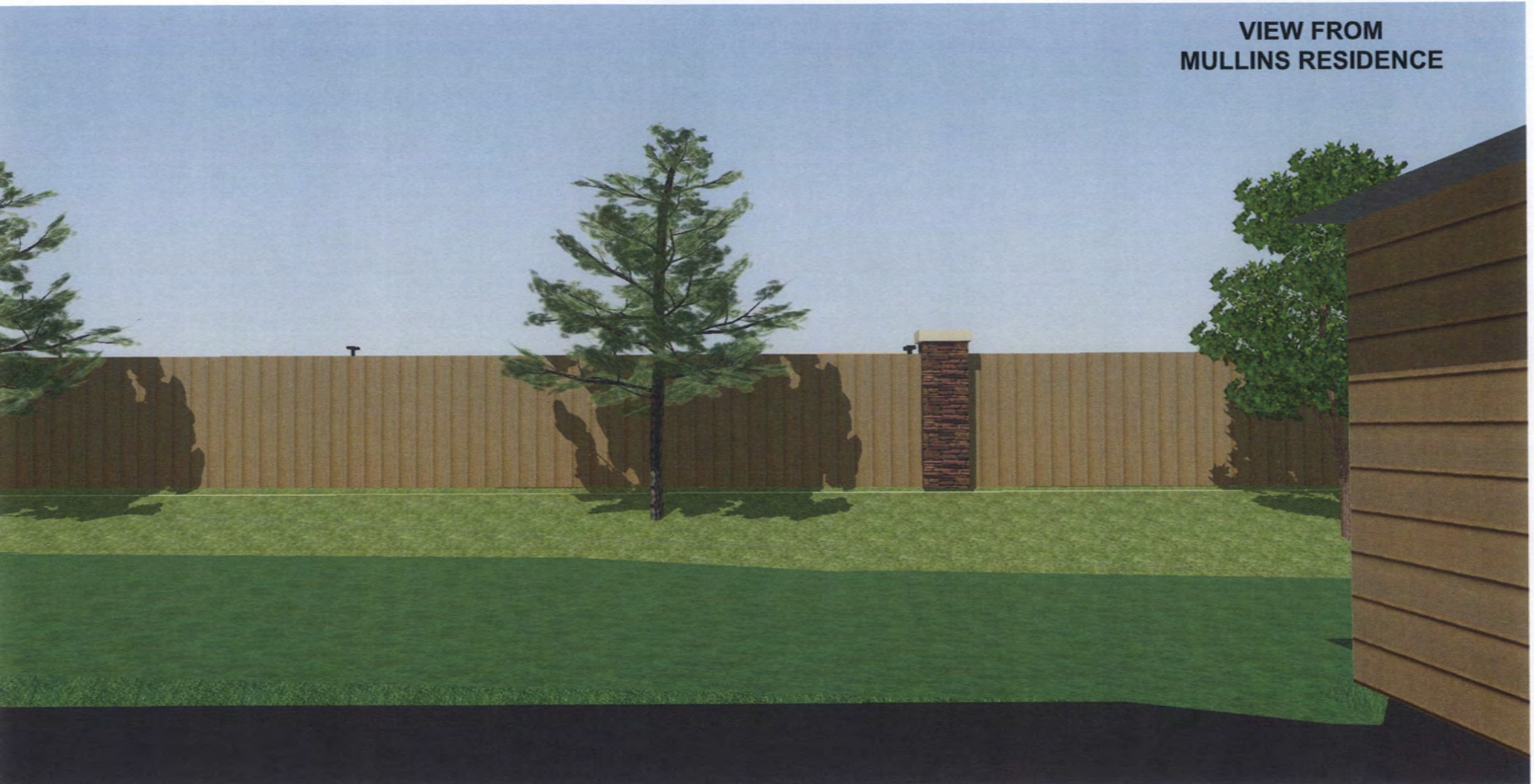
SIGHT LINES

Sheet

CI.01

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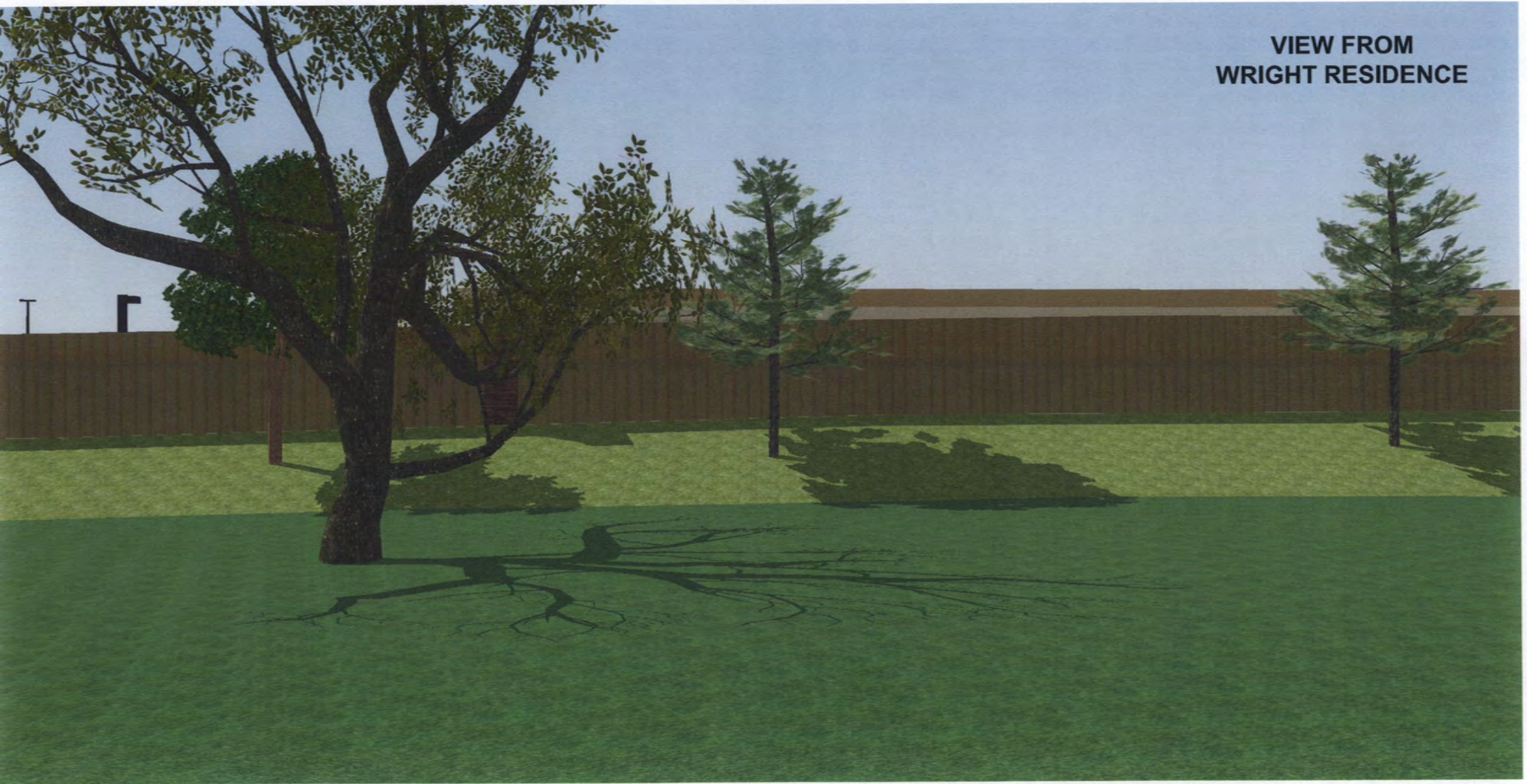
**VIEW FROM
MULLINS RESIDENCE**



**VIEW FROM
BROWN RESIDENCE**



**VIEW FROM
WRIGHT RESIDENCE**





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

September 4, 2014

Design Parameters Worksheet

For office use:

Case #:	Submission Date:	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.

As shown on C-P Plan.

3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.

See Attachment A.

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)

Shall be increased from its current 7.7% open space to 11%.

5. The maximum height and number of light poles and type of fixtures.

All new site lighting for the fuel center addition:

8 light poles, 14' tall, full cutoff fixtures;

18 canopy lights, full cutoff fixtures;

Note: Site Lighting Plan sheets L1.0 and L1.1 included with the Broadway Shopping Center Major Revision to C-P Development Plan indicate specific light fixtures. While these fixtures are intended to be installed with initial construction, they may not be the exact type of fixture used over the life of the project. All new light fixtures will comply with City of Columbia outdoor lighting ordinances current as of September, 2014.

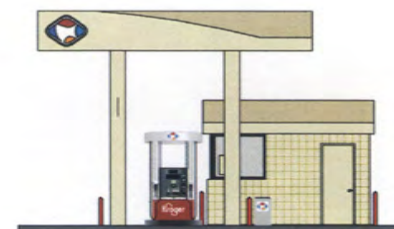
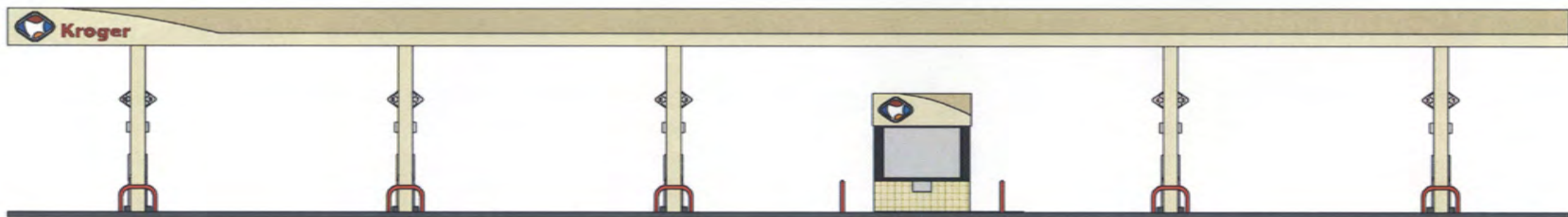
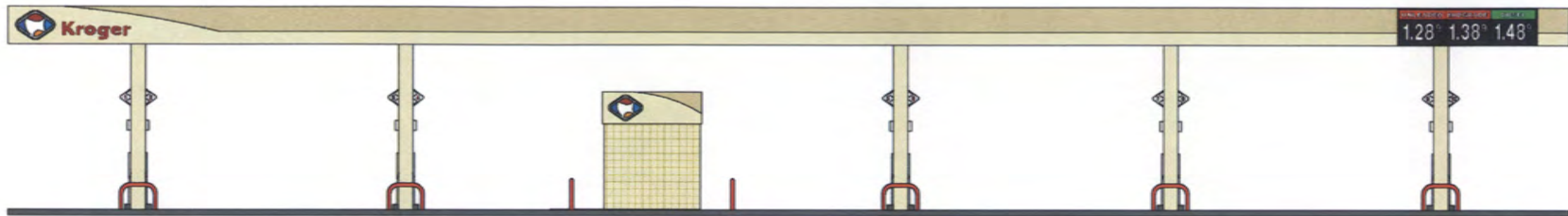
ATTACHMENT A

Design Parameters Worksheet

C-P Plan for Broadway Shopping Center

September 4, 2014

3. *The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.*
1. Free standing monument signs shall be as follows:
 - a.) Two shopping center signs, with a maximum area of 288 sq. Ft. and a maximum height of 30 feet, and may be located:
 - i.) Along ash street
 - ii.) Along Broadway street
 - b.) One free standing monument sign for fuel center with a maximum area of 52 sq. Ft. And maximum height of 10 feet, located along Ash Street.
2. Directional signs may be a maximum 32 sq. Ft. And maximum 3 feet in height, located as shown on the plan.
3. Wall signs may be as follows:
 - a.) Fuel center signs shall be a maximum of 188 sq. Ft. And may include the following:
 - i) Canopy signs on the north, south, and west side of the canopy.
 - ii) Wall signs on the east and west side of the kiosk.
 - iii) Dispenser signage, logos, and numbering located on any side.
 - b.) Building wall, canopy, and awning signs as follows:
 - i) All existing wall signs shall be grandfathered.
 - ii) Wall signs shall be allowed on all sides of the building.
 - iii) Replacement wall signs may replace existing signs with equivalent area sign, irrespective of tenancy.
 - iv) New wall sign, not replacing existing signs, shall meet chapter 23-25.1 for c-3 zoned property with frontage on a collector street.
4. All signs may be illuminated.



Scale: 3/32"=1'-0"

This is a three inch scale to confirm size of document



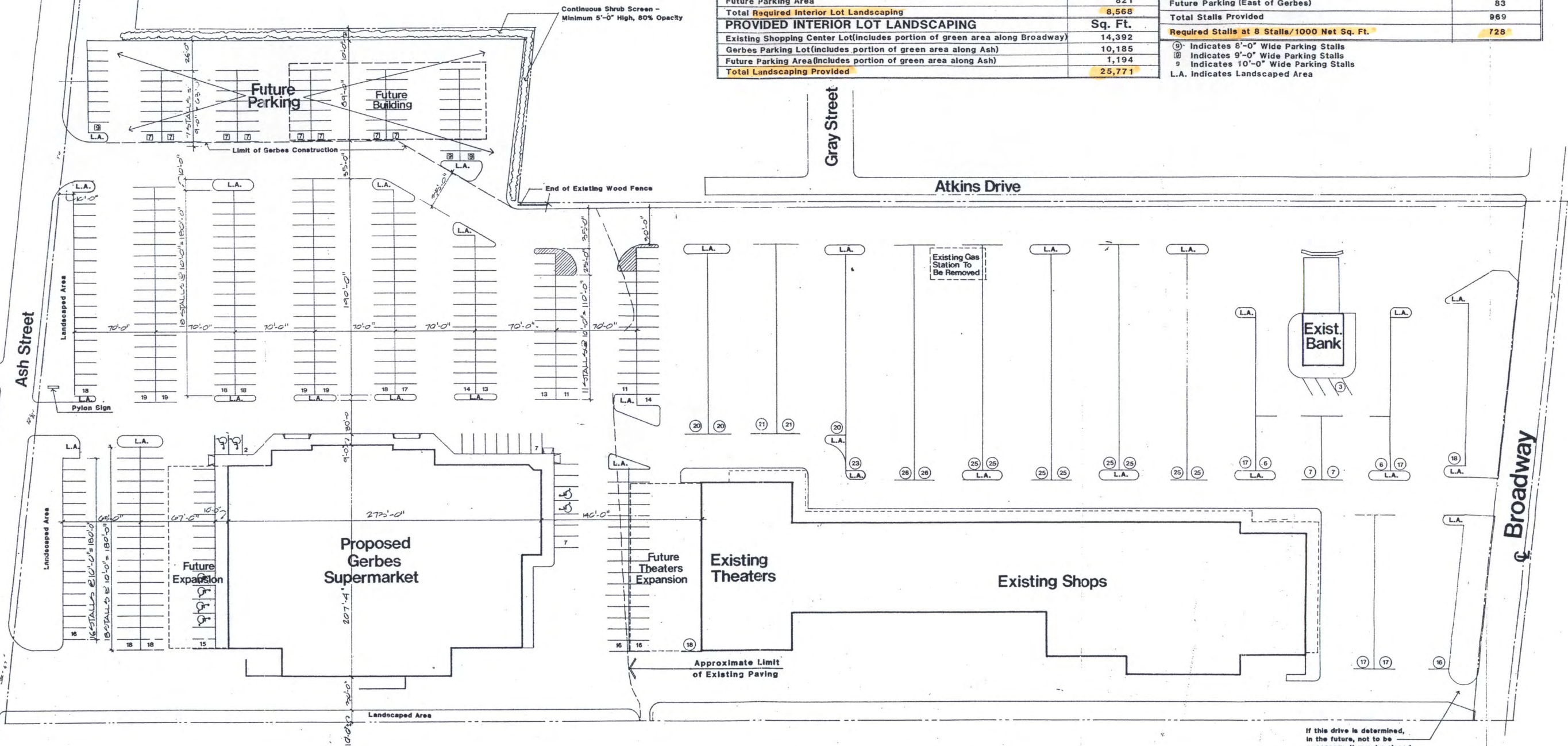
Clinkscapes

SCHEDULE OF INTERIOR LOT LANDSCAPING

INTERIOR PARKING LOT AREA	Sq. Ft.
Existing Shopping Center Lot	228,810
Gerbes Parking Lot	158,560
Future Parking Area	41,030
Total Interior Parking Lot Area	428,400
REQUIRED INTERIOR LOT LANDSCAPING (2% OF LOT)	Sq. Ft.
Existing Shopping Center Lot	4,576
Gerbes Parking Lot	3,171
Future Parking Area	821
Total Required Interior Lot Landscaping	8,568
PROVIDED INTERIOR LOT LANDSCAPING	Sq. Ft.
Existing Shopping Center Lot (includes portion of green area along Broadway)	14,392
Gerbes Parking Lot (includes portion of green area along Ash)	10,185
Future Parking Area (includes portion of green area along Ash)	1,194
Total Landscaping Provided	25,771

SCHEDULE OF BUILDING AREAS AND PARKING

NET BUILDING AREA	Sq. Ft.
Existing Shopping Center & Bank	50,945
Gerbes Store (Gross Area Less Storage Area)	39,956
Total Area	90,901
PARKING	Stalls
Existing Parking Less Landscaping	526
Parking Expansion (Gerbes Area)	356
Future Parking (East of Gerbes)	83
Total Stalls Provided	969
Required Stalls at 8 Stalls/1000 Net Sq. Ft.	728



SITE PLAN

Scale: 1" = 40'



north



**SHELTER
INSURANCE
COMPANIES**

Madison M. Moore
Executive Vice President
(573) 214-6524
mmoore@shelterinsurance.com

September 4, 2014

Honorable Mayor and City Council:

During the City's plan review of the amendment to the Gerbes Super Store C-P development plan, the traffic flow in the area of West Ash Street and Clinkscates Road has been reviewed by CBB traffic engineers and by City traffic engineers.

It has been determined that, at some point in the future, it may be necessary to construct improvements at the intersection of West Ash Street and Clinkscates Road.

Shelter Enterprises, LLC owns two residentially zoned lots at the southwest corner of this intersection. During the process of platting these two lots, Shelter Enterprises, LLC dedicated an additional thirteen (13) feet of public right-of-way along Clinkscates Road and along West Ash Street.

If this additional right-of-way is not sufficient for the proposed improvements to the intersection, Shelter Enterprises, LLC would be willing to dedicate a portion of Lots 2 and 3 of Broadway Shopping Center Subdivision, as a street easement for intersection improvements.

Shelter Enterprises, LLC, will grant this easement after the City Council has approved the major revision to the C-P development plan of the Gerbes Super Store, and as soon as they are furnished with a plan for the intersection that shows an equitable solution to the traffic problems.

Thank you for your consideration of the Gerbes Super Store C-P Development plan revision.

Yours truly,

A handwritten signature in black ink, appearing to read "M. Moore".

