

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 370-14

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** December 1, 2014

**Re:** River Region Credit Union - Rezoning & O-P development plan (Case #14-168)

## Documents Included With This Agenda Item

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

**Supporting documentation includes:** Staff report (including locator maps, Statement of Intent, Design Parameters, and development plan), O-P/C-P plan for Providence South Plaza, and Excerpts from Minutes.

## Executive Summary

If approved this request would rezone approximately 1.80 acres from R-3 PUD and O-P to O-P and approve a development plan to be known as "River Region Credit Union" allowing the 1.80 site to be improved with a 5,420 sq. ft. building including drive-thru lanes and free-standing ATM kiosk.

## Discussion

River Region Credit Union seeks to purchase and develop a 1.80 acre parcel of land southeast of the intersection of Carter Lane and Huntridge Drive. The proposed construction will allow for the relocation of the credit union from Grindstone Plaza. The O-P Statement of Intent (SOI) proposed only office-professional uses in addition to the financial institution on the site. No retail uses are proposed as part of this request.

The subject acreage is split zoned R-3 PUD (1.63 acres) and O-P (7,510 sq. ft.) and is undeveloped. Incorporating the 7,510 sq. ft. O-P acreage is to ensure that the secondary access to the Carter Lane (as shown on the development plan) is retained by the applicant as well as to permit the existing buffer on that acreage (required by the parcel's current O-P zoning) to be modified and replaced.

Proposed future development includes a 5,420 sq.ft. building with drive-thru lanes and free-standing ATM kiosk. Maximum building height is 35-feet, maximum light pole height is 15-feet, and future building construction shall consist of 4-sided architecture incorporating building materials specified in the SOI.

A new extensively landscaped buffer/berm along the eastern side of the development site is proposed as a replacement to the existing buffer along the site's southern boundary. The elimination of the existing buffer and its proposed replacement has been vetted with adjacent property owners, reviewed by staff, and found to be an acceptable substitution. The new buffer/berm will provide a greater level of screening than previously provided and does not reduce the required landscaped area on the existing O-P/C-P development plan below that previously approved.

# City of Columbia

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At its November 20, 2014 meeting, the Planning and Zoning Commission held a public hearing on this request and voted unanimously (6-0) to recommend approval of both the rezoning and development plan. In rendering its decision the Commission complimented the applicant on their efforts to engage the public and the efforts undertaken in addressing their concerns. The applicant's attorney and design professional provided an overview of the request and were present to answer questions. One adjoining property owner was present and spoke in favor of the proposal. There was no additional public comment.

A copy of the staff report (including locator maps, Statement of Intent, Design Parameters, and development plan) as well as the O-P/C-P plan for Providence South Plaza and meeting excerpts are attached.

## Fiscal Impact

Short-Term Impact: None. The subject site is served by existing public infrastructure. All required public utility extension expenses will be borne by the applicant. Sidewalks installation will be required upon platting of the development tract and installed by the applicant in accordance with City performance contract provisions.

Long-Term Impact: Long-term impacts will include provision of public services (i.e. public safety, trash collection, and utility/sidewalk maintenance). Long-term impacts will be offset by increased property taxes and user fees.

## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development

Strategic Plan Impact: Infrastructure

Comprehensive Plan Impact: Land Use & Growth Management, Mobility, Connectivity, and Accessibility

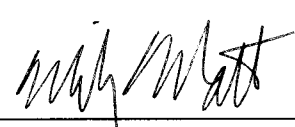
## Suggested Council Action

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

## Legislative History

None

  
Department Approved

  
City Manager Approved

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 370-14

### **AN ORDINANCE**

rezoning property located on the southeast corner of Carter Lane and Huntridge Drive from District R-3 PUD to District O-P; changing the uses allowed on O-P zoned property located north of Carter Lane; approving the statement of intent; approving the O-P Plan and Preliminary Plat for River Region Credit Union; repealing all conflicting ordinances or parts of ordinances; and fixing the time when this ordinance shall become effective.