Madison M. Moore, Member
Shelter Enterprises, LLC

CUSTOMER COMMENTS
REGARDING THE GERBES FUEL CENTER OFF PARIS ROAD
AND THE DESIRE TO ADD A FUEL CENTER TO THE
BROADWAY SHOPPING CENTER SITE

November 2013 through June 2014

Gerbes (1729 W. Broadway)

Comments: 11/5/2013 - 6/27/2014

Comment Date	Unit	Survey Item	Comment Text	Overall Store OSAT	VisitDate
11/5/2013 3:05:00 PM	6150124 - COLUMBIA	Fuel Station Comments	Got cheap gas	Highly Satisfied	11/5/2013 10:08:00 AM
11/11/2013 4:13:33 PM	6150124 - COLUMBIA	Fuel Station Comments	love the fuel points	Highly Satisfied	11/11/2013 12:20:00 PM
11/13/2013 8:48:22 AM	6150124 - COLUMBIA	Fuel Station Comments	I used the new location at 2900 Paris Rd. Columbia, Mo.	Highly Satisfied	11/12/2013 5:00:00 PM
11/17/2013 3:18:42 PM	6150124 - COLUMBIA	Fuel Station Comments	This is a new, added bonus to shopping Gerbes.	Highly Satisfied	11/16/2013 10:15:00 AM
11/19/2013 9:57:42 PM	6150124 - COLUMBIA	Fuel Station Comments	It was the station on Paris road, forfor the name but employees were extremely friendly and helpful.	Highly Satisfied	11/19/2013 7:16:00 PM
11/21/2013 4:47:03 PM	6150124 - COLUMBIA	Fuel Station Comments	The attendant was right there the first time I visited the gas station to assist me and was very pleasant and helpful. I had no problem taking advantage of the discounted fuel the next time I visited. I will be back, if I am on that side of town. I would love it if you could build one at the Gerbes on Broadway here in Columbia, MO.	Satisfied	11/21/2013 2:36:00 PM
11/25/2013 2:46:42 PM	6150124 - COLUMBIA	Fuel Station Comments	fuel station is located on Paris Rd.- the store on Broadway does not have one.	Highly Satisfied	11/24/2013 4:25:00 PM
12/2/2013 10:12:49 PM	6150124 - COLUMBIA	Fuel Station Comments	Love that there are workers to assist with any questions and their politeness!!--Love getting the discounts based on money spent on all food not just certain items like at HyVee	Highly Satisfied	11/26/2013 3:13:00 PM
12/5/2013 9:20:17 PM	6150124 - COLUMBIA	Fuel Station Comments	Wish the discount were better than 2 centsgal.	Highly Satisfied	12/5/2013 3:15:00 PM
12/8/2013 2:28:13 PM	6150124 - COLUMBIA	Fuel Station Comments	Awesome.	Highly Satisfied	12/7/2013 7:53:00 PM
12/18/2013 10:48:41 AM	6150124 - COLUMBIA	Fuel Station Comments	"Brand new. Nice, clean station.Can't remember the brand name. It was raining at the time, and I didn't spend any time looking up at the sign.It's the only one in Columbia, MO connected with a Gerbes Store.I'll go back, when I need gas."	Highly Satisfied	12/17/2013 2:49:00 PM
12/20/2013 3:40:34 PM	6150124 - COLUMBIA	Fuel Station Comments	THEY WERE VERY HELPFUL	Satisfied	12/18/2013 3:49:00 PM
12/24/2013 12:04:07 AM	6150124 - COLUMBIA	Fuel Station Comments	I got fuel at the Paris Rd location as that is the only location for Gerbes	Highly Satisfied	12/18/2013 3:26:00 PM
12/26/2013 8:40:11 AM	6150124 - COLUMBIA	Fuel Station Comments	Please stop making attendants stand outside in the cold - we can ask if we need help.	Highly Satisfied	12/24/2013 11:18:00 AM
1/10/2014 10:12:08 PM	6150124 - COLUMBIA	Fuel Station Comments	Everyone very helpful when purchasing fuel. Like that we get at least 2 cents off anyway by using gerbes card.	Highly Satisfied	1/4/2014 4:03:00 PM
1/22/2014 3:51:04 PM	6150124 - COLUMBIA	Fuel Station Comments	The idea of being able to purchase different items in the store instead of certain items is a plus and this is an additional benefit of shopping at Gerbes. The fuel station was easy to use in addition to redeeming your discounted fuel.	Highly Satisfied	1/21/2014 5:32:00 PM
1/23/2014 3:40:51 PM	6150124 - COLUMBIA	Fuel Station Comments	It was clean, very well lit, and and just nice.	Highly Satisfied	1/23/2014 1:25:00 PM
2/9/2014 12:35:08 PM	6150124 - COLUMBIA	Fuel Station Comments	This station is too far out of the way to use it as often as I would like. Need another station close to the Gerbes on Broadway.	Highly Satisfied	2/8/2014 3:45:00 PM
2/10/2014 9:20:13 AM	6150124 - COLUMBIA	Fuel Station Comments	great price	Highly Satisfied	2/8/2014 2:38:00 PM

2/12/2014 9:27:55 AM	6150124 - COLUMBIA	Fuel Station Comments	The first time I used the pump it did not give me my discount but I tried it again about a month later and the discount was applied.	Highly Satisfied	2/11/2014 5:11:00 PM
2/12/2014 3:26:02 PM	6150124 - COLUMBIA	Fuel Station Comments	Only one of our Gerbes has a gas station.	Satisfied	2/12/2014 8:51:00 AM
2/13/2014 10:09:22 AM	6150124 - COLUMBIA	Fuel Station Comments	We only have one gas station and its at the paris rd location. i wish it was a little easier paying with cash and points. since its not a pre pay station	Highly Satisfied	2/12/2014 7:57:00 AM
2/17/2014 10:36:00 AM	6150124 - COLUMBIA	Fuel Station Comments	I appreciate being able to get fuel discounts by redeeming my Gerbes points.	Highly Satisfied	2/16/2014 11:54:00 AM
2/17/2014 12:10:26 PM	6150124 - COLUMBIA	Fuel Station Comments	I am only aware of one Gerbes fuel station and it is 4 miles from my house on Paris road. If there is another fuel station, i would like to know where it is located.	Satisfied	2/12/2014 12:26:00 PM
2/18/2014 6:18:42 PM	6150124 - COLUMBIA	Fuel Station Comments	The fuel station I use located on Paris Road, Columbia, Missouri is always crowded and often times very difficult to get in and out of the fuel station. Extreme caution is always very necessary.	Highly Satisfied	2/15/2014 10:50:00 AM
2/20/2014 10:08:18 PM	6150124 - COLUMBIA	Fuel Station Comments	Easy and good quality	Highly Satisfied	2/20/2014 9:29:00 PM
2/25/2014 1:38:41 PM	6150124 - COLUMBIA	Fuel Station Comments	"There isn't a fuel station at the Broadway St. Gerbes, but there is one at the Paris Rd. Gerbes."	Satisfied	2/23/2014 2:40:00 PM
2/26/2014 10:05:02 PM	6150124 - COLUMBIA	Fuel Station Comments	would like prices kept as low as possbile and like the assistance available we needed--everyone very nice!	Satisfied	2/20/2014 12:34:00 PM
2/27/2014 10:12:26 PM	6150124 - COLUMBIA	Fuel Station Comments	"It is a great program and much better than HyVee's Grocery Store fuel program. HyVee only gives it customers on select grocery items."	Highly Satisfied	2/26/2014 5:44:00 PM
2/28/2014 1:40:36 PM	6150124 - COLUMBIA	Fuel Station Comments	It has a friendly staff.	Highly Satisfied	2/27/2014 7:49:00 PM
3/1/2014 8:48:33 AM	6150124 - COLUMBIA	Fuel Station Comments	Way too busy and location is not very good for me. Hurry with a station on Broadway!!	Satisfied	2/28/2014 2:45:00 PM
3/1/2014 9:12:30 AM	6150124 - COLUMBIA	Fuel Station Comments	Seems to be a quality product	Satisfied	2/23/2014 10:50:00 AM
3/1/2014 9:47:32 AM	6150124 - COLUMBIA	Fuel Station Comments	Very well lit, and easy to use.	Satisfied	2/22/2014 4:46:00 PM
3/1/2014 3:50:58 PM	6150124 - COLUMBIA	Fuel Station Comments	Best gas prices.	Highly Satisfied	2/28/2014 9:34:00 AM
3/1/2014 6:19:07 PM	6150124 - COLUMBIA	Fuel Station Comments	I like the Dillon station because they offer 89 octane. Some stations are only offering 87 octane at this time.	Satisfied	3/1/2014 12:08:00 PM
3/2/2014 1:42:37 PM	6150124 - COLUMBIA	Fuel Station Comments	It was quick and easy.	Highly Satisfied	3/1/2014 2:11:00 PM
3/4/2014 12:15:18 AM	6150124 - COLUMBIA	Fuel Station Comments	Second location at West Broadway Gerbes would make it more convient.	Highly Satisfied	2/25/2014 4:13:00 PM
3/4/2014 11:18:10 AM	6150124 - COLUMBIA	Fuel Station Comments	Looking forward to one being built at the West Broadway location.	Satisfied	3/1/2014 3:21:00 PM
3/5/2014 11:37:51 PM	6150124 - COLUMBIA	Fuel Station Comments	I am very satisfied with the Gerbes Fuel program.	Highly Satisfied	3/4/2014 4:07:00 PM
3/7/2014 5:07:01 PM	6150124 - COLUMBIA	Fuel Station Comments	all is well	Satisfied	3/6/2014 1:20:00 PM
3/7/2014 10:11:16 PM	6150124 - COLUMBIA	Fuel Station Comments	We enjoy gettting the points and they are easy to use.	Highly Satisfied	3/5/2014 1:40:00 PM
3/11/2014 5:39:57 PM	6150124 - COLUMBIA	Fuel Station Comments	To complicated to figure out at the pump	Highly Satisfied	3/11/2014 10:07:00 AM
3/16/2014 3:49:58 PM	6150124 - COLUMBIA	Fuel Station Comments	I like the friendly and helpful attendent	Highly Satisfied	3/14/2014 9:16:00 AM
3/17/2014 8:56:18 AM	6150124 - COLUMBIA	Fuel Station Comments	TOO FAR FROM MY USUAL GERBES STORE	Highly Satisfied	3/17/2014 8:57:00 AM
3/18/2014 2:15:06 PM	6150124 - COLUMBIA	Fuel Station Comments	Kind of wish they had a fuel station near West Broadway store location. It would be easier for me to get to!	Highly Satisfied	3/18/2014 12:07:00 PM

3/24/2014 9:28:21 AM	6150124 - COLUMBIA	Fuel Station Comments	Allow more than one 50 pt fuel allotment per week or some extra coupons for gas!!	Highly Satisfied	3/19/2014 9:02:00 PM
3/24/2014 10:21:39 AM	6150124 - COLUMBIA	Fuel Station Comments	Only one in town. A little inconvenient but the savings make it worth while.	Highly Satisfied	3/24/2014 10:13:00 AM
3/28/2014 8:03:12 PM	6150124 - COLUMBIA	Fuel Station Comments	New at paris road gerbes. Need stations at other locations.	Highly Satisfied	3/28/2014 5:54:00 PM
4/2/2014 2:45:00 PM	6150124 - COLUMBIA	Fuel Station Comments	wish more fuel stations	Satisfied	3/31/2014 2:16:00 PM
4/9/2014 7:22:53 PM	6150124 - COLUMBIA	Fuel Station Comments	THE station is on the outskirts of town. I had to ask for help at the office. The gentleman was so wonderful and friendly! He insisted on coming out to the pump and directing me through the process. I really appreciated his help and professionalism! I purchased fuel on 4/12/14 @ 10:50 a.m.	Satisfied	4/9/2014 5:01:00 PM
4/12/2014 2:21:49 PM	6150124 - COLUMBIA	Fuel Station Comments	"can't wait until the fuel pumps and renovations start at the store near me! so cool! Please correct any problems with Simply Organic being or NOT being simply organic. I want to know the truth."	Highly Satisfied	4/11/2014 11:46:00 AM
4/17/2014 12:07:50 PM	6150124 - COLUMBIA	Fuel Station Comments	We like the ideal of spending our money for food and get points for gas.	Satisfied	4/15/2014 9:44:00 PM
4/17/2014 2:00:07 PM	6150124 - COLUMBIA	Fuel Station Comments	Sure wish we had one on our side of town. This one is somewhat out of the way for me to drive to, but I still do on occasion.	Satisfied	4/11/2014 3:03:00 PM
4/23/2014 12:58:25 PM	6150124 - COLUMBIA	Fuel Station Comments	"I wish there wasn't only one in town. It is on the other side of town from where I'm usually at & rather inconvenient. "	Highly Satisfied	4/23/2014 11:40:00 AM
4/23/2014 6:12:31 PM	6150124 - COLUMBIA	Fuel Station Comments	"Have to go to Gerbes on Paris Road to get gas and redeem points. Broadway doesn't have a gas station."	Satisfied	4/23/2014 6:08:00 PM
4/23/2014 8:45:29 PM	6150124 - COLUMBIA	Fuel Station Comments	It was great -- no problems at all	Highly Satisfied	4/23/2014 11:57:00 AM
4/28/2014 4:25:42 PM	6150124 - COLUMBIA	Fuel Station Comments	I am starting to get the hang of how everything works.	Highly Satisfied	4/26/2014 5:39:00 PM
5/11/2014 9:46:34 AM	6150124 - COLUMBIA	Fuel Station Comments	I love saving money on gas because of groceries that I was already going to buy.	Highly Satisfied	5/10/2014 4:16:00 PM
5/13/2014 7:48:34 AM	6150124 - COLUMBIA	Fuel Station Comments	"can't wait until you get gas tanks at the Broadway location too!!!"	Highly Satisfied	5/12/2014 11:07:00 AM
5/15/2014 5:14:36 PM	6150124 - COLUMBIA	Fuel Station Comments	"It wasn't the station at the Broadway location as it doesn't exist. It was the Gerbes fuel station at Paris Road."	Highly Satisfied	5/14/2014 6:14:00 PM
5/16/2014 10:45:09 AM	6150124 - COLUMBIA	Fuel Station Comments	The woman was very helpful to me.	Highly Satisfied	5/16/2014 9:08:00 AM
5/21/2014 10:10:06 AM	6150124 - COLUMBIA	Fuel Station Comments	I wish we had more than one	Highly Satisfied	5/20/2014 1:39:00 PM
5/21/2014 11:33:16 AM	6150124 - COLUMBIA	Fuel Station Comments	Nice clean	Highly Satisfied	5/19/2014 5:31:00 PM
5/28/2014 8:37:54 AM	6150124 - COLUMBIA	Fuel Station Comments	Attendants are courteous and helpful.	Highly Satisfied	5/28/2014 8:19:00 AM
5/28/2014 1:34:07 PM	6150124 - COLUMBIA	Fuel Station Comments	The price with my fuel points was good.	Highly Satisfied	5/28/2014 1:02:00 PM
5/30/2014 6:42:31 AM	6150124 - COLUMBIA	Fuel Station Comments	Great service, great deal on gas with card.	Satisfied	5/29/2014 2:38:00 PM
5/31/2014 9:32:04 AM	6150124 - COLUMBIA	Fuel Station Comments	I loving getting gas here and I save money. If I need help I can ask for help.	Satisfied	5/30/2014 8:16:00 PM
5/31/2014 9:50:41 AM	6150124 - COLUMBIA	Fuel Station Comments		Highly Satisfied	5/27/2014 12:34:00 PM

6/2/2014 11:06:22 AM	6150124 - COLUMBIA	Fuel Station Comments	"It's just pretty far from where we live so we have been using it only twice per month and using all our fuel points on those two visits. Each of us has our own Gerbes card and buy large amounts of food at Gerbes."	Highly Satisfied	6/2/2014 11:08:00 AM
6/3/2014 4:13:50 PM	6150124 - COLUMBIA	Fuel Station Comments	Need a station at the Broadway location	Satisfied	6/3/2014 3:20:00 PM
6/3/2014 5:03:58 PM	6150124 - COLUMBIA	Fuel Station Comments	It is far from the Broadway store so it would be more convenient to us to have it on the west side of town.	Highly Satisfied	6/3/2014 3:17:00 PM
6/5/2014 1:04:31 PM	6150124 - COLUMBIA	Fuel Station Comments	Easy to use. Always could use deeper discounts on fuel!!!! :~:~))	Highly Satisfied	6/4/2014 1:29:00 PM
6/6/2014 7:33:40 PM	6150124 - COLUMBIA	Fuel Station Comments	very competitive	Satisfied	6/6/2014 7:20:00 PM
6/6/2014 10:23:00 PM	6150124 - COLUMBIA	Fuel Station Comments	LOVE the double fuel points and the ease of shopping on weekends for these double points and that they apply all food items not like the pickiness of HyVee	Highly Satisfied	5/31/2014 6:39:00 PM
6/10/2014 10:36:43 AM	6150124 - COLUMBIA	Fuel Station Comments	Like their gas prices.	Highly Satisfied	6/6/2014 10:07:00 AM
6/11/2014 10:22:50 AM	6150124 - COLUMBIA	Fuel Station Comments	I wish you had fuel at the Broadway Store so I wouldn't have to drive across town to get fuel.	Highly Satisfied	6/11/2014 8:11:00 AM
6/13/2014 9:23:17 PM	6150124 - COLUMBIA	Fuel Station Comments	I can't wait for the Broadway store to get its own fuel pumps!	Highly Satisfied	6/13/2014 11:27:00 AM
6/14/2014 10:22:24 PM	6150124 - COLUMBIA	Fuel Station Comments	Fuel station is on Paris Road	Highly Satisfied	6/12/2014 5:05:00 PM
6/15/2014 10:59:38 AM	6150124 - COLUMBIA	Fuel Station Comments	I wish there was another station to get gas, I had to go across town to redeem my points.	Satisfied	6/15/2014 11:05:00 AM
6/15/2014 5:04:20 PM	6150124 - COLUMBIA	Fuel Station Comments	Need a 1729 Broadway gas station	Highly Satisfied	6/13/2014 8:07:00 AM
6/20/2014 7:32:10 AM	6150124 - COLUMBIA	Fuel Station Comments	Wish you had a fuel station at the Gerbes on Broadway. We shop at this Gerbes.	Highly Satisfied	6/20/2014 7:34:00 AM
6/22/2014 10:03:02 AM	6150124 - COLUMBIA	Fuel Station Comments	get the one on west broadway built...	Highly Satisfied	6/20/2014 3:25:00 PM
6/24/2014 9:18:20 AM	6150124 - COLUMBIA	Fuel Station Comments	It is too far away to use it very often.	Highly Satisfied	6/20/2014 8:18:00 AM
6/24/2014 7:29:37 PM	6150124 - COLUMBIA	Fuel Station Comments	Brand new, clean, helpful attendants and easy to use pumps.	Highly Satisfied	6/23/2014 2:29:00 PM

Gerbes (205 E. Nifong Blvd.)

Comments: 11/5/2013 - 6/27/2014

Comment Date	Unit	Survey Item	Comment Text	Overall Store OSAT	VisitDate
12/26/2013 12:05:04 PM	6150111 - COLUMBIA	Fuel Station Comments	love it, saved lots of money So excited to be able to get this discount. For me personally, it is more difficult as the gas station in on the northeast side of town and not convenient for my location. However, it is worth saving my points and using this gas station 1-2 times per month.	Highly Satisfied	12/24/2013 9:23:00 AM
2/1/2014 11:30:20 AM	6150111 - COLUMBIA	Fuel Station Comments	"Gerbe"s gas station not only was the cheapest fuel in town but I also received fuel points when I shop at Gerbe"s. I was even able to use my key chain Gerbe"s card at the pump! Even though the Gerbe"s gas station is across town for me I will continue buying my fuel there from now on and recommend it to everyone!"	Satisfied	1/31/2014 7:06:00 PM
2/3/2014 9:24:17 AM	6150111 - COLUMBIA	Fuel Station Comments	Gerbes is my supermarket	Highly Satisfied	2/2/2014 4:44:00 PM
2/8/2014 5:36:53 PM	6150111 - COLUMBIA	Fuel Station Comments	I dislike the need to prepay with cash when I fuel up at the fuel station, which is on the other side of town from where I shop.	Satisfied	2/8/2014 5:37:00 PM
2/12/2014 8:47:16 AM	6150111 - COLUMBIA	Fuel Station Comments	I love the value. Ours gerbes station is cheaper than the other ones in town and we get to use fuel points. We go out of our way to get gas here.	Satisfied	2/11/2014 5:25:00 PM
2/13/2014 9:19:26 AM	6150111 - COLUMBIA	Fuel Station Comments	I wish it was on the south side of town. Wish there was a fuel station on the south side of Columbia and closer to my house. Thankfully this one on Paris Rd is close to my work so I can use it during my lunch hour, but would be more convenient if there was one in the south location.	Highly Satisfied	2/9/2014 9:54:00 AM
2/14/2014 4:21:38 PM	6150111 - COLUMBIA	Fuel Station Comments	All went smoothly.	Highly Satisfied	2/14/2014 12:51:00 PM
2/21/2014 12:34:07 PM	6150111 - COLUMBIA	Fuel Station Comments	Love it go out of my way to shop there.	Satisfied	2/21/2014 7:22:00 AM
3/11/2014 5:59:03 PM	6150111 - COLUMBIA	Fuel Station Comments	I wanted to pay cash and the assistantclerk was extremely friendly and helpful. She ran through the procedure with me and made me comfortable.	Highly Satisfied	3/11/2014 5:25:00 PM
3/13/2014 9:01:28 AM	6150111 - COLUMBIA	Fuel Station Comments	I love that I can use my points and the prices are lower then other places in town.	Satisfied	3/7/2014 7:24:00 PM
3/15/2014 8:50:35 PM	6150111 - COLUMBIA	Fuel Station Comments			3/14/2014 7:43:00 PM
4/10/2014 9:58:50 AM	6150111 - COLUMBIA	Fuel Station Comments			4/6/2014 10:24:00 AM

4/15/2014 8:10:14 PM	6150111 - COLUMBIA	Fuel Station Comments	The new station is at only one of the three Gerbes stores in Columbia. For me, it is an additional five-mile drive, one-way, on top of a ten-mile drive to town, one-way. I like to use it when my car is running nearly on empty and I have the time to drive the extra distance to fill up. I especially like to do this when I have accumulated enough points. The new pumps work extremely well. Sometimes your pricing has been a few cents less than other gasoline service stations, especially when the price is being changed nearly every day. This is an inducement to visit. My antique Ford Escort wagon from 1995 gets nearly 40 m.p.g. on the highway, so having a cheap good gasoline is a double winner.	Highly Satisfied	4/15/2014 7:35:00 PM
4/16/2014 8:38:36 AM	6150111 - COLUMBIA	Fuel Station Comments	"I wish there was one closer but there wasn't so I don't visit it as often as I would like. Saved .60 gallon so it was great!"	Highly Satisfied	4/13/2014 6:31:00 PM
4/20/2014 2:46:24 PM	6150111 - COLUMBIA	Fuel Station Comments	I never paid attention to the name of the fuel station, but is where we now buy our gas at the Gerbes on Paris Road in Columbia, MO	Highly Satisfied	4/18/2014 6:33:00 PM
4/22/2014 8:59:25 PM	6150111 - COLUMBIA	Fuel Station Comments	Ease of getting into and out of the pumps during peak times is frustrating due to the volume of traffic and lack of order	Neither Satisfied nor Dissatisfied	4/22/2014 8:47:00 PM
4/30/2014 4:58:56 PM	6150111 - COLUMBIA	Fuel Station Comments	No other comments at this time.	Highly Satisfied	4/29/2014 5:39:00 PM
4/30/2014 11:11:56 PM	6150111 - COLUMBIA	Fuel Station Comments	OK experience	Highly Satisfied	4/30/2014 9:32:00 PM
5/7/2014 2:55:17 PM	6150111 - COLUMBIA	Fuel Station Comments	Always have good experience	Highly Satisfied	5/7/2014 2:55:00 PM
5/9/2014 9:04:11 PM	6150111 - COLUMBIA	Fuel Station Comments	Have to prepay to use the fuel points. Wish this could be done at the pump.	Satisfied	5/8/2014 3:10:00 PM
5/10/2014 12:23:06 AM	6150111 - COLUMBIA	Fuel Station Comments	experienced NO problems	Highly Satisfied	5/6/2014 9:58:00 PM
5/15/2014 9:20:29 PM	6150111 - COLUMBIA	Fuel Station Comments	I wish there was a closer option. The only place in town I can use my points is as far away as you can go and still be in the same town.	Highly Satisfied	5/15/2014 8:53:00 PM
5/19/2014 12:21:19 PM	6150111 - COLUMBIA	Fuel Station Comments	"I did loss points because I didn't understand how this worked it was my first time"	Highly Satisfied	5/18/2014 4:36:00 PM
5/20/2014 9:30:56 PM	6150111 - COLUMBIA	Fuel Station Comments	Good price on gas!	Highly Satisfied	5/20/2014 8:59:00 PM
5/24/2014 7:02:38 AM	6150111 - COLUMBIA	Fuel Station Comments	Friendly people good prices. I have took this survey at least 5 times have not received any 50 point gas credits as of yet.	Highly Satisfied	5/23/2014 1:00:00 PM
6/11/2014 11:24:16 AM	6150111 - COLUMBIA	Fuel Station Comments	Thanks for having the fuel points!	Highly Satisfied	6/11/2014 10:56:00 AM
6/11/2014 2:25:37 PM	6150111 - COLUMBIA	Fuel Station Comments	Gerbes/Kroger fuel	Satisfied	6/8/2014 5:46:00 PM
6/12/2014 7:41:55 PM	6150111 - COLUMBIA	Fuel Station Comments	This is a new fuel station in our community. They assisted me one time to learn how to use the pumps and they are always cheaper on their gasoline price than other gas outlets.	Highly Satisfied	6/11/2014 10:02:00 AM
6/19/2014 10:08:12 PM	6150111 - COLUMBIA	Fuel Station Comments	Was happy to see that the regular price of the gas was 10 cents cheaper that other stations in town.	Highly Satisfied	6/19/2014 4:27:00 PM

6/24/2014 5:45:45 PM	6150111 - COLUMBIA	Fuel Station Comments	In addition to redeeming fuel points, your station has the lowest price per gallon on regular fuel in the area. So it is a double win for us.	Highly Satisfied	6/24/2014 5:05:00 PM
6/26/2014 12:45:47 PM	6150111 - COLUMBIA	Fuel Station Comments	The guy a the gas station was very nice	Highly Satisfied	6/24/2014 3:39:00 PM

Gerbes (2900 Paris Rd)

Comments: 11/5/2013 - 6/27/2014

Comment Date	Unit	Survey Item	Comment Text	Overall Store OSAT	VisitDate
11/10/2013 4:48:17 PM	6150125 - COLUMBIA	Fuel Station Comments	It was convenont	Highly Satisfied	11/10/2013 4:10:00 PM
11/12/2013 5:54:41 PM	6150125 - COLUMBIA	Fuel Station Comments	It was great to be able to save a little extra on fuel Will be using our Plus card here often	Highly Satisfied	11/12/2013 5:20:00 PM
11/14/2013 3:36:38 AM	6150125 - COLUMBIA	Fuel Station Comments	Love the station!! Gas prices are just as low as other stations!! And the coupons are very helpful!	Highly Satisfied	11/10/2013 5:08:00 PM
11/16/2013 6:30:42 PM	6150125 - COLUMBIA	Fuel Station Comments	Good ideawe will be using the fuel service station as our main fueling stop.	Satisfied	11/13/2013 5:13:00 PM
11/18/2013 10:11:56 AM	6150125 - COLUMBIA	Fuel Station Comments	Very easy to use the fuel savers program! Loved saving 10 cents!	Highly Satisfied	11/12/2013 5:38:00 PM
11/18/2013 2:27:36 PM	6150125 - COLUMBIA	Fuel Station Comments	Thanks for adding the fuel station.	Highly Satisfied	11/14/2013 10:48:00 AM
11/19/2013 6:54:47 PM	6150125 - COLUMBIA	Fuel Station Comments	"The attendant was helpful and had to show me how to redeem my points at the pump. I did appreciate that. Think I can do it on my own next time. Hopefully. I saved over 40 cents per gallon! With today's fuel prices, I feel like I got a fantastic deal! Thanks again."	Satisfied	11/19/2013 12:14:00 PM
11/20/2013 2:00:09 PM	6150125 - COLUMBIA	Fuel Station Comments	did need assistance the first time and someone was there to help	Highly Satisfied	11/20/2013 2:01:00 PM
11/20/2013 4:25:27 PM	6150125 - COLUMBIA	Fuel Station Comments	"The station is conveniently located and the clerk was very friendly and helpful. It helped that this station was the last station in the area to raise its per-gallon price that day. Had that not been the case, we would not have purchased any gas that day. We would've waited for prices to come back down overall and purchased our next tank of gas where it was most economical. If prices did not come down before we needed gas again, we would've either started driving our other car until prices came back down or we would've purchased gas a few dollars at a time until prices were low enough again for us to decide to fill the tank again. The per-gallon price was the PRIMARY reason we filled up at the Gerbes station that day because we still had a half-tank. Being able to redeem points to save a little more was a plus."	Highly Satisfied	11/17/2013 8:04:00 PM
11/21/2013 8:53:55 AM	6150125 - COLUMBIA	Fuel Station Comments	I was a little confused at first about scanning part but the attendant was awesome and went through it step by step. More great customer service.	Highly Satisfied	11/15/2013 4:40:00 PM
11/21/2013 6:22:48 PM	6150125 - COLUMBIA	Fuel Station Comments	Good instructions	Highly Satisfied	11/21/2013 12:39:00 PM
11/22/2013 4:55:31 PM	6150125 - COLUMBIA	Fuel Station Comments	Brand new and we are excited to have this addition.	Highly Satisfied	11/22/2013 11:45:00 AM
11/23/2013 12:12:20 AM	6150125 - COLUMBIA	Fuel Station Comments	Loved that there were helpers for us first timers---impressed that the manager was there as well!----Saved .20 a gallon!!	Highly Satisfied	11/16/2013 6:33:00 PM
11/23/2013 10:01:59 AM	6150125 - COLUMBIA	Fuel Station Comments	It was easy and quick	Highly Satisfied	11/19/2013 4:00:00 PM
11/23/2013 6:03:27 PM	6150125 - COLUMBIA	Fuel Station Comments	This Gerbes is bes3!!!	Highly Satisfied	11/23/2013 3:47:00 PM
11/24/2013 1:55:35 PM	6150125 - COLUMBIA	Fuel Station Comments	right on my way home	Highly Satisfied	11/19/2013 4:28:00 PM
11/24/2013 9:40:56 PM	6150125 - COLUMBIA	Fuel Station Comments	Nicely kept up, friendly service	Highly Satisfied	11/20/2013 4:41:00 PM

11/28/2013 10:27:05 AM	6150125 - COLUMBIA	Fuel Station Comments	It is Very convenient and I can save money.	Highly Satisfied	11/27/2013 3:46:00 PM
12/2/2013 9:53:29 AM	6150125 - COLUMBIA	Fuel Station Comments	Very good service for a first time I filled up with gas there	Highly Satisfied	12/2/2013 9:19:00 AM
12/3/2013 6:31:13 PM	6150125 - COLUMBIA	Fuel Station Comments	This is a new fuel station and it was a bit confusing, however, the staff were very helpful in showing me how to use the rewards card at the pump.	Highly Satisfied	12/3/2013 12:12:00 PM
12/10/2013 6:57:38 PM	6150125 - COLUMBIA	Fuel Station Comments	First visit was on 2nd day of operation. Attendant had NO clue of how we were to redeem points. 2nd visit was SIGNIFICANT improvement. Attendant came out, assisted and waited to be certain I was comfortable through the entire fueling process. THAT was appreciated.	Satisfied	12/10/2013 6:12:00 PM
12/10/2013 10:32:15 PM	6150125 - COLUMBIA	Fuel Station Comments	Well lit and very convenient location..we love Gerbes!!	Satisfied	12/10/2013 6:48:00 PM
12/11/2013 10:46:20 AM	6150125 - COLUMBIA	Fuel Station Comments	Got gas and saved .10 cents on every gallon.	Highly Satisfied	12/8/2013 2:07:00 PM
12/11/2013 7:40:15 PM	6150125 - COLUMBIA	Fuel Station Comments	It is awesome!!!!!!!!!!!!!!!!!!!!	Highly Satisfied	12/11/2013 3:19:00 PM
12/13/2013 11:55:24 AM	6150125 - COLUMBIA	Fuel Station Comments	The point redemption gas promo is a GREAT thing and I applaud you for this. With the ever-increasing price of gas, it is awesome to get fuel at a reduced price. It definitely makes it worth doing all my grocery shopping at Gerbes. Thank you so much!!!	Satisfied	12/10/2013 2:52:00 PM
12/13/2013 4:37:05 PM	6150125 - COLUMBIA	Fuel Station Comments	convenient	Highly Satisfied	12/13/2013 4:37:00 PM
12/15/2013 9:26:05 AM	6150125 - COLUMBIA	Fuel Station Comments	great idea. I like the discount.	Satisfied	12/14/2013 10:41:00 AM
12/18/2013 11:23:39 AM	6150125 - COLUMBIA	Fuel Station Comments	Attendant at the fuel station was very helpful the first 2 time I was there. I did not require assistance after that.	Satisfied	12/18/2013 9:09:00 AM
12/19/2013 8:15:58 AM	6150125 - COLUMBIA	Fuel Station Comments	The fuel station is very nice and easy to use.	Highly Satisfied	12/18/2013 2:31:00 PM
12/26/2013 2:43:59 PM	6150125 - COLUMBIA	Fuel Station Comments	Still confused about how to use the points but love it	Highly Satisfied	12/20/2013 6:55:00 PM
1/1/2014 6:05:29 PM	6150125 - COLUMBIA	Fuel Station Comments	New station, new pumps, nice and clean.	Highly Satisfied	1/1/2014 4:52:00 PM
1/12/2014 3:14:42 PM	6150125 - COLUMBIA	Fuel Station Comments	everything was just fine	Satisfied	1/12/2014 1:21:00 PM
1/15/2014 2:36:26 PM	6150125 - COLUMBIA	Fuel Station Comments	convenient, easy to enter and exit	Highly Satisfied	1/15/2014 11:41:00 AM
1/18/2014 11:24:35 AM	6150125 - COLUMBIA	Fuel Station Comments	"Glad it's there and that my points help save me money on gas."	Satisfied	1/18/2014 9:05:00 AM
1/19/2014 12:37:52 PM	6150125 - COLUMBIA	Fuel Station Comments	I LOVE how simple it was to use fuel points. How you acquire fuel points is simple. Hyvee makes you buy certain foods to get fuel points so I do not like their program and do not use it.	Satisfied	1/18/2014 1:42:00 PM
1/20/2014 7:01:42 PM	6150125 - COLUMBIA	Fuel Station Comments	This week was my first try and it was so simple. I had plenty of time to figure out how to do the options at the pump and I did not feel intimidated. Very user friendly and plan to recommend this to other. I saved .10 per gallon! A+++	Neither Satisfied nor Dissatisfied	1/20/2014 5:55:00 PM
1/20/2014 11:09:15 PM	6150125 - COLUMBIA	Fuel Station Comments	Nice that it accommodates for the larger fuel tanks and the higher octanes.	Highly Satisfied	1/15/2014 6:03:00 PM
1/25/2014 10:26:53 AM	6150125 - COLUMBIA	Fuel Station Comments	love the discount options!! Like that we have choices as to how much we wish to redeem and like that they are good for 30 days!	Highly Satisfied	1/23/2014 2:32:00 PM
1/28/2014 8:20:38 PM	6150125 - COLUMBIA	Fuel Station Comments	Super clean and easy to use for me after I have been to the grocery store. It is also on my way to work so I use it whenever I need gas. The prices also beat other stations.	Highly Satisfied	1/28/2014 7:58:00 AM
			The prices are great.		

1/30/2014 10:26:18 AM	6150125 - COLUMBIA	Fuel Station Comments	"Station attendant is always helpful, especially with us old timers who don't always use the automatic pumps correctly."	Highly Satisfied	1/30/2014 8:57:00 AM
1/31/2014 1:24:53 PM	6150125 - COLUMBIA	Fuel Station Comments	worked good, very handy	Highly Satisfied	1/28/2014 5:05:00 PM
1/31/2014 8:15:57 PM	6150125 - COLUMBIA	Fuel Station Comments	great	Highly Satisfied	1/31/2014 3:33:00 PM
2/4/2014 10:55:43 AM	6150125 - COLUMBIA	Fuel Station Comments	Very happy with the prices.	Highly Satisfied	2/3/2014 8:31:00 PM
2/9/2014 11:35:44 AM	6150125 - COLUMBIA	Fuel Station Comments	The pricing and ease and assistance is great.	Highly Satisfied	2/8/2014 11:49:00 AM
2/9/2014 3:28:54 PM	6150125 - COLUMBIA	Fuel Station Comments	Easy to use, and the best prices in town.	Highly Satisfied	2/8/2014 1:53:00 PM
2/11/2014 10:27:20 AM	6150125 - COLUMBIA	Fuel Station Comments	It may have been the cold weather, but the processing of cards was slow.	Satisfied	2/10/2014 4:20:00 PM
2/11/2014 2:51:55 PM	6150125 - COLUMBIA	Fuel Station Comments	"I like that all purchases count, not just items that the store designates as Hy-vee does, as I don't often buy the items they give credit for"	Highly Satisfied	2/11/2014 11:51:00 AM
2/14/2014 8:32:07 AM	6150125 - COLUMBIA	Fuel Station Comments	Love the price	Highly Satisfied	2/13/2014 4:41:00 PM
2/14/2014 12:11:04 PM	6150125 - COLUMBIA	Fuel Station Comments	Having this fuel station and being able to buy product at this store and gain fuel points is a very attractive draw for me to purchase grocery items at this store.	Satisfied	2/12/2014 5:26:00 PM
2/15/2014 5:24:24 PM	6150125 - COLUMBIA	Fuel Station Comments	I will continue to fill up my car if the rewards program of it continues	Satisfied	2/15/2014 12:01:00 PM
2/16/2014 7:02:29 PM	6150125 - COLUMBIA	Fuel Station Comments	I was very impressed with the price associated with fuel.	Highly Satisfied	2/16/2014 8:50:00 AM
2/16/2014 11:20:06 PM	6150125 - COLUMBIA	Fuel Station Comments	like the helpfulness of the attendants! Love getting the discounts off gas!!	Highly Satisfied	2/12/2014 5:24:00 PM
2/17/2014 9:07:44 AM	6150125 - COLUMBIA	Fuel Station Comments	Love that they put a fuel station at this location. Makes it very easy to get your groceries and fuel at one stop, not to mention they are always the cheapest in town and the added fuel discounts is a much needed bonus these days.	Satisfied	2/16/2014 6:48:00 PM
2/17/2014 8:31:11 PM	6150125 - COLUMBIA	Fuel Station Comments	I love the fuel points program at Gerbes!	Highly Satisfied	2/17/2014 9:37:00 AM
2/18/2014 1:37:23 PM	6150125 - COLUMBIA	Fuel Station Comments	very nice	Highly Satisfied	2/18/2014 11:58:00 AM
2/18/2014 1:54:28 PM	6150125 - COLUMBIA	Fuel Station Comments	"I didn't have enough points to redeem at the gas station. I appreciate the fact that just by using my card I get 2 cents off per gallon. "	Satisfied	2/11/2014 12:44:00 PM
2/18/2014 5:43:19 PM	6150125 - COLUMBIA	Fuel Station Comments	I love the fuel saver points and I like that I do not have to buy certain things	Satisfied	2/11/2014 3:51:00 PM
2/19/2014 11:43:39 AM	6150125 - COLUMBIA	Fuel Station Comments	Great addition	Satisfied	2/19/2014 11:39:00 AM
2/20/2014 7:50:37 PM	6150125 - COLUMBIA	Fuel Station Comments	Lots of pumps keep the traffic flowing and so far the price has been awesome!	Highly Satisfied	2/20/2014 5:51:00 PM
2/22/2014 10:31:47 AM	6150125 - COLUMBIA	Fuel Station Comments	I like the addition of the gas station to the store.	Satisfied	2/22/2014 8:43:00 AM
2/23/2014 11:50:46 AM	6150125 - COLUMBIA	Fuel Station Comments	Easy to get to the pumps.easy to redeem points	Highly Satisfied	2/22/2014 11:51:00 AM
2/24/2014 8:50:18 AM	6150125 - COLUMBIA	Fuel Station Comments	I like it and will continue to use it	Satisfied	2/24/2014 8:50:00 AM
2/25/2014 2:08:30 PM	6150125 - COLUMBIA	Fuel Station Comments	Clean	Highly Satisfied	2/25/2014 10:06:00 AM
2/28/2014 6:19:50 PM	6150125 - COLUMBIA	Fuel Station Comments	helpful to have a discount	Highly Satisfied	2/28/2014 5:38:00 PM
3/1/2014 9:29:41 AM	6150125 - COLUMBIA	Fuel Station Comments	very clean, well lit, easy access	Satisfied	2/28/2014 8:56:00 AM
3/1/2014 1:33:27 PM	6150125 - COLUMBIA	Fuel Station Comments	"It's very convenient and I enjoy the discount. The attendant Chelle was extremely helpful."	Highly Satisfied	3/1/2014 12:07:00 PM
3/1/2014 1:35:08 PM	6150125 - COLUMBIA	Fuel Station Comments	Located right next to our favorite Gerbes location, convenient to get in and out of.	Highly Satisfied	2/23/2014 1:27:00 PM
3/3/2014 1:15:27 PM	6150125 - COLUMBIA	Fuel Station Comments	Plenty of pumps available and the price is good	Highly Satisfied	3/3/2014 12:09:00 PM