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

SECTION 1. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following property:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE DEED RECORDED IN BOOK 514 PAGE 233 AND BOOK 551 PAGE 875, AND ALSO BEING PART OF THE TRACT DESCRIBED BY THE SURVEY RECORDED IN BOOK 379 PAGE 766, ALL OF THE BOONE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 102, THE MEADOWS PHASE I, RECORDED IN PLAT BOOK 11 PAGE 276 OF THE BOONE COUNTY RECORDS THENCE N 83° 11'00" W, 292.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROUTE 163; THENCE WITH THE EAST OF RIGHT-OF-WAY LINE, N 11°35'00" W, 223.65 FEET; THENCE N 9°02'00" W, 53.10 FEET TO THE SOUTHWEST CORNER OF HUNTRIDGE DRIVE AS SHOWN BY THE MEADOWS PHASE I, RECORDED IN PLAT BOOK 11, PAGE 276; THENCE WITH THE SOUTH RIGHT-OF-WAY LINE IN HUNTRIDGE DRIVE, 86.32 FEET ALONG A CURVE TO THE RIGHT, CURVE RADIUS OF 120.55 FEET AND CHORD, S 78°24'30" E, 84.50 FEET; THENCE S 58°04'00" E, 73.40 FEET; THENCE 233.30 FEET ALONG A CURVE TO THE LEFT, CURVE RADIUS OF 486.22 FEET AND CHORD, S 71°42'30" E, 231.05 FEET TO THE

NORTHWEST CORNER OF LOT 102, THE MEADOWS PHASE I, RECORDED IN PLAT BOOK 11 PAGE 276; THENCE WITH THE WEST LINE OF LOT 102 S 6°48'30" W, 179.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.63 ACRES.

will be rezoned and become a part of District O-P (Planned Office District) and taken away from District R-3 PUD (Planned Residential District). Hereafter the property may be used for the permitted uses set forth in the statement of intent ("Exhibit A").

SECTION 2. The permitted uses on property in District O-P located north of Carter Lane, and further described as follows:

A TRACT OF LAND LOCATED IN SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOT 1 OF PROVIDENCE SOUTH PLAZA, PLAT 1, RECORDED IN PLAT BOOK 44, PAGE 6 AND FURTHER BEING PART OF THE LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 3557, PAGE 123, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, AND WITH THE NORTH LINE THEREOF, S 83°12'45"E, 226.53 FEET; THENCE LEAVING SAID NORTH LINE, S 6°47'15"W, 39.80 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CARTER LANE AND THE SOUTH LINE OF SAID LOT 1; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, N 83°11'15"W, 108.28 FEET; THENCE 126.96 FEET ALONG A 196.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 64°37'50"W, 124.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 7510 SQUARE FEET.

are amended to include the permitted uses set forth in the statement of intent ("Exhibit A").

SECTION 3. The City Council hereby approves the terms and conditions contained in the statement of intent dated September 2, 2014, attached hereto in substantially the same form as "Exhibit A" and made a part of this ordinance. For the property described in Section 2, this statement of intent replaces the statement of intent attached to Ordinance No. 016642 passed on October 16, 2000. The statement of intent shall be binding on the owners until such time as the Council shall release such limitations and conditions on the use of the property.

SECTION 4. The City Council hereby approves the O-P Plan and Preliminary Plat for River Region Credit Union, as certified and signed by the surveyor on November 11, 2014, for the property referenced in Section 1 and Section 2 above. The Director of Community Development shall use the design parameters set forth substantially in the same form as "Exhibit B," which is attached to and made a part of this ordinance, as guidance when considering any future revisions to the O-P Plan and Preliminary Plat.

SECTION 5. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. 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

**SMITH LEWIS, LLP**

**ATTORNEYS AT LAW**

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WILLIAM JAY POWELL  
JOHN L. ROARK  
COLLY J. DURLEY