3/3/2014 5:20:14 PM	6150125 - COLUMBIA	Fuel Station Comments	Very clean and easy to get into. I appreciate getting the 2 cents off even if I do not have any points on my card.	Highly Satisfied	3/3/2014 4:21:00 PM
3/4/2014 9:58:30 AM	6150125 - COLUMBIA	Fuel Station Comments	It is easy and saves me a lot of money so I love it.	Highly Satisfied	3/3/2014 7:14:00 PM
3/4/2014 12:28:59 PM	6150125 - COLUMBIA	Fuel Station Comments	Enjoy the one stop shoppinggasmedsgroceries. Being a senior the less stops I have to make the better I like it.	Satisfied	3/3/2014 1:13:00 PM
3/5/2014 7:52:03 PM	6150125 - COLUMBIA	Fuel Station Comments	Es muy buena	Highly Satisfied	3/5/2014 7:26:00 PM
3/6/2014 9:30:00 AM	6150125 - COLUMBIA	Fuel Station Comments	Good prices.	Satisfied	3/5/2014 9:33:00 PM
3/7/2014 3:21:53 PM	6150125 - COLUMBIA	Fuel Station Comments	The attendant was very friendly and helpful during my visit.	Satisfied	3/4/2014 8:32:00 PM
3/7/2014 8:41:39 PM	6150125 - COLUMBIA	Fuel Station Comments	The price was one of the best in the area.	Highly Satisfied	3/6/2014 4:08:00 PM
3/8/2014 1:54:55 AM	6150125 - COLUMBIA	Fuel Station Comments	love the point system	Highly Satisfied	3/7/2014 11:22:00 AM
3/8/2014 7:08:23 AM	6150125 - COLUMBIA	Fuel Station Comments	It is a nice addition to the store	Satisfied	3/6/2014 9:31:00 AM
3/9/2014 9:39:36 AM	6150125 - COLUMBIA	Fuel Station Comments	It is easy to purchase fuel while I am shopping for groceries and I really like the price.	Highly Satisfied	3/6/2014 4:11:00 PM
3/10/2014 10:29:54 AM	6150125 - COLUMBIA	Fuel Station Comments	easy to use friendly staff	Satisfied	3/8/2014 1:01:00 PM
3/10/2014 1:59:41 PM	6150125 - COLUMBIA	Fuel Station Comments	Very convenient like that I am earning points with groceries to save on fuel costs or so it seems.	Satisfied	3/10/2014 9:35:00 AM
3/11/2014 7:44:55 PM	6150125 - COLUMBIA	Fuel Station Comments	I like it !	Highly Satisfied	3/11/2014 6:36:00 PM
3/12/2014 6:27:13 PM	6150125 - COLUMBIA	Fuel Station Comments	Easy in, easy out. Person ready to help if and when needed.	Highly Satisfied	3/12/2014 4:43:00 PM
3/12/2014 11:38:30 PM	6150125 - COLUMBIA	Fuel Station Comments	Always a pleasant experience. Thanks.	Highly Satisfied	3/12/2014 4:43:00 PM
3/12/2014 11:38:30 PM	6150125 - COLUMBIA	Fuel Station Comments	"all of my points weren't showing"	Highly Satisfied	3/5/2014 7:02:00 PM
3/15/2014 11:22:59 AM	6150125 - COLUMBIA	Fuel Station Comments	GREAT	Satisfied	3/10/2014 5:43:00 PM
3/15/2014 1:20:54 PM	6150125 - COLUMBIA	Fuel Station Comments	Love this new program. Makes me want to shop at gerbes more.	Highly Satisfied	3/14/2014 10:01:00 AM
3/16/2014 7:54:27 AM	6150125 - COLUMBIA	Fuel Station Comments	I appreciate how easy it is to use the points at the pump	Highly Satisfied	3/13/2014 6:19:00 PM
3/16/2014 8:55:19 PM	6150125 - COLUMBIA	Fuel Station Comments	I always get money off by using my fuel points every time I gas up. This is almost always the place my husband and I get gas.	Highly Satisfied	3/11/2014 6:13:00 PM
3/17/2014 6:45:06 PM	6150125 - COLUMBIA	Fuel Station Comments	Clean, safe and easy to use.	Highly Satisfied	3/17/2014 11:48:00 AM
3/18/2014 8:13:01 PM	6150125 - COLUMBIA	Fuel Station Comments	The workers are very friendly.	Highly Satisfied	3/14/2014 10:14:00 AM
3/20/2014 12:28:50 PM	6150125 - COLUMBIA	Fuel Station Comments	I would like to know amount of fuel points I have prior to visit--a way to check.	Highly Satisfied	3/20/2014 12:17:00 PM
3/22/2014 8:48:13 AM	6150125 - COLUMBIA	Fuel Station Comments	very convenient and fuel rewards help with the rising prices of gas	Highly Satisfied	3/20/2014 6:42:00 PM
3/23/2014 10:23:14 PM	6150125 - COLUMBIA	Fuel Station Comments	The Gerbes gas pumps are the second closest gas station to my house that carries high octane fuel which my Volvo needs. And, I like saving even just the 2 cents per gallon.	Highly Satisfied	3/22/2014 4:51:00 PM
3/24/2014 12:20:20 PM	6150125 - COLUMBIA	Fuel Station Comments	extremely helpful	Highly Satisfied	3/24/2014 11:36:00 AM
3/24/2014 4:29:34 PM	6150125 - COLUMBIA	Fuel Station Comments	a lot of pumps so you can just pull right in	Highly Satisfied	3/20/2014 3:37:00 PM
3/24/2014 6:04:09 PM	6150125 - COLUMBIA	Fuel Station Comments	I like that there is diesel!	Highly Satisfied	3/24/2014 1:08:00 PM
3/30/2014 11:17:23 AM	6150125 - COLUMBIA	Fuel Station Comments	It is always easy to access the fuel points when filling up with gas. The fuel station is very nice and close to the store as well.	Highly Satisfied	3/25/2014 4:11:00 PM
4/1/2014 7:18:40 PM	6150125 - COLUMBIA	Fuel Station Comments	Cheap gas	Highly Satisfied	4/1/2014 6:09:00 PM
4/2/2014 7:47:57 PM	6150125 - COLUMBIA	Fuel Station Comments	I love getting gas their and the ease of filing up my suv.	Highly Satisfied	3/29/2014 12:08:00 PM

4/3/2014 1:25:31 PM	6150125 - COLUMBIA	Fuel Station Comments	I am so glad the Gerbes on Paris Road added fuel. It is clean, convenient, and the prices are competitive	Highly Satisfied	3/28/2014 12:06:00 PM
4/4/2014 9:20:37 AM	6150125 - COLUMBIA	Fuel Station Comments	I like the addition of the fuel station to the store.	Satisfied	4/4/2014 8:52:00 AM
4/7/2014 3:38:22 PM	6150125 - COLUMBIA	Fuel Station Comments	Friendly and helpful staff very easy experience and a clean gas station.	Highly Satisfied	4/1/2014 5:57:00 PM
4/7/2014 5:53:54 PM	6150125 - COLUMBIA	Fuel Station Comments	It is super easy to get gas there & I love being able to save money on gas.	Highly Satisfied	4/7/2014 5:24:00 PM
4/8/2014 6:22:44 PM	6150125 - COLUMBIA	Fuel Station Comments	price is always good fill up there several times week	Satisfied	4/7/2014 1:31:00 PM
4/8/2014 8:06:11 PM	6150125 - COLUMBIA	Fuel Station Comments	Very friendly staff.	Highly Satisfied	4/8/2014 7:50:00 PM
4/9/2014 7:32:00 AM	6150125 - COLUMBIA	Fuel Station Comments	Fuel prices are the best in town.	Highly Satisfied	4/2/2014 4:33:00 PM
4/9/2014 7:42:26 AM	6150125 - COLUMBIA	Fuel Station Comments	It is a great addition to this Gerbes, makes for easy, one stop shopping! Plus we save money on gas!	Highly Satisfied	4/8/2014 4:12:00 PM
4/9/2014 3:50:59 PM	6150125 - COLUMBIA	Fuel Station Comments	Very pleased with the 2 cent discount and hope to receive more discounts from promotions and shopping.	Satisfied	4/4/2014 4:51:00 PM
4/10/2014 12:51:39 PM	6150125 - COLUMBIA	Fuel Station Comments	LOVE IT!!	Highly Satisfied	4/8/2014 2:25:00 PM
4/10/2014 1:02:28 PM	6150125 - COLUMBIA	Fuel Station Comments	I love the idea of fuel points	Satisfied	4/9/2014 6:43:00 PM
4/10/2014 6:02:27 PM	6150125 - COLUMBIA	Fuel Station Comments	No waiting	Highly Satisfied	4/10/2014 5:25:00 PM
4/11/2014 7:43:00 AM	6150125 - COLUMBIA	Fuel Station Comments	After I was shown by the attendant how to use my fuel points to get my gas, I have not had any problems, and I love the discounts! Keep them coming!	Highly Satisfied	4/5/2014 5:06:00 PM
4/12/2014 10:02:48 AM	6150125 - COLUMBIA	Fuel Station Comments	It is a nice addition to the store.	Satisfied	4/12/2014 9:16:00 AM
4/12/2014 12:07:28 PM	6150125 - COLUMBIA	Fuel Station Comments	"It's is very convenient to get your groceries , get gas and save Money."	Highly Satisfied	4/11/2014 3:09:00 PM
4/13/2014 1:50:27 PM	6150125 - COLUMBIA	Fuel Station Comments	I got gas for .17 a gallon cheaper than other area gas stations with my points and being a lower price per gallon in general.	Highly Satisfied	4/13/2014 12:56:00 PM
4/13/2014 5:31:29 PM	6150125 - COLUMBIA	Fuel Station Comments	I would like more opportunities to get discounts or coupons for savings on fuel!! More opportunities during the 7 day period.	Satisfied	4/8/2014 6:03:00 PM
4/14/2014 1:06:36 PM	6150125 - COLUMBIA	Fuel Station Comments	easy to get in and out of	Highly Satisfied	4/14/2014 11:59:00 AM
4/16/2014 10:47:06 AM	6150125 - COLUMBIA	Fuel Station Comments	The employee in the booth was very helpful.	Satisfied	4/15/2014 11:12:00 AM
4/16/2014 12:41:38 PM	6150125 - COLUMBIA	Fuel Station Comments	Very friendly and helpful with my first visit. Now its easy to do it all alone. Love it	Highly Satisfied	4/16/2014 10:27:00 AM
4/17/2014 9:17:12 PM	6150125 - COLUMBIA	Fuel Station Comments	It took a while to get used to how to redeem the points. but now it is easy.	Highly Satisfied	4/17/2014 11:42:00 AM
4/19/2014 11:56:03 AM	6150125 - COLUMBIA	Fuel Station Comments	we are on a budget and being able to get diapers cheaper at your store and then being able to get cheaper gas is very important to me. every little bit counts.	Highly Satisfied	4/17/2014 11:27:00 AM
4/21/2014 1:39:27 PM	6150125 - COLUMBIA	Fuel Station Comments	"I like their competitive pricing and there's not usually a wait"	Highly Satisfied	4/20/2014 6:27:00 PM
4/21/2014 2:46:48 PM	6150125 - COLUMBIA	Fuel Station Comments	Easy to get into and out of and the discounts are nice.	Highly Satisfied	4/21/2014 11:17:00 AM
4/21/2014 5:02:28 PM	6150125 - COLUMBIA	Fuel Station Comments	"Always clean bays and the pumps are easy to work, redeeming your points. I really like being able to scan my small bar code on my key ring. I really like the idea even if you don't have points added up you still get 2 cents off."	Highly Satisfied	4/16/2014 7:07:00 AM
4/21/2014 5:38:12 PM	6150125 - COLUMBIA	Fuel Station Comments	appreciate the fact that they are very price competitive	Satisfied	4/21/2014 8:03:00 AM
4/22/2014 11:05:13 AM	6150125 - COLUMBIA	Fuel Station Comments	Excellent service	Highly Satisfied	4/22/2014 10:26:00 AM

4/22/2014 1:58:32 PM	6150125 - COLUMBIA	Fuel Station Comments	my husband and I love the fuel points. Very easy to use and I love that we are saving money on fuel.	Highly Satisfied	4/21/2014 6:14:00 PM
4/22/2014 3:30:21 PM	6150125 - COLUMBIA	Fuel Station Comments	I really like it. I shop much more now at Gerbes for all of my food needs instead of wal-mart as I really like the fuel savings.	Satisfied	4/20/2014 11:39:00 AM
4/22/2014 8:12:19 PM	6150125 - COLUMBIA	Fuel Station Comments	Love the addition and that I can save on fuel	Satisfied	4/18/2014 9:20:00 PM
4/22/2014 9:43:03 PM	6150125 - COLUMBIA	Fuel Station Comments	"very clean,nice friendly folks working and it's NEW!"	Satisfied	4/22/2014 4:02:00 PM
4/22/2014 11:03:54 PM	6150125 - COLUMBIA	Fuel Station Comments	Please allow more discounts for fuel	Highly Satisfied	4/17/2014 3:56:00 PM
4/23/2014 9:03:33 AM	6150125 - COLUMBIA	Fuel Station Comments	"I love being able to save money on gas. It's super easy. "	Highly Satisfied	4/21/2014 4:37:00 PM
4/23/2014 5:15:42 PM	6150125 - COLUMBIA	Fuel Station Comments	None other than it was as enjoyable an experience as shopping at the store.	Highly Satisfied	4/22/2014 5:57:00 PM
4/24/2014 9:17:07 AM	6150125 - COLUMBIA	Fuel Station Comments	"Clean, organized and friendly. It's also well lit at night."	Highly Satisfied	4/24/2014 8:59:00 AM
4/24/2014 10:40:01 AM	6150125 - COLUMBIA	Fuel Station Comments	Easy access	Highly Satisfied	4/23/2014 12:00:00 PM
4/24/2014 10:12:01 PM	6150125 - COLUMBIA	Fuel Station Comments	I like that I automatically get 2 cents off per gallon with my card.	Highly Satisfied	4/23/2014 4:44:00 PM
4/25/2014 8:15:28 AM	6150125 - COLUMBIA	Fuel Station Comments	Love IT!	Highly Satisfied	4/23/2014 10:26:00 AM
4/28/2014 12:31:23 PM	6150125 - COLUMBIA	Fuel Station Comments	I love to use my points to get cheaper gas	Highly Satisfied	4/28/2014 12:05:00 PM
4/28/2014 2:59:40 PM	6150125 - COLUMBIA	Fuel Station Comments	Its clean and easy in and out.	Highly Satisfied	4/23/2014 10:56:00 AM
4/28/2014 6:39:52 PM	6150125 - COLUMBIA	Fuel Station Comments	completely satisfied	Highly Satisfied	4/23/2014 4:40:00 PM
5/1/2014 7:19:14 AM	6150125 - COLUMBIA	Fuel Station Comments	I like that I can go right to the pumps from the shopping trip. I like having an employee on site to help if needed.	Satisfied	4/30/2014 3:14:00 PM
5/1/2014 1:54:41 PM	6150125 - COLUMBIA	Fuel Station Comments	Satisfied.	Satisfied	5/1/2014 11:37:00 AM
5/4/2014 3:40:47 PM	6150125 - COLUMBIA	Fuel Station Comments	Equipment worked well	Highly Satisfied	4/28/2014 10:23:00 AM
5/6/2014 7:06:59 PM	6150125 - COLUMBIA	Fuel Station Comments	None Everything is good	Highly Satisfied	5/6/2014 7:16:00 PM
5/8/2014 2:26:51 PM	6150125 - COLUMBIA	Fuel Station Comments	again we use this gas station due to the cost savings we experience	Highly Satisfied	5/8/2014 11:18:00 AM
5/11/2014 3:43:31 PM	6150125 - COLUMBIA	Fuel Station Comments	Awesome	Highly Satisfied	5/10/2014 9:23:00 AM
5/12/2014 7:56:43 PM	6150125 - COLUMBIA	Fuel Station Comments	I love earning points	Highly Satisfied	5/12/2014 7:25:00 PM
5/12/2014 9:27:27 PM	6150125 - COLUMBIA	Fuel Station Comments	satisfied	Satisfied	5/10/2014 3:37:00 PM
5/14/2014 9:24:45 AM	6150125 - COLUMBIA	Fuel Station Comments	Very nice and clean easy to use pumps	Highly Satisfied	5/14/2014 8:44:00 AM
5/14/2014 10:26:06 PM	6150125 - COLUMBIA	Fuel Station Comments	"Please allow even more opportunities to save on fuel---you all are outdoing all other gas stations even ones right across and down the street from you---they are sometimes trying to compete but I don't think they know about the automatic extra .02 cents off if one has a Gerbes card. MORE COUPONS please---thanks!!!"	Highly Satisfied	5/8/2014 1:58:00 PM
5/15/2014 6:06:40 PM	6150125 - COLUMBIA	Fuel Station Comments	Best price in town.	Highly Satisfied	5/15/2014 5:48:00 PM
5/17/2014 8:11:38 AM	6150125 - COLUMBIA	Fuel Station Comments	It is nice to be able to purchase groceries and fuel at the same stop.	Highly Satisfied	5/15/2014 2:01:00 PM
5/17/2014 1:09:04 PM	6150125 - COLUMBIA	Fuel Station Comments	I like this station.	Satisfied	5/17/2014 10:57:00 AM
5/17/2014 9:36:51 PM	6150125 - COLUMBIA	Fuel Station Comments	great	Highly Satisfied	5/13/2014 7:10:00 AM
5/18/2014 5:06:00 PM	6150125 - COLUMBIA	Fuel Station Comments	after we figured out how to work it we like it	Highly Satisfied	5/17/2014 10:21:00 AM
5/18/2014 5:41:07 PM	6150125 - COLUMBIA	Fuel Station Comments	Always a friendly staff person there to assist if needed.	Highly Satisfied	5/18/2014 1:16:00 PM
5/19/2014 2:19:18 PM	6150125 - COLUMBIA	Fuel Station Comments	Love it	Highly Satisfied	5/18/2014 1:59:00 PM
5/19/2014 6:38:00 PM	6150125 - COLUMBIA	Fuel Station Comments	very clean!	Satisfied	5/19/2014 5:30:00 PM
5/21/2014 3:01:23 PM	6150125 - COLUMBIA	Fuel Station Comments	I am satisfied with the fuel station.	Highly Satisfied	5/21/2014 2:27:00 PM

5/21/2014 9:51:39 PM	6150125 - COLUMBIA	Fuel Station Comments	My husband is the one who puts gas in our vehicles and as far as I know he hasn't had a problem	Highly Satisfied	5/20/2014 6:17:00 PM
5/23/2014 7:16:22 AM	6150125 - COLUMBIA	Fuel Station Comments	I love the new station .	Highly Satisfied	5/22/2014 12:55:00 PM
5/23/2014 11:45:02 PM	6150125 - COLUMBIA	Fuel Station Comments	I had trouble and the attendant came out and helped.	Satisfied	5/21/2014 1:07:00 PM
5/25/2014 11:31:10 PM	6150125 - COLUMBIA	Fuel Station Comments	Once I was taught how to use the pumps by a gas station attendant it became very easy to purchase fuel at Gerbes.	Satisfied	5/25/2014 6:29:00 PM
5/26/2014 7:14:40 PM	6150125 - COLUMBIA	Fuel Station Comments	Convenient, and I like the point system	Satisfied	5/25/2014 8:57:00 PM
5/28/2014 6:44:38 AM	6150125 - COLUMBIA	Fuel Station Comments	I go out of my way to use the Gerbes gas station. Easy to use system and good prices.	Highly Satisfied	5/25/2014 5:57:00 PM
5/28/2014 8:56:21 AM	6150125 - COLUMBIA	Fuel Station Comments	love the new fuel station - great to have one stop shopping and gas!	Highly Satisfied	5/27/2014 7:48:00 PM
5/28/2014 11:18:32 PM	6150125 - COLUMBIA	Fuel Station Comments	The best prices in town----Please keep it up!! Scanning discount card is easy and plenty of pumps.	Highly Satisfied	5/22/2014 3:13:00 PM
5/29/2014 10:08:41 AM	6150125 - COLUMBIA	Fuel Station Comments	"I really do not have any comments about the fuel station at this time. It's still new."	Highly Satisfied	5/28/2014 6:15:00 PM
5/30/2014 11:22:36 AM	6150125 - COLUMBIA	Fuel Station Comments	There are quite a few steps to take when redeeming your fuel points.	Highly Satisfied	5/25/2014 12:52:00 PM
5/31/2014 9:16:09 AM	6150125 - COLUMBIA	Fuel Station Comments	Great price and easy to use.	Highly Satisfied	5/29/2014 2:56:00 PM
6/2/2014 9:33:53 AM	6150125 - COLUMBIA	Fuel Station Comments	Well, I commented earlier about the fuel station but here it is again. It was a nice move to put in the pumps, they are easy to get in and out of. As far as redeeming points, very easy, just scan your card and it applies the discount. I like the way the grocery receipt keeps track of your points for you.	Highly Satisfied	5/30/2014 5:42:00 PM
6/2/2014 1:47:11 PM	6150125 - COLUMBIA	Fuel Station Comments	Very clean and fast	Highly Satisfied	6/2/2014 1:11:00 PM
6/3/2014 8:00:09 PM	6150125 - COLUMBIA	Fuel Station Comments	I really like the opportunity to earn points towards fuel purchases.	Satisfied	6/3/2014 12:33:00 PM
6/5/2014 8:43:13 AM	6150125 - COLUMBIA	Fuel Station Comments	Love it !	Highly Satisfied	6/4/2014 6:33:00 PM
6/6/2014 3:42:23 PM	6150125 - COLUMBIA	Fuel Station Comments	the fuel station is a great addition to our local Gerbes.	Highly Satisfied	6/3/2014 11:51:00 AM
6/6/2014 11:34:02 PM	6150125 - COLUMBIA	Fuel Station Comments	the area is well lit, attendant is always in view, and always acknowledges you	Highly Satisfied	6/4/2014 8:27:00 PM
6/7/2014 8:19:57 AM	6150125 - COLUMBIA	Fuel Station Comments	Very convenient for me	Highly Satisfied	6/6/2014 10:19:00 AM
6/7/2014 9:40:48 PM	6150125 - COLUMBIA	Fuel Station Comments	This has become very handy. I shop at this Gerbe's and can now fill up my vehicle here at the same time. This is the only gas station I use because I always get a better deal with my Plus Card and fuel points.	Highly Satisfied	6/7/2014 8:57:00 PM
6/10/2014 8:28:23 PM	6150125 - COLUMBIA	Fuel Station Comments	Love the fuel points and savings on gas. Last weekend I received extra fuel points from buying the items I needed. It will keep me coming to the store for my needs especially knowing I can save money on my fuel costs!	Satisfied	6/10/2014 6:52:00 PM
6/10/2014 8:33:21 PM	6150125 - COLUMBIA	Fuel Station Comments	LOVE IT!!!	Highly Satisfied	6/9/2014 8:19:00 AM
6/10/2014 8:56:52 PM	6150125 - COLUMBIA	Fuel Station Comments	I like the station as long as I get the fuel points, I will only trade at this station and the price has always been good.	Neither Satisfied nor Dissatisfied	6/6/2014 11:27:00 AM
6/10/2014 9:29:41 PM	6150125 - COLUMBIA	Fuel Station Comments	It has become my primary fuel station due to the prices you have set compared to other stations.	Highly Satisfied	6/10/2014 4:55:00 PM

6/13/2014 7:50:35 PM	6150125 - COLUMBIA	Fuel Station Comments	I love the fact that you can scan the small card on my key chain. Don't have to use to credit cards. It scans with ease and you begin fueling in no time.	Highly Satisfied	6/11/2014 7:09:00 AM
6/17/2014 9:18:47 AM	6150125 - COLUMBIA	Fuel Station Comments	Once you have gone through the process of fueling it is easy to do.	Highly Satisfied	6/11/2014 4:45:00 PM
6/17/2014 1:13:06 PM	6150125 - COLUMBIA	Fuel Station Comments	I enjoy the opportunity to save on gas!!!	Highly Satisfied	6/13/2014 10:09:00 AM
6/17/2014 11:19:06 PM	6150125 - COLUMBIA	Fuel Station Comments	The fuel center is always neat and clean Simply love it. Keeps other fuel stations honest with their prices, however they can't beat Gerbes price on fuel. Well lit at night and is easy to access, very wise decision to place fuel station at this location. Give that guy a bonus.	Highly Satisfied	6/17/2014 4:49:00 PM
6/18/2014 9:51:06 PM	6150125 - COLUMBIA	Fuel Station Comments		Highly Satisfied	6/18/2014 9:20:00 PM
6/20/2014 4:24:55 PM	6150125 - COLUMBIA	Fuel Station Comments	I have not had any problems and I love getting points for gas.	Satisfied	6/15/2014 12:35:00 PM
6/23/2014 8:48:32 PM	6150125 - COLUMBIA	Fuel Station Comments	Saves so much time and mileage and money to get groceries and gas at one store!	Highly Satisfied	6/18/2014 7:20:00 PM
6/25/2014 1:54:13 PM	6150125 - COLUMBIA	Fuel Station Comments	Love the ease and points!	Highly Satisfied	6/18/2014 5:11:00 PM
6/25/2014 7:42:58 PM	6150125 - COLUMBIA	Fuel Station Comments	love having the fuel station. A great addition to our store!	Highly Satisfied	6/25/2014 4:17:00 PM
6/26/2014 9:14:02 AM	6150125 - COLUMBIA	Fuel Station Comments	Safe, fast, clean, convenient	Highly Satisfied	6/26/2014 8:49:00 AM
6/26/2014 12:41:42 PM	6150125 - COLUMBIA	Fuel Station Comments	I like that the mini station also sells convenience items (especially good items for traveling).	Highly Satisfied	6/24/2014 2:17:00 PM

I, the undersigned, request Planning and Zoning to deny Case #14-134, Gerbes Super Store fueling station as proposed.

Signature	Printed Name	Address	Date	Residen
<i>Mary Stamples</i>	Mary Stamples	104 Clinkscals, #708	9/10/2014	☒
<i>Danielle Douglass</i>	Danielle Douglas	104 Clinkscale, #703	9/10/14	☒
<i>Richard Brase</i>	Richard Brase	104 Clinkscals #712	9/10/14	☒
<i>Bryan J. Groman</i>	Bryan J. Groman	104 Clinkscals #504	9/10/14	☒
<i>Kathleen Smith</i>	Kathleen Smith	104 Clinkscals	9-10-14	☒
<i>Virginia Ivey</i>	Virginia Ivey	104 Clinkscals #308	9-10-14	☒
<i>Sharon Walkup</i>	Sharon Walkup	104 Clinkscals #304	9/10/14	☒
<i>Gregory Carson</i>	Gregory Carson	104 Clinkscals #306	9-10-14	☒
<i>Beverly Basye</i>	Beverly Basye	104 Clinkscals #718	9-10-14	☒
<i>Debbie Marshall</i>	Debbie Marshall	104 Clinkscals #706	9-10-14	☒
<i>Alan M. May</i>	Alan M. May	114 Clinkscals Rd	9/10/14	☒
<i>Margaret S. Wood</i>	Margaret S. Wood	104 Clinkscals Rd	9/10/14	☒
<i>Karyn Cremeens</i>	Karyn Cremeens	104 Clinkscals Rd #612	9/11/14	☒
<i>SEAN LANE</i>	SEAN LANE	104 Clinkscals Rd #510	9/11/14	☒
<i>Harold Jones</i>	Harold Jones	104 Clinkscals Rd #512	9/11/14	☒
<i>Stephen Clayton</i>	Stephen Clayton	104 Clinkscals Rd #512	9/11/14	☒
<i>Evelyn Harned</i>	Evelyn Harned	104 Clinkscals Rd #511	9/11/14	☒
<i>John Noller</i>	John Noller	104 Clinkscals Rd	9/11/14	☒
<i>Michael Mossman</i>	MICHAEL MOSSMAN	104 CLINKSCALES #502	9-11-14	☒
<i>Viola Sue Hopkins</i>	Viola Sue Hopkins	104 Clinkscals #503	9-11-14	☒
<i>Norman E. Land</i>	NORMAN E. LAND	104 Clinkscals #307	9-11-14	☒
<i>EDUARDO DEL CASTILLO</i>	EDUARDO DEL CASTILLO	104 CLINKSCALES	9-11-14	☒
<i>NISHIL A. THOMAS</i>	NISHIL A. THOMAS	104 CLINKSCALES #107	9-11-14	☒
<i>Marnit Winfield</i>	Marnit Winfield	104 CLINKSCALES #102	9-11-14	☒
<i>LUCY SANTOLARIA</i>	LUCY SANTOLARIA	104 Clinkscals RD APT 104	9-11-14	☒
<i>Muel Bahena</i>	Muel Bahena	104 Clinkscals RD Apt 104	9-11-14	☒
<i>Brenda J. Repper</i>	Brenda J. Repper	104 Clinkscals	9/11/14	☒

Non-Owner Residents

I, the undersigned, request Planning and Zoning to deny Case #14-134, Gerbes Super Store fueling station as proposed.

Signature	Printed Name	Address	Date	Resident
<i>Mercede D Savale</i>	Mercede D Savale	104 Clinkscates Rd Apt 101	11 Sept 2014	yes
<i>Jane Dair</i>	Jane Dair	104 Clinkscates Rd	9/11/14	X
<i>Olivia L Smith</i>	Olivia L Smith	104 Clinkscates Rd	9/11/14	X
<i>Suzanne R Norton</i>	Suzanne Norton	104 Clinkscates Rd Apt 610	9/11/14	yes
<i>Jennifer Julian</i>	Jennifer Julian	104 Clinkscates Rd #209	9/11/14	yes
<i>Cathy Richardson</i>	Cathy Richardson	104 Clinkscates Rd	9/11/14	yes
<i>Tiffanie Bortz</i>	Tiffanie Bortz	104 Clinkscates Rd	9/11/14	yes
<i>James D Clark</i>	JAMES D. CLARK	104 Clinkscates	9/11/14	yes
<i>JOSE M. SEMORA</i>	JOSE M. SEMORA	104 CLINKSCATES	9/11/14	yes
<i>INDU SRIVASTAVA</i>	INDU SRIVASTAVA	104 Clinkscates Rd	9/11/14	yes
<i>Jes Philbrook</i>	Jes Philbrook	104 Clinkscates Rd Apt 711	9/11/2014	yes
<i>Leanna Petronella</i>	Leanna Petronella	104 Clinkscates Rd Apt 205	9/12/2014	yes
<i>Susan K Lutton</i>	Susan K Lutton	104 Clinkscates Rd, Apt 403	9/12/2014	yes
<i>Eric Pincham</i>	Eric Pincham	1508 W. Ash	9/12/14	yes
<i>Greg R. Kinnison</i>	Greg R. Kinnison	104 Clinkscates Rd. Apt. 212	9/12/14	yes
<i>Grace Schauer</i>	Grace Schauer	104 Clinkscates Rd #305	9/15/14	yes
<i>Larry Wilbur</i>	Larry Wilbur	104 Clinkscates	12 Sept 2014	X
<i>Sen Welch</i>	Sen Welch	104 Clinkscates	9/12/2014	X
<i>Troy Atkisson</i>	Troy Atkisson	104 Clinkscates	9/12/14	X

Non-Owner Residents

Property Owners Only

I, the undersigned, request Planning and Zoning to deny Case #14-134, Gerbes Super Store fueling station as proposed.

Signature Printed Name Address Date

Henry Wright	Henry Wright	111 Clinkscres (Columbia)	9/9/2014
Jerry Brown	JERRY BROWN	187 Clinkscres Rd	9/9/14
Merline Tennyson	Merline Tennyson	522 CLINKSCALES Rd	9/9/14
John R. Forbis	John R. Forbis	201 Ruby Lane	9/10/14.
Larry & Fannie Jackson	LARRY & FANNIE JACKSON	1609 HARY ST	9/10/14
CARVIN LAZARUS	Colvin Lazarus	103 CLINKSCALES	9/10/2014
THOMAS C. MCNABB	THOMAS C. MCNABB	104 CLINKSCALES	9-10-14
Carol Brady	CAROL BRADY	200 Clinkscres	9-11-14
Robert S. Craker	Robert S. Craker	1667 Corp Drive	9-11-14
Dorothy C. Martin	DOROTHY C. MARTIN	11 Clinkscres Rd	9/11/14
Donna Baldwin	Donna Baldwin	202 Clinkscres Rd	9/12/14
Sherrie J. Mullins	Sherrie J. Mullins	7 Clinkscres Rd.	9/13/14
Angie Lilly	Angie Lilly	104 Atkins Drive	9/13/14
Paul D'Agostino	Paul D'Agostino	109 Clinkscres	9/13/14
Karlos D'Agostino	Karlos D'Agostino	12 Atkins drive	9/13/14
Patrick Fitzsimmons	Patrick Fitzsimmons	8 Atkins Drive	9/16/14
Gordon Rogers	Gordon Rogers	111 Anderson (10 Atkins owner)	9/16/14
Nicole Courtney	Nicole Courtney	104 Clinkscres Rd Ste. 600	9/16/14

September 14, 2014

208 E. Briarwood LN

Columbia, MO 65203

Steve MacIntyre, Planner

Community Development Division

700 East Broadway

Columbia, MO 65205-6015

Re: Broadway Shopping Center C-P Plan (Major Amendment) Case ~~#14-134~~

Dear Steve,

I am writing this letter as the officially designated representative of the Rockingham Neighborhood Association with our comments on the above referenced Case #14-134. I respectfully request that you present this letter to the Planning and Zoning Commission when it meets Thursday night, Sept. 18, 2014.

After reviewing the staff report you prepared and in consideration of prior comments made to both you and the applicant, we do NOT believe this case is ready to go to P&Z and respectfully request that the case be deferred. We would like to have an opportunity to meet with the applicant before any recommendation is made by P&Z. We support the concerns expressed in your staff report specifically as they relate to inadequate measures proposed to mitigate the impact the gas station will have on the adjacent residential neighborhood. We also feel that a landscape plan should be prepared before the case is recommended for approval. As you know, the campus where Shelter Insurance is located is beautifully landscaped; the shopping center is not.

Our one additional comment concerns the need for the applicant to implement safety measures for children walking past the shopping center to and from our neighborhood to West Middle School. We have discussed a couple different alternatives with you but have not discussed these alternatives with the applicant.

On behalf of our neighborhood association, I would like to express our gratitude to you and the members of the P&Z Commission for their consideration of this letter.

Sincerely,



Jack Clark

**PAUL M. MEHRLE
1804 WEST BROADWAY
COLUMBIA, MISSOURI 65203**

September 17, 2014

The Honorable Mayor and City Council
City of Columbia
701 East Broadway
Columbia MO 65201

Re: Gerbes Super Store C-P Plan for Gas Station

My home is adjacent to the Broadway Shopping Center, and I have received notice of the proposed application by Gerbes and Shelter Insurance Companies to amend the C-P Site Plan to include a gas station. I wholeheartedly support the application and the placement of a gas station within the Broadway Shopping Center as described in the application.

I have reviewed the proposed site plan amendment, and I have attended one of the public meetings with representatives from Gerbes, Shelter Insurance and adjacent neighbors. I have also followed closely the discussions between Gerbes and the City Planning Department on modifications to the original plans submitted by Gerbes. I feel that Gerbes and Shelter Insurance have been attentive to the concerns of neighbors and will construct a gas station that is compatible with the neighborhood and the Broadway Shopping Center.

I have lived adjacent to the Broadway Shopping Center and Shelter Insurance for over 30 years. They have been excellent neighbors, and they manage their properties in a superb manner. The recent upgrades to the Broadway Shopping Center have been well received by neighbors and customers, and the investment for upgrades shows the commitment to a quality business area. I feel that Gerbes and Shelter Insurance should be allowed to continue the improvements to the shopping center area by including a gas station.

I encourage your support of the application by Gerbes and Shelter Insurance.

Best regards,

A handwritten signature in cursive script, reading "Paul M. Mehrle".

Paul M. Mehrle



Henry & Mary Lou Wright <henryw@centurytel.net>
To: przenner@gocolumbiamo.com

Fuel Station Proposal

Henry & Mary Lou Wright <henryw@centurytel.net>
To: przenner@gocolumbiamo.com

Sat, Sep 13, 2014 at 4:18 PM

I would like to voice our displeasure concerning the fuel station planned at Gerbes parking lot at the Broadway Shopping Center.

The proposed fuel station will be located practically in our back yard just feet from our back door. Surely with the size of the parking lot, another location could be just as beneficial to Gerbes/Kroger/Shelter.

How would you as planning and zoning committee members and city council members like to have a facility such as this at your back door?

At one time, there was a filling station located in the parking lot closer to Broadway. Why not locate it at the same place?

When we bought our house in 1998 (we have lived in the house since 1989), we thought we could spend our waning years here without the added commotion of a filling station and an unsightly Great Wall.

I was told that a traffic study had been done at the Ash/Clinkscapes corner and the station would not impact traffic at all. I hardly believe that as now cars whiz through the parking lot to avoid the stop sign at Ash and the stop light at Broadway. The station will surely make it even worse.

I don't see the need for a filling station to begin with since there are two within a couple blocks at the corner of Ash and Stadium

Please consider another location other than the proposed site for the station.

Mary Lou Wright

VAN MATRE, HARRISON, HOLLIS, AND TAYLOR, P.C.

A PROFESSIONAL CORPORATION
ATTORNEYS AND COUNSELORS AT LAW
1103 EAST BROADWAY
POST OFFICE BOX 1017
COLUMBIA, MISSOURI 65201

CRAIG A. VAN MATRE
THOMAS M. HARRISON
ROBERT N. HOLLIS
GARRETT S. TAYLOR
CASEY E. ELLIOTT
RICHARD B. HICKS

(573) 874-7777
TELECOPIER (573) 875-0017
E-MAIL robert@vanmatre.com

EVERETT S. VAN MATRE
(1922-1998)
* ADMITTED IN MISSOURI AND ILLINOIS

September 15, 2014

Patrick Zenner, Development Services Manager
Community Development
City of Columbia
701 E. Broadway
Columbia, MO 65201
Via E-mail: przenner@gocolumbiamo.com

RE: The Kroger Co. (aka Dillon Stores and Gerbes) (the "Applicant") / Request for amendment to the Broadway Shopping Center C-P Plan (the "CP Plan") to include a fuel station – Case #14-134 (the "Application")

Dear Mr. Zenner,

I represent the Applicant with respect to the Application. Please consider this as a request for less stringent screening and landscaping as permitted under Section 29-17(d)(6) of the Code of Ordinances, City of Columbia, Missouri (the "Code") to the extent necessary for the CP Plan to be considered in compliance with the Code.

Also, please consider this letter as responsive to the Agenda Report ("Staff Report") produced by City Staff for the Planning and Zoning Commission meeting scheduled for September 18, 2014. We intend for this letter to provide pertinent information that is beneficial for you and the Planning and Zoning Commissioners to have in advance of the September 18 meeting, to-wit:

1. Please see the attached letter from Russell Robben, Assistant Real Estate Manager for Gerbes. As you will see, the aforementioned letter addresses topics mentioned in the Staff Report and explains some of the Applicant's reasons for submitting the Application in its current form.

2. For the purpose of simplifying the process of evaluating the Application in the light of the conditions accompanying Staff's recommendation for approval in the Staff Report,

please see the following list of conditions and Applicant's abbreviated responses (*in italics*) to each of the conditions:

- a. The plan shall be amended to include all required information related to both existing and proposed landscaping and signage per CP district standards – *Agreed. We believe the CP Plan will meet this condition should the less stringent requirements be approved as permitted by Section 29-17(d)(6) of the Code.*
- b. The number of pump islands shall be decreased from 5 to 3, and no more than two pump nozzles shall be allowed on each pump island – *Agreed, in part. There will be no more than two pump nozzles per pump island; however, there can be no further reduction in the number of pump islands for the reasons described in Mr. Robben's letter. Having an adequate number of pumps is critical with respect to customer satisfaction, the viability of the fueling station, and the best interests of the nearby neighbors in having a fueling station that operates efficiently.*
- c. The hours of operation shall be limited to between 6am and 10pm – *Agreed, in part. The kiosk will operate only within the time period suggested by Staff. Although 24 hour, pay at the pump only fuel access would be ideal for customers and would have no negative effects on nearby neighbors (given that the substantial berm and solid fence atop the berm will be constructed), the Applicant agrees to reduce fuel availability to the time period matching the grocery store hours of operation (6:00 a.m. to 1:00 a.m.).*
- d. No merchandise shall be stored or displayed outside – *Agreed, in part. When the fueling station is closed, vending machines will be "turned off" and any items stored outside will be caged or moved inside.*
- e. No advertising signs or electronic audiovisual devices shall be allowed under the pump canopy – *Agreed, in part. There will not be any audio advertising at the fueling station.*
- f. No signs shall be located on the north, south, or east sides of the pump canopy – *Agreed.*
- g. The proposed freestanding monument sign for the fuel center shall be removed from the plan – *Agreed.*

Van Matre, Harrison, Hollis, and Taylor, P.C.
Patrick Zenner
September 15, 2014
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Although the decision making process required by the Application is largely administrative in nature (as it merely requests approval of a plan for infill development under an existing permitted use), we believe that the additional process has been worthwhile. In other words, the extensive collaboration among the Applicant and interested parties (including the several meetings with the adjacent, residential neighbors), as well the application of City Staff's professional expertise to matters beyond the minimal requirements of the Application, has resulted in a substantially better project that will greatly enhance the site and surrounding area.

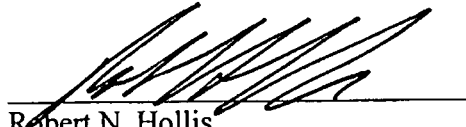
Please distribute this letter and the attached letter from Mr. Robben to the members of the Planning and Zoning Commission at your earliest convenience or, if you prefer, let me know and I will provide it to the Commissioners separately. Please do not hesitate to contact me if you have any questions or comments or if you need anything more from the Applicant at this time.

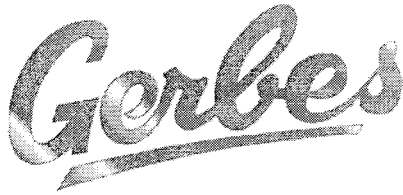
Thank you for your time, effort, and consideration.

Sincerely,

Van Matre, Harrison, Hollis, and Taylor, P.C.

By:


Robert N. Hollis



DILLON STORES, A DIVISION OF DILLON COMPANIES, INC.

2700 EAST FOURTH – P.O. BOX 1608

HUTCHINSON, KANSAS 67504-1608

September 15, 2014

RE: Major Revision to C-P Development Plan (Broadway Shopping Center)

Dear Planning and Zoning Commission,

Kroger has built over 1,200 fuel centers in their grocery store parking lots nationwide. The process used for sizing our fuel centers is based on many factors including (but not limited to) the current grocery store size and volume, projected fuel gallons, customer counts, redemption rates etc.,. Furthermore we take feedback from our customers seriously and you can see (based on the customer comments provided in our submittal packet) that our Columbia customers enjoy the convenience of our fuel centers, the discount program, and the ability to pull right up to a pump without the hassle of waiting in line.

Based on the above factors the proposed fuel center was originally designed at 6 pumps (i.e., 12 fueling positions); however, in an effort solely to accommodate City staff's recommendation we reluctantly reduced the proposed project to 5 pumps. We do not believe that it is in the best interests of Gerbes' customers or nearby residents to have 5 pumps instead of 6. However, we believe that the benefits of having a slightly less than optimal fueling station outweigh the status quo (i.e., no fueling station). That is true because one less pump is not so substantially detrimental that the station will fail or operate so poorly that it will cause significant problems.

Decreasing the number of pumps further would be substantially detrimental based on our business model and extensive experience and would not permit the fueling station to operate at an acceptable level. It would unduly complicate and burden our customers, which would defeat the primary purpose of developing a convenient fueling center at this location. Also a further reduction in pumps would only increase the potential for major congestion issues during peak fueling periods and would create traffic circulation issues associated with cars stacking into the drive lanes. Any further decrease would cause some of the problems (e.g., increased noise and traffic congestion) that we believe City Staff is attempting to avoid by suggesting a lower number of pumps and we are certain that it would result in unhappy customers.

Please also take into account that approximately 90% of our fuel gallons sales are to existing Gerbes customers and that approximately 61% of our customers shop and fill gas in the same trip (i.e., they will already be in the parking lot). Reducing the number of pumps will not reduce traffic or the demand of our customers; it would only create longer wait lines and increase congestion creating circulation issues.

Kiosk and other ancillary sales at the fuel center are a necessity to our business model and provide a convenience that our grocery customers have come to expect with our fuel centers. Please note that all ancillary sales will be terminated at 10 p.m. nightly. Reducing the pay at the pump hours as staff has requested to anything less than our store operation hours would be an undue inconvenience to our customers. Taking into account the substantial screening that will exist (4 foot tall landscaped berm that is 24 feet wide, topped with a 6 foot tall solid fence), none of the ancillary products or the advertisements will be viewable by the neighbors.

Both Gerbes and Shelter Insurance have diligently worked up-front to communicate and collaborate with the City and neighbors (beginning with neighborhood meetings as early as the Fall of 2013), which has played a vital role in the project design as it has evolved into its current state. Below are many of the items we have agreed to provide to date in order to address City/neighbor concerns and to provide a first class neighborhood friendly fuel facility for our grocery store customers.

- Reduce the number of pumps from six to five
- Reduce the fuel center hours from 24 hrs. to 6am to 1am (i.e. operational hours of our grocery store)
- Decrease the height of light poles (14 feet, rather than 28 feet)
- Decrease the canopy height such that the lighted underside is not visible from nearby residents
- Redesign the fuel center from our standard colors to a more earth tone alternative color scheme
- Construct a substantial landscaped berm and fence with brick columns creating a barrier between the site and nearby residents
- Include an electric charging station (a first for Columbia)
- Dedicate Right of Way at the Ash/Clinkscales intersection for future road improvements
- Replace existing fence with matching, solid fence with brick columns all the way down to Broadway
- Improve the common areas (e.g., construct access ramp from Gary Street onto the site, create pedestrian friendly access across the site, and increase the overall Shopping Center landscaping)
- Add traffic calming along south portion of the site as requested by the neighbors

We do appreciate the time you have taken to review our project and your comments. Feel free to contact me directly if you have any questions or concerns. Thank you.

Thank you,

Russell Robben

Russell Robben

Assistant Real Estate Manager | Dillon Stores

Phone: 620.669.3251 | Fax: 620.669.3146 | Email: russell.robben@dillonstores.com

EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

SEPTEMBER 18, 2014

VI) PUBLIC HEARINGS

Case No. 14-134

A request by Shelter Enterprises, LLC (owner) on behalf of The Kroger Company (applicant) for approval of a major amendment to the "Gerbes Super Store C-P Plan" to include a fuel station. The 1.6-acre redevelopment area is located on the south side of West Ash Street, approximately 130 feet west of Clinkscates Road. (This item was tabled at the August 21 and September 4, 2014 meetings).

DR. PURI: May we have staff report, please?

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval subject to the following conditions:

- Approval of the requested landscaping variance and addition of plan note that stipulates Phase 2 landscaping be installed in accordance with parking lot landscaping standards of the zoning ordinance within two years of revised C-P plan approval by Council.
- The site plan signage notations be revised to eliminate provisions regarding additional on-site monument and canopy signage to comply with applicant revisions
- The number of pump islands be decreased from five to three.
- The hours of operation for all fuel center activities be limited to 6:00 a.m. and 10:00 p.m. daily. If recommendation by the Commission, site plan note regarding "hours of operation" shall be revised.
- No merchandise shall be stored or displayed outside -- such condition to be duly noted on the site plan.

DR. PURI: Commissioners, any questions of the staff? Go ahead, Mr. Lee.

MR. LEE: Mr. Zenner, I haven't spent a lot of time at that Gerbes store, but I believe that -- don't they store merchandise outside for sale?

MR. ZENNER: The merchandise on sale that's stored is likely no different than what you maybe see at Hy-Vee or you see at any other grocery store where it's -- it is not scattered around the overall fueling facility. It's not -- it doesn't look like -- and I hate to use the term, but it's the best one I can think of -- a flea market where we have everything popping up all over the place. It is not uncommon that a grocery store, as part of its general operation, will display something outside. I mean, let's look at Lucky's here downtown. They put produce outside during their regular business hours, then they roll it back in. Some of the concern that we have not only is aesthetic, as it relates to the overall appearance in display of outdoor merchandise. Soda machines and a variety of other things that may be outside, while they may

be turned off and nonaccessible to any individual after the business hours, still is a draw for potential criminal activity. People breaking into the machines, shattering front glass, or anything along those lines is a concern. We do not want to draw any more attention to the location than otherwise is necessary, and therefore we believe, not only from an aesthetic perspective, but from a public-safety perspective and the enjoyment of a residential neighborhood immediately to the east, we don't need to have that. If you want to pick up a soda or a bag of potato chips and you just left the grocery store, pick it up in the grocery store exit aisle which is where they have it, so when you have that impulse buy, you buy it on your way out of the door. We don't think that you need to stop by here and pick it up. And this is supposed to be, and the Gerbes' folks will tell you, that this is what their customers want and it is to be used by their customers. That's what their surveys have shown. Well, if you're going to be inside a grocery store, you can buy your materials there and put them in your car as you're packing your groceries. That's our position, that's our belief, and we're sticking to it.

MR. LEE: I don't believe it's this commission's job to tell people what to buy and where to buy it.

MR. ZENNER: It is our -- it is our responsibility, unfortunately, though to ensure that the site is designed such that it is compatible with the actual surrounding context, and it is staff's opinion that we believe putting vending machines around a gas-station kiosk is inappropriate in a residential neighborhood. It may be appropriate along a highway that has fast pass-by traffic and you're wanting to not stop inside a store and pick things up. We don't believe it's appropriate. Go to any of our other fueling stations that are tied with a grocery store, and you will not see this type of display that is prevalent at their Paris Road facility anywhere. None of our Hy-Vees have it and, quite honestly, none of our Break Times or other gas stations that operate at the same level that their zoning would operate have it. They're all inside a building. That's part of the context of why we have neighborhood commercial. It was not meant to really have all your wares on display. It was to bring you into the building to have you shop inside it.

MR. LEE: Thank you.

DR. PURI: Any other questions of the staff?

MS. LOE: I have one.

DR. PURI: Ms. Loe?

MS. LOE: You've made it clear that we're not looking at rezoning and that this is a major amendment to the C-P plans. So I guess I would just like clarification, since they did have a gas station previously on this site, what is being amended?

MR. ZENNER: The fact that the site plan that exists today does not include the gas station and it is an addition to the site plan, so the site plan, in and of itself, is being amended, we're not introducing the use. So when we deal with a site plan -- a major site plan amendment, that is a result of elements that are desired permitted to be on a site, but not originally shown on the adopted site plan, so we're amending the site plan to add it. That's the major revision. We would have a major revision and a rezoning if we were actually attempting to add the use.

MS. LOE: Thank you.

DR. PURI: Any other questions of the staff?

MR. STRODTMAN: I've got a question.

DR. PURI: Mr. Strodman?

MR. STRODTMAN: Hypothetically, if Gerbes closed, what would happen to the -- the station?

MR. ZENNER: If Gerbes -- if the station were constructed and Gerbes closed, or if Gerbes closed?

MR. STRODTMAN: The grocery store went out of business.

MR. ZENNER: Went out of business. It would -- that's -- it's not a conditional use. This is a principal permitted use. It is on a parcel that would allow it, so it's possible that it could be sold. It's possible that the kiosk could be expanded to allow for a different operator to operate it. It -- there's a lot of different options. I couldn't tell you. It -- they are fueling centers, and as Mr. Robben's letter to you indicated, which you have in front of you and I hope you received it earlier, they have 1,200 of these throughout the United States at their facilities. I would -- I would suggest that part of the incentive here, and the applicant could better confirm this for you, is that the fueling center is what's demanded by the customer. And, therefore, if they're able to achieve getting this, the grocery store, which has some pending improvements proposed at this point, will likely be there. Now, that doesn't necessarily mean that it will be there in perpetuity, but that also is for -- the same situation for any Hy-Vee we have in town.

MR. STRODTMAN: Well, my assumption is they're doing this to stay relevant and stay in business. And with the margins of grocery stores, you know, this might be the -- the deal breaker to lose a neighborhood grocery store.

MR. ZENNER: That is definitely --

MR. STRODTMAN: And I -- and I -- and I would hate to see that. And -- and we -- you know, and so I -- and so I was asking that, you know. Because that -- that's my fear, especially grocery stores. I mean, they are very small, you know, a couple percentage points and, you know, it's so competitive and - - anyway. So that was my question.

DR. PURI: Any other questions of the staff? All right. We'll open the public hearing.

PUBLIC HEARING OPENED

DR. PURI: Anybody wishing to speak on the matter, please approach the podium. The rules of engagement, any organized proponents will have six minutes. Any organized opposition will have six minutes thereafter. And anybody speaking after each one of those proponents or opponents will have three minutes. And please stick to the timetable. And if you are getting late, I'll hit this button and the red light on the podium goes on, which means to cut off. So please approach the bench.

MR. HOLLIS: Good evening. Robert Hollis, with the Van Matre Law Firm at 1103 East Broadway, here on behalf of Gerbes. I've given you a handout and the -- it should match what you see on the screen. A lot of the information that is in your handout has been covered by Pat, so I'll sort of try to jump around and -- and respond to what I think might be more relevant. Mr. Robben is here from Gerbes, as well as Dave Bennett from Engineering Surveys and Services -- and Tim Reed, who have been actively involved with this project for approaching a year and -- and they -- they've all put a great deal of work into it. On December -- in December of 2013, the first meeting was held with the residents that are immediately

adjacent to the site -- immediately adjacent being not true for all of them, but the ones that are closest, and I'll point those out momentarily. Based on that meeting, which was, I understand, lively -- I wasn't at that one -- but drastic changes were made, and -- and Pat identified a lot of those and -- and I'll just go into a little bit more detail on a few of the others. Charging station for electric vehicles, there is one that wasn't mentioned. That's one of the requests that Gerbes has agreed to. They are going to include a charging station for electric vehicles. I think that would be a first for Columbia, just another attribute to the development. I want to also focus on, and you'll see in some pictures, at the end of Gary, there will be an ADA-accessible ramp, and this was a request by some of the neighbors to -- who are currently accessing the Gerbes site, but it's -- it's a difficult walk. And strollers were mentioned several times as something that is really difficult to get to the site from the neighborhood as it exists. The decrease in -- in the -- I'm sorry -- the request in the number of pump stations, I can't overemphasize how big of an issue that is, and the decrease from six to five, which is -- it was six initially, was a really large concession on the part of Gerbes and it's -- it's not something on which they can concede anymore. And Mr. Robben will speak to that, I'm sure. Signage, we agree 90 percent of the customers at the fueling station are Gerbes customers, so it -- it really is existing traffic. And most of the things that I think we differ with staff on, which there really aren't that many, they're business decisions more so than planning decisions. And I think some of your questions were -- were telling in that regard. I want to clarify that as far as outdoor advertising, what I intended to convey was that they would agree to no audio advertising outside and at each of the pump stations, so there -- there could be video screens, but you just wouldn't have the TV stations running or any other blaring noise which we think would be inappropriate. Pat hit everything on the conditions, and I think you've seen where the location of this fuel station would be. I would point out that given the scale of this development that the fuel station is really -- really fairly small. Here's a photo looking from Ash towards the residences, and the fueling station would be on -- on the right of the screen, which is to the west. There's a red arrow pointing -- supposed to be pointing to the west, and that is to point out what you'll see in a later slide is that the parking lot actually gets smaller with this development. That boundary of the parking lot is going to move approximately ten feet to the west, creating additional spaces. The second arrow, which is pointing at an outbuilding, the point of it is that the property line is actually to the east of where the parking lot exists now. So there is a substantial amount of room. Another shot, so this is looking to the east from the Gerbes parking lot. You're looking at the backyards of the closest residences to where the station would be. And just one more, so you can see that it's -- the backyards just open to a parking lot currently. The berm, which Pat showed, actually has a slight jog in it, and it is 25 feet wide and in some places it would be five feet tall. But, for the most part, a four-foot tall landscaped berm with a six-foot solid fence and brick columns is what will be in that location. You can see trees that are actually shown as being -- they look like they're being under the berm, and that's because there will be trees planted on the berm. It's a -- it's a gradual rise up to the four-foot level and sometimes five-foot level, and then another gradual drop-off, so there -- it will be landscaped with trees. The cross-section of the berm and fence, which I think is helpful. And note that on the left, the bio-retention basin; that is the Gerbes side, so you would be looking to the north if you looked at this cross-section. It is a --

it's a very substantial barrier, and there is no barrier at this point in time. So all of the impacts that have been discussed really won't be there. So to the extent that a neighbor didn't like outdoor merchandise, they're -- they can't see the outdoor merchandise. They can't even see the canopy, which I'll show you on the site lines with the berm fence slide. We've got three representative properties and I -- and I note that south is downhill because the Wrights' property, which is the one furthest to the north, would have the highest elevation and therefore would have the ability to see whatever one could see over the berm that's greater than anyone else. So here's a view from the Wrights' -- or the back of, so the northwest corner of the Wrights' property. You need a four feet of rise over a twelve-and-a-half-foot area to a six-foot fence. And what you can see just above the top of that is the top of the canopy. You can't see the underneath of the canopy, just the top. And that's as opposed to existing conditions where there is no barrier. I'll move quickly, if I may.

DR. PURI: You need to wrap up.

MR. HOLLIS: Yes.

DR. PURI: It's seven minutes.

MR. HOLLIS: Okay. Thank you. Another view from the Browns' and now from the Mullins'. As you can see, you can see nothing. And I'll be happy to answer any -- any questions that you may have.

DR. PURI: Commissioners, any questions of this speaker? Ms. Burns?

MS. BURNS: Are there any plans to improve the Gerbes proper?

MR. HOLLIS: As -- well, it's not part of this submission, no. But, yes, I understand there are plans to make substantial improvements to the Gerbes.

MS. BURNS: Thank you.

DR. PURI: Any other questions? Seeing none, thank you.

MR. BENNETT: My name is Dave Bennett; I'm with Engineering Surveys and Services, offices at 1113 Fay Street. What I wanted to talk about just a little bit was when we looked at the location for the -- for the fueling center, we kept coming back. We looked at various locations, we kept coming back to the location you see on your plan. We did look on the north side, trying to get it, once again, away from the neighbors. We did look on the north side. We did -- there is not enough room in the north-south direction to -- to fit a fueling station in that location. We did look on the south side of Gerbes and with -- with the fueling station, there is a good possibility, as they have discussed with us, that there would be improvements to the Gerbes station -- or Gerbes store. And that being the case, we want to obviously leave room in case they want to expand the store. The obvious direction would be to the south, so that -- that would -- was not looked at as a good location. And putting it out in the middle of the parking field just mixes cars and pedestrians and it just didn't make a whole lot sense. So, you know, we put it -- we put it where we felt it would work the best and that is the reason mainly for the screen -- a substantial screen that we're providing. And, once again, I think Mr. Zenner went through the landscaping notes on that. We -- I would like to note in addition that the area that we're actually affecting where we're putting the fueling center, between the Gerbes and the fueling center, that whole area is actually 20 percent landscaping, which is significantly more than the 15 percent. So -- and I did want to note also the little bulb-outs that

you see along Atkins Drive, those were put in to deter traffic from traveling very fast through that area. The neighbors were -- didn't want that to happen and we feel that we have accomplished that with that -- with those bulb-outs slowing the traffic down. Now, there's -- there's also a -- when we met with the neighbors, they talked about getting access to this. There is an opening in the fence currently where there's a fire -- fire hydrant, and that will -- opening will remain. We will add, as you look -- this is kind of looking across the fire hydrant, looking out at the shopping center through the gap and, once again, stepping up on the pavement looking. What we're going to do is that sidewalk on the bottom of the drawing along Atkins Drive, that's actually an ADA accessible drive, and it's going to go across and we've added a sidewalk in one of the islands for pedestrian access with crosswalks to access the shopping center. I'll be happy to answer any questions you might have.

DR. PURI: Any questions of this speaker, staff -- or Commissioners?

MR. BENNETT: Yes.

MS. LOE: You just showed some slides of the current landscaping. That -- back one.

MR. BENNETT: Back here?

MS. LOE: Sorry. Forward.

MR. BENNETT: Forward.

MS. LOE: One more, please. One more. There we go. Is that the idea? So when you're showing us the plans with the green landscaped berm areas, is this what you're envisioning? I mean, this is --

MR. BENNETT: No. That is the existing condition.

MS. LOE: I agree.

MR. BENNETT: Yeah.

MS. LOE: And this is what is shown in the original plan that was included in your packet as landscaped area.

MR. BENNETT: Right. And the --

MS. LOE: How the client proposes to maintain the landscaped areas, I guess. I mean, is this --

MR. BENNETT: Well, we would be -- we would be upgrading that to the -- to this -- or, actually, if I can go back -- to this level right here. And what you were looking at through the gap in the fence on that picture was just the opening that is now just an open parking field.

MS. LOE: Well, what do the green berms represent? Are they mulch with a tree?

MR. BENNETT: They will be landscaped to City standards.

MS. LOE: Pat, maybe you can help me out.

MR. ZENNER: We have parking lot requirements within Chapter 25 -- Chapter 29, Section 25, which we will require be complied with. Part of our concern initially was that in accounting for the existing landscaping on site was not provided at the time that the application was made. However, in light of the fact that the islands that currently exist, what you see in the photograph, all of that will be eliminated and replaced with compliant landscaped islands. We saw no value in having a cataloguing of what won't be there in the future, but we want to specifically request that the Commission stipulate, as part of an

approval, should that be what you desire to do, that all landscaping to be installed will be compliant with our code. At that point, when final landscape plans are submitted, our arborist will review them to ensure that we have the requisite requirements of landscape features, be it turf, be it trees, be it shrubbery, or a combination thereof. At that point, we'll allow the permit and the land disturbance to occur.

MS. LOE: So the current landscaping does not meet current City standards --

MR. ZENNER: Oh, far from it, yeah.

MS. LOE: -- but the future landscaping will? Thank you, Mr. Zenner.

MR. ZENNER: You're welcome.

DR. PURI: Mr. Reichlin?

MR. REICHLIN: You went through the locations that were -- well, let's call them X'd out. And, to me, although I'm not a design expert, can you expound upon why the area close to Ash Street and closer to the store is not an acceptable eventually a potential site for the fuel station?

MR. BENNETT: Yes, I can. The -- if you look at the -- the fueling center as we've shown it in the shaded area on this drawing, you know, from -- from across from an east to west direction, we need about 100 feet to keep cars, if cars need to stack in there. I mean, you don't want to set it up to where cars -- you can't have it like a double stack of cars in there to get fuel because then you'll create congestion and that type of thing. And, basically, there is a building line along Ash Street. There's a 25-foot building line. And what that does up -- and especially in that -- the northeast corner of the Gerbes store, which is that shortest distance north-south. It's about 65 feet. Consequently, it would create a real congestion issue in that area trying to put a fueling center in there that needs about 100 feet to accomplish that.

MR. REICHLIN: But what about the one -- the exits in the parking lot right now, not the one on the north side of the store?

MR. BENNETT: The exits in the parking lot, you know, putting that in that location, you're going to have a lot of people exiting. We're trying to get them to exit on the eastern exit so they don't conflict with people coming to the store, trying to find their parking place close to the store -- it's how we do it. We felt that it would be detrimental in that area to put it in the -- kind of the middle of the parking field. And you're also, at that point, putting pedestrians -- cars that are moving through the fueling station through the parking lot, it becomes a very congested situation. Where if we put it on the area that, quite honestly, it's probably the last to park and probably, at this point, most of the people that park there are employees. We put it over on the east side, then you've got -- you're not going to have those conflicts.

MS. LOE: What about the X to the south?

MR. BENNETT: The X to the south was really -- didn't want to put it there from the standpoint of not only Gerbes and potential future expansion there, but also the Broadway Shopping Center. It's really the only place left that they could expand those stores, so we wanted to leave them the opportunity to do that.

MS. LOE: You couldn't expand Gerbes east?

MR. BENNETT: Well, that's the parking field for Gerbes, which fills up considerably right in front of the store there. So if you -- if you were to expand it east, you're going to have to constrict that parking

field, so we did not want to do that.

MS. LOE: But you're reducing that parking field now by putting in the gas station.

MR. BENNETT: We are. This particular shopping center has -- was done under the older ordinances and, at that time, the parking requirements were -- there was quite a bit more parking that was required than there is now for a shopping center. Consequently, this -- this parking -- the parking in this shopping center is -- is more than what is needed by today's ordinance. So, you know, we -- but when you look at it just in terms of -- of the front of Gerbes, we need all those parking places for Gerbes, in and of itself.

MS. LOE: I -- I see. But it does appear that you are in this proposal showing us that you can reduce the parking that is on the east side.

MR. BENNETT: We have not reduced the parking on the east side. Are you talking about the island there?

MS. LOE: You've -- it -- you've shortened the aisles, the east side of the aisle -- parking aisles have shortened.

MR. BENNETT: Because the fueling station is in there?

MS. LOE: You've moved the entrance -- the east entrance west.

MR. BENNETT: Well, I think that's as far as we can go with it to serve the Gerbes.

MS. LOE: Right. Because the Gerbes people would be happy -- this is my neighborhood grocery store, so I go by you guys every week. But I also happen to know that because of that, that that east entrance gets backed up all the way to the intersection. And when I'm waiting to make a left turn into that east entrance, I'm holding people up trying to go straight down Ash.

MR. BENNETT: Right.

MS. LOE: So I already consider that to be a pretty -- not all time of the day. Granted, this is going home from work, but I am wondering how adding program to that side of the parking lot, especially that close to that intersection and that driveway is going to compound that.

MR. BENNETT: Well, once again, I mean, the statistics Mr. Robben will probably share with you a little bit, but 90 percent of the customers they have found for the fuel center are already in their parking lot. In other words, that -- it's the same -- it's the same cars. Ninety percent of them are the same cars that are already there and they're not adding a lot of cars because of adding the fuel center.

MS. LOE: I believe the letter said 20 percent -- or the report, so, yeah. Thank you.

MR. BENNETT: Uh-huh.

DR. PURI: Any other questions, Commissioners? Thank you, sir.

MR. ROBBEN: Good evening. My name is Russell Robben, and I'm with Gerbes. Just to give you a brief history, Dillon's is our division. We're a -- we're a part of the Kroger Company. We operate in three states; Kansas, Nebraska, and Missouri. We have about 86 stores -- grocery stores. Of those, we have 45 fuel centers. We -- we've been in the fuel business for about 50 years in the Dillon division. And, as Pat mentioned, Kroger, nationwide, these kiosk fuel centers that we're proposing here, we've built over 1,200 of those, and also Kroger operates over 700 convenience stores. If you're not familiar with our

reward program, it's very well accepted by our customers. Basically, if you have your Gerbes-Plus card, you scan it, you get two cents off automatically every time. You accumulate points. Basically, for every dollar you spend at our store on any item, you get a point. Hundred points gets you ten cents off a gallon at our stores. Also, prescriptions -- for every prescription you fill, that gives you 50 -- 50 fuel points. And then, also, if you buy gift cards, you get two times fuel points on gift cards, so it's just very well accepted. Just the one item I'll touch on real quick is -- is, and as we've kind of mentioned, is the number of pumps. Over all the fuel centers we've built nationwide-- you know, we kind of have a business model. We put this together and it was my letter to you guys. It takes into account the current store size, how much volume it does. Then we have a third-party analyst come out and project gallons, so we get kind of a rough idea of - of how many gallons it will do. We take into account customer counts at the store, how much traffic we have there each day to kind of gauge how much fuel we'll be getting. And then redemption rates with our - and what they were mentioned before, the 90 percent. Basically, 90 percent of people that fill fuel at our centers use -- they're part of our Gerbes-Plus Card program, so they scan that -- 90 percent. That's where our fuel gallons come from. And just back to the -- we started -- with that model, it came out, you know, we needed to do six pumps here. And one of the big things there is convenience for our customers to be able to pull up and be able to come right up to a pump. Five, we can -- we can work at this site. It'll be a little more congested, but we think we can still make that work, and that's how we've submitted it. Anything less than five, it just -- really, the customer is already there, so reducing the pumps will not necessarily take any traffic away. You'll still have the same traffic, you would just have less pumps. So if we go less than five, it will be the same amount of traffic, but there'll be more stacking and it'll just create circulation issues and oftentimes upset customers. Other than that -- and then, also, the -- you know, the merchandise is something our -- our customers just -- they wanted the convenience of wanting to be able to pull up, fill gas, get a bottle of water, and -- and a snack and a bag of chips. And that's just something we -- you know, we feel they deserve and -- because not every time are they going to be going inside the - the actual store. They like the convenience to be able to pull up, grab something, and -- and go. So, with that, I'll answer any questions.

DR. PURI: Commissioners, any questions of this speaker? Mr. Lee?

MR. LEE: Mr. Robben, do your plus-card points expire?

MR. ROBBEN: Yeah. They do -- they do. They run for a two-month cycle and they will expire if you don't use them.

MR. LEE: If you don't use them in -- within the two months?

MR. ROBBEN: Correct.

MR. LEE: Okay. Thank you.

DR. PURI: Mr. Reichlin?

MR. REICHLIN: Of the other locations, are they all the same standard kiosk?

MR. ROBBEN: Typically. Some have rest rooms, some don't. This one will have a rest room, but it will be for our employee -- our attendant only, so it will be just -- but we -- we don't have any with public rest rooms.

MR. REICHLIN: Do you consider the concerns that staff has regarding outside merchandise legitimate and have you run into it in other locations?

MR. ROBBEN: We have never ran into it in any of our other fuel centers. And, basically, kind of what Robert touched on is, none of the neighbors or adjacent areas will not see it, and it's a few, you know, beverage cases, and then the washer fluid things that go out by our pumps. So, you know, it's something our customers want and we've always provided it to them in all other locations. And, you know, the fact that you won't see it until you pull in, we just don't see that --

MR. REICHLIN: But on a -- but maybe on a little more of a personal note, it -- it doesn't appear to you as an invitation for some type of criminal activity?

MR. ROBBEN: You know, surprisingly, I -- we -- criminal activity is something that came up in one of our neighborhood meetings, and so I went back to our -- our loss-prevention people and got some stats on this. And these -- you know, when people think, you know, convenience store, sometimes you think crime happens at convenience stores. The model we have for these grocery stores is the kiosk and that's what we've built 1,200 of, and it's gone over overwhelmingly -- you know, really well. And some of the stats for the past two and a half years at our 45 fuel centers that we operate in our Dillon's division, we've had two robberies and one vandalism over two and a half years. I mean, these -- and, typically, everything that's sold outside will stop at 10:00 p.m., like we said, and they have cages, basically, that go in front of them and lock, so it's -- crime is minimal at these. And, typically, in most instances, they are 24-hours, so they're lit very well for 24 hours. Here, if we do shut down early, the lights will not go off because that would, you know, invite more crime, but they'll be dimmed to a -- some type of security lighting.

DR. PURI: Ms. Loe?

MS. LOE: The comments that were submitted, some of them mentioned the Broadway site, but several of them simply say it would be nice to have another fueling station in town. Why was this property chosen over some of the other -- or there's at least one other Gerbes in town.

MR. ROBBEN: Yeah. On Nifong, that would be our other one. Yeah. This one was chosen. Basically, the -- we're trying to produce these at all of our sites and -- and as it was mentioned, the -- it helps with margins. It helps keep our stores viable. With competition doing that now, if we don't have these, it's -- it just -- it's tough to survive. It really is. So it's become in our business really a necessity, and that's why, companywide, you know, we're trying -- over half our stores have them now and we're continuing to build them to -- to stay competitive and basically give our customer the convenience that they want and ask for. And -- and in this scenario, the -- the parking lot is, it was kind of talked about, is big enough to produce this. Some of our parking lots, like on Nifong, would be too tight to really put a fuel center on site unless you tear down some adjacent buildings.

DR PURI: Mr. Lee?

MR. LEE: So you don't anticipate putting a fuel -- fueling station at the Nifong store?

MR. ROBBEN: Well, it will be evaluated, but as -- as things sit today, it would be very difficult. I mean, we would have to look at parking standards first because it's a lot tighter parking lot, so --

DR. PURI: Mr. Strodman?

MR. STRODTMAN: Are these maintained by a CCTV system?

MR. ROBBEN: I'm actually not familiar -- say -- what was that?

MR. STRODTMAN: A camera. Do you have any cameras on your -- on your --

MR. ROBBEN: Yeah. I mean, yeah. It's monitored, and it's pay before you pump, so you have to go up, so we -- I mean, that eliminates drive-offs, so --

MR. STRODTMAN: Fine. Okay. And then no alcohol at the --

MR. ROBBEN: Correct.

MR. STRODTMAN: -- at their location, there was no alcohol. And the type of fence that's going around, they mentioned brick or stone maybe. I think it was brick. Is the fence material just a wood, or is it -- do you know what kind of --

MR. ROBBEN: We were going to go composite -- some type of composite or synthetic just for -- it'll last longer.

MR. STRODTMAN: For the -- maintains it?

MR. ROBBEN: Yeah. Just for longevity.

MR. STRODTMAN: And then Gerbes maintains the berm on both sides of the fence?

MR. ROBBEN: Actually, Shelter, our landlord, handles -- yeah. Correct.

MR. STRODTMAN: But the -- the ownership -- there's no -- no additional expense to the neighborhood for any of the landscaping that we saw?

MR. ROBBEN: No. Correct. Any -- anything on the neighbors' side of the fence that is on -- still on our property will be maintained by the ownership group.

MR. STRODTMAN: And then if I understand then, the only thing you can really buy is gas after 10:00 until 1:00, maybe the vending machines -- the soda?

MR. ROBBEN: The vending -- the vending machines are -- they're not the standard vending machines. They're just case coolers with sliding doors, so you have to basically grab it out of there and take it right to the kiosk to pay.

MR. STRODTMAN: So after 10:00 when your attendant leaves, then it's strictly gas --

MR. ROBBEN: Yeah.

MR. STRODTMAN: Strictly gas after that?

MR. ROBBEN: Yeah. After 10:00 p.m.

MR. STRODTMAN: Until 1:00, and then there's nothing -- nothing after 1:00?

MR. ROBBEN: Right.

MR. STRODTMAN: Thank you.

DR. PURI: Any other questions? Mr. Reichlin?

MR. REICHLIN: I do. I have one more. I just -- just to throw it out there. Given staff's position regarding outside merchandise and the -- I guess, the resistance or disapproval of some of the -- the neighbors, is there another location on the parking lot and/or no outside merchandise a deal breaker?

MR. ROBBEN: The no merchandise is going to be tough. Like I say, we never, at any other location, you know, have been restricted to that, and it's just something we would have to take back and

really evaluate because the convenience to be able to pull up, buy a bottle of water or a pop or whatever you want and a bag of chips, I mean, it's just something our customers want. And to not put it there, we would have to give that a lot of thought really.

MR. REICHLIN: What about the location aspect of the question?

MR. ROBBEN: Say -- say that again.

MR. REICHLIN: If -- if, in fact, that it was not deemed appropriate that the location that the engineers have chosen at this point in time, would another location, in and of itself, be a deal breaker?

MR. ROBBEN: At this point, it really would be. We, as -- as Dave mentioned, we had our first neighborhood meeting over a -- or coming up on a year. It was in December of '13. And, you know, that was one of the first concerns was location. So we took a hard look, you know, where can we put this to still make it, you know, feasible, and it really did not work out for us anywhere else except out here where Dave said. Basically, nothing happens now out there. There's no parking except for some employees, and that's kind of what spun off the idea of the -- the big berm and, like, the sight lines you -- you were looking at from the neighbors, you know, you just see the top strip of the -- of the beige canopy. And so that's kind of when we knew we were going to -- this was the only viable location really and we tried to put a lot of time and effort into designing a well-screened berm and -- and fence.

DR. PURI: Any other questions? Ms. Loe?

MS. LOE: Do you use fuel-capturing nozzles?

MR. ROBBEN: Yeah, we do.

MS. LOE: You do?

MR. ROBBEN: Yeah, we do. I mean, basically, the system they have from our tanks to when -- from our -- the fuel tankers to when they're putting them in -- in the ground, that vapor recovery system captures 98 percent of -- of all vapors, I guess, when they're making that transition. And then on -- on cars, after 2001, they have some type of vapor recovery along with our nozzle that those capture 95 to 98 percent of all vapors.

DR. PURI: Any other questions? Thank you. Anybody else wishing to speak on this matter, please approach the podium.

MR. MCNABB: In favor or opposed?

DR. PURI: Either way. Are you opposition?

MR. MCNABB: Yes.

DR. PURI: Organized opposition?

MR. MCNABB: I have submitted a -- our petition there with about 20 names, so I guess that would be organized.

DR. PURI: Okay. You have six minutes -- and, actually, seven minutes because I gave Mr. Hollis seven minutes. Go ahead.

MR. MCNABB: Okay. My name is Tom McNabb. I own property at 104 Clinkscales at Montmarte Apartments. I want to start out by letting everyone on the Commission know that I don't have anything -- a grudge against Gerbes. I don't have anything against Shelter Insurance. People from the

apartment complex walk to Gerbes to buy their groceries and walk back. Some people live there and don't even own a car, so it's very handy for them to go to the store, pick up what they need, and walk back. This was described from day one as a neighborhood fueling station for the patrons of Gerbes, and I don't have a problem with that, either. I think there are six adjustments that need to be made and it sounds like maybe a couple have. I hope everybody on the Commission has been to the Paris Road store and then also envision what the Paris Road store might look like should it be placed at the Broadway Shopping Center. The scale of the property is off -- reduced it from twelve vehicles to ten, that's still too many. I think if they reduce the size, that gives more options for the location where that fueling station could be placed on the property, so those are two items. The hours of operation. Ten o'clock is probably late enough to get your fuel. Architectural design would -- would be another issue. I think there can be a little extra something done there besides a flat roof, and Pat may have a -- a picture that he can put on the screen of a property on East Broadway at the Broadway Shoppes of the Break Time fueling station. It's got brick columns, a pitched roof, and it looks fairly attractive and blends in. I'll pass out to you some photos that I took yesterday of the Paris Road location. And on -- on the screen and -- and you'll -- you'll see that this is the 12 fueling stations, and it's -- it's just oversized and out of scale. The signage -- we'll put up some signage photos. They've got various signs on the pumps and so on. Nothing really wrong with that, but it just adds to the clutter. We need to remember that the Paris Road station is on a five-lane highway. It's next to the COLT Railroad tracks, which is next to a high-powered cross-country power line. It's several hundred feet from all but one residence. And then adjacent to it are M-1 industrial uses, DJ Roofing and other industrial uses. The -- the clutter -- and we'll go to the outside sales. We've got one here. These are not duplicate photos. You can see the multiple vending machines, all the signage. I mean, it's just tremendous amount of clutter -- firewood. Do you -- do you really come out of Gerbes -- 90 percent of the people are going to come out of Gerbes, stop at the gas station, fill up with gas, and go, oh, man, I need some firewood, you know, and they grab some firewood. If 90 percent of the people are coming out of the store, you'd think they would know enough to buy their soda and their stuff inside the store rather than wait till they get over to the gas station. So those are some comments that I have. They've made some adjustments. Again, I want to see Gerbes be successful. I think they can be successful in a smaller store. Pat, do you have a picture there of the Break Time on Forum Boulevard? That has fueling for six vehicles at one time. That is in a shopping center that has a Schnuck's grocery store, several other stores. Probably, that entire shopping center does more business volumewise and so on than -- than the Gerbes. I don't know. Maybe not. But I buy gas at this particular station. Rarely do I have to wait behind another car to fuel up. And then, one point, if you're going to save two cents a gallon on gas, which I realize it adds up, or ten cents a gallon, and you have to wait for a couple of minutes because there's another car fueling in front of you, can your time really be that valuable? And we all like to pull in, get some gas, and get out. Nobody likes to wait, but I think for the overall good of the neighborhood, this can be made smaller, made more attractive, reduce the hours, and cut out the signage. Thank you. I'll be glad to answer questions.

DR. PURI: Commissioners, any questions of this speaker? Seeing none, thank you. Anybody

else wishing to speak on the matter, please approach the podium.

MR. WEINREICH: Hello. My name is Chris Weinreich; I live at 1700 West Broadway just to the south of Bank of America there. I'm going to echo a lot of his sentiments. We're opposed to it, not being there, but as it is proposed. Our concern is being open past 10:00 p.m. We also agree that 10:00 p.m. is late enough to get your fuel. We -- we have a small son. We're just starting a family, and the more traffic brought to our area late at night, this would raise more concerns with safety, so I don't -- I can only assume that houses closer would probably have the same concerns. I agree with Ms. Loe about the traffic. I -- the parking lot, I park out there on the east side, whenever we go in -- that's our grocery store. And then when we're exiting out of that east exit, oftentimes traffic depending on different times of day is -- is significant, so we're concerned about adding traffic with the size. We would like to see a reduced size. I've also used the same Break Time and, yeah, very rarely with even three stalls do we have to wait for gas. We're a little concerned. We know that there's -- there's many things in place already with gas stations for odor and -- and the vapors that come from the fuel -- the pollution from that, but obviously that's a concern for us, being close to our -- our residential area. And then, finally, we also have issues again with the outside vending. Just the little sliding doors, I don't think, offer that much protection. It would almost invite some sort of -- (inaudible). So smaller, reduced hours. We think it does make sense being a -- a neighborhood gas station. But -- but its size and its current proposed state, we feel like it's -- it has -- offering us more challenges than benefits. Any questions?

DR. PURI: Commissioners, any questions of this speaker? Seeing none, thank you.

MR. WEINREICH: Thank you for your time.

MS. GARDNER: I'm Beverly Gardner; I live at 1608 Gary Street. I've probably lived at my house approximately 20 years, and my son works at Gerbes. He probably closes the store around three nights a week. He gets off around 1:15, and he has to walk down that street, so it's dark. So it's hard for him if it's really dark down that one street. So we live on Atkins and Gary, so I'm for it. So I'm for the gas station. I feel that I would use it and we do use it a lot, so I'm really for it. And I -- I like the way they proposed it and -- and I feel like I don't think anybody would come and steal anything from it. I think it would be convenient. And, my son, he's an employee of Gerbes, so I think it would be a good deal.

DR. PURI: Commissioners, any questions of this speaker? Mr. Strodtman?

MS. GARDNER: I'll answer any questions.

MR. STRODTMAN: Just clarification. You said you live on Atkins.

MS. GARDNER: I live on Gary.

MR. STRODTMAN: On Gary. Okay.

MS. GARDNER: Well, I'm on the corner of Gary and Atkins, right by the little hole in the wall, so yeah.

MR. STRODTMAN: Thank you.

MS. GARDNER: It'll be very convenient.

DR. PURI: Anybody else wishing to speak on this matter?

MS. JACKSON: My name is Fannie Jackson, and I live on the corner of Atkins and Gary, right by

Gerbes -- closer to Gerbes really. And I am concerned, not about the gas station too much, which I'll probably use it anyway because I live that close. But I'm concerned about the opening on Atkins. It's the opening that you walk through, not the one with the fire station -- by where the fire thing is, but going towards north of Atkins, it's an opening there. And I walk through that way because I've had three knee surgeries and it's hard for me to climb up on the part that is open by my house. And I feel that if they made a sidewalk or opening so we could come through, then I wouldn't be opposed to it. But I am opposed to it if they close that part of Atkins going north because I need to get through there. It's a flat surface, and the other one, I have to go up a little hill. And I think I took -- one of the ladies walked with me through there to see that. And the person who lived -- I -- I own two lots on Atkins going towards Gerbes. And the other person has a lot right there by Gerbes, and they want it closed off. Otherwise, if you close it off, then you're closing up Atkins. I'm paying more taxes than the person who live behind me, and yet, if you all close it off, I'd be very disappointed.

DR. PURI: Do you know that they're putting an ADA ramp there which is going to be almost as flat for that access through there?

MS. JACKSON: Yes, I do know that. That's in front of my house, right there where I live. But I walk Atkins right behind there, and they need to make a walkway back there, also.

DR. PURI: Commissioners, any other questions of this speaker? None. Thank you. Anybody else wishing to speak on this, please approach. Seeing no one, close public hearing.

PUBLIC HEARING CLOSED

DR. PURI: Commissioners, discussion? Ms. Burns?

MS. BURNS: Thank you. Yes. I agree with the speakers who noted that the -- the pump number is excessive, I think for this particular area. I know we had a letter that was written, concern for the West Middle School students who were walking to school and riding their bikes. I have a child who attends West Middle School and I drive a car pool. I see a lot of the kids that are walking, and I'm concerned about increased traffic because I think in our paperwork, it shows that 90 percent of the people who are using this are Gerbes customers, but 61 percent of the people who are -- only combine their trips. Only 61 percent of people combine their trips as far as going into the grocery store and then going to the fueling station. So I'm concerned definitely about additional traffic because that is a tough intersection.

DR. PURI: Ms. Loe?

MS. LOE: I have to admit I agree with Ms. Burns that this -- this is an older mall. You've shown us that you have looked at various alternatives to fit the station in, but there appear to be limits to where it can go. And I feel there's also limits to what this layout with this mall and this neighborhood can accommodate with regards to a neighborhood filling station. So I will only support it with a reduced size.

DR. PURI: Mr. Strodtman?

MR. STRODTMAN: I'll kind of break the trend a little bit. You know, I kind of -- you know, I'll echo my earlier point. I -- I -- I'm okay with the size of the five, not the -- not the six, but the five for -- for a couple of reasons. One is I don't think it's our business to tell a private business operator what is in the best of their interests for their business. And so, I do think if you -- you reduce it, you're going to find

some stacking going on because I think that that will occur, and I think that will cause congestion and make that street out even that much more difficult to get out of the parking lot because you're stacking in cars waiting to get in line or they're waiting in line for the gas. So I'm okay with the size. I think the berm, the fence, the -- the every -- the landscaping of 20 percent of that area, I think -- and the pictures show that pretty much no visibility is going to be from those three to four homes that are immediately impacted, and the rest won't see it either, so you're not going to see it until you are in the parking lot. It's already a commercial grocery store that's, you know, open until 1:00 a.m. I'm okay with the hours until 1:00 a.m. You can't buy anything but gas after 10:00, so I think you're not going to be -- it's not going to be a traditional convenience store type of customer after 10:00 because I think after 10:00 most convenience they're -- you know, they're buying other things -- cigarettes, pops, you know, alcohol, et cetera, so I think it is going to be a little bit of a different thing, and I think most of the business is going to be during the day, you know, when predominantly the person is doing most of their grocery shopping. I utilize the Rangeline location and I love it. I think it's a wonderful thing and you save a lot of money by using it, so I -- I am a fan of it. And to keep this neighborhood grocery store relevant and vibrant in a very competitive market with some very, very strong competition with Hy-Vee and Walmart, I think that this is something that -- and maybe not in the near future, but I think with time, that if they can't stay relevant and competitive, that, you -- you know, you'll be going across even further west to go to Walmart or Hy-Vee and then your -- you know, your -- your choices are very much limited even more than they are now. I think Shelter Insurance is a great landlord and I'm -- the -- the -- the property and the developments to the west show that. They're one of the best about maintaining it. They're better than, I think, Walmart and Hy-Vee about picking up the trash, the litter. I see guys out there riding around with golf carts all the time. They get the snow off. I think they're a great community partner and I think that with their support of this project, which obviously they are, I'm inclined to do it. To address the traffic, I think a future roundabout is a must. You know, that -- that intersection now, I was -- buzzed it several times since this has been on the agenda just to get a feel for it. I work close by there, so I get donuts there a lot to take to work and et cetera. And that intersection, especially during that school hour, is already busy, so I hope that the City -- the staff will continue to push that forward and make that a priority on our capital improvement plan to push that forward to get a roundabout in there as -- not as fast as possible, but as soon as possible. So I'll quite rambling. I'm in support of it, minus some of the things that the staff are recommending.

DR. PURI: Mr. Lee?

MR. LEE: I would echo all of Mr. Strodtman's comments, with the added to that that this is not a growth neighborhood. Most of the people, I believe, who live in this neighborhood have been there a long time, like Ms. Jackson and the other lady. And I believe that the -- that the store has to find ways -- that Gerbes has to find ways to increase their revenue. They probably a very stable customer base in that -- without a lot of growth, so I think they need to find a way to increase their revenue to make -- keep that store viable. I would hate to see that store close down and the neighborhood would be very ill-served by that store closing, so I intend to support it.

DR. PURI: Mr. Reichlin?

MR. REICHLIN: I'd like to couch my -- my statements by the fact that when you live in a growing community, there -- you know, and given the position we're in on this Commission, there's always something going in somewhere that somebody else doesn't like. It's a change to their perceived space. And whether or not it's a positive change or a negative change, is usually subject to -- I'll quote-unquote, The proof is in the pudding. You just have to wait and see. Some of the suggestions of staff are legitimate concerns that I think should be seriously addressed. This item, obviously, in one shape -- one way, shape, or form is going to go forward to Council. We're a recommending body, not a legislating body, so I think some of the input that we are presenting this evening should be seriously considered. I can understand how the business model requires a certain amount of flexibility in some of the areas. I appreciate that the landlord, Shelter Insurance, is taking extensive steps to mitigate the negative effects of whether it be architectural or lighting or traffic. So with that said, I intend to support this.

DR. PURI: Mr. Stanton?

MR. STANTON: I'm on the same page with Ms. Loe. I think it's a good project, but I'm looking at the size of the footprint. And I'm trying to look at it -- I'm trying to think of an example. I'm trying to think of an example, and I'm looking at -- (inaudible) -- old gas station there. It's kind of a full-service gas station. I'm trying to think -- yeah, or Sinclair. I can't think of how many pumps they've got. That's kind of what I'm looking at. So I will support it if the -- if the number of pumps was reduced.

DR. PURI: All right. My opinion is I think it's a good project. I think that the site where you're putting the pump is the -- is the appropriate area on this parking lot, you know, use that corner. I think presently the building has a huge Gerbes sign which is visible in these pictures. The berm and the fence is going to be a good thing to separate the commercial side with the residential side. I think the staff has done a good job in trying to get that criteria met. It would have been nice to have a landscaping plan so everybody could have seen what you guys had in mind instead of just a cross-section that shows, you know, the retention basin and the berm, because that would give people a look and feel that you're trying to beautify, although Mr. Zenner has put that into the City ordinance delineation. We are not here to tell you how many pumps you need. That is your job to figure out, and how -- we just need to look at how that impacts the surrounding area. But, at the same time, you have to make it cost, you know, feasible, that if you have five pumps, then, you know, that's your breaking point, because if you go any lower than that, that's not quite going to work for you, and you have experts that you have hired to tell you that. And I appreciate your conceding down to the, you know, five, you know, stations, there, which will end up being ten fueling stations, and that is appropriate. You also conceded on changing the colors of your canopy, and try to blend it in with the surrounding surroundings. I think that was a good idea to do that, to keep it low key. Right now, the parking lot, you can traverse the parking lot, like Mr. Zenner was saying, just straight across. There's no, you know, break in between. By having those landscaped islands, that's going to beautify that parking lot, and I think that that's going to break it up. This filling station, I think that, you know, to say that are there going to be patrons from outside or people coming in from Gerbes or trips they are making, the bottom line is that you're providing a service, a service for your client. You feel that that's appropriate for you to do that in that in that fashion, which brings me to the point of the kiosks and

the displays that you have. I also feel like Mr. Lee. We don't have any business designating -- telling you how to do your business. I think that those kiosks and the displays are essential. A lot of times, you just want to zip in, zip out. I really don't want to even go inside a store, and just want to get something quick, whether it be -- if your oil, whether it be, you know, a soda or chips. I mean, that convenience you're offering by just putting pumps out there with somebody in the booth trying to just take -- collect money for the gas is not going to be, you know, I think a -- a good model. Plus the fence and the berm are there already, and I think that's going to separate that. If you have lighting, you know, appropriately sized, which the staff has done that, I -- I think that's fine. The only problem I have is I think the hours of operation need to be from 6:00 to 10:00. There should be nothing after 10:00 till 1:00 a.m., so that is the only sticking point I have. Rest of it, I can support. So that's my thoughts on that. Anybody want to make a motion? Mr. Zenner, can you flip back to your slides, the -- all of the items that you were talking about subject to? Thank you. I'll make an attempt to make a motion. We would attempt to approve this project based on the following subject or items: Approval of the requested landscaping variance and addition of plan note that stipulates Phase 2 landscaping to be installed in accordance with the parking lot landscaping standards of the zoning ordinance within two of revised C-P plan approval by Council. The site plan signage notations which have been revised, as cited by the staff here. The number of pump islands to remain as five. The hours of operation to be 6:00 a.m to 10:00 p.m. daily. No operation after that, whether credit card on the fuel -- just -- just those times, 6:00 a.m to 10:00 p.m. And merchandise displayed according to the pictures shown, that is acceptable. Next slide, Mr. Zenner. I think there's a second slide after this.

MR. ZENNER: That was it.

DR. PURI: That was it?

MR. ZENNER: Yes.

DR. PURI: So that is my motion.

MR. STRODTMAN: I'll second.

DR. PURI: Mr. Strodtman seconds. May we have a roll call, please.

MR. STRODTMAN: A motion has been made or a recommendation has been made for Item 14-134.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Lee, Dr. Puri, Mr. Reichlin, Mr. Strodtman. Voting No: Ms. Burns, Ms. Loe, Mr. Stanton. Motion carries 4-3.

MR. STRODTMAN: The recommendation for approval will be forwarded to City Council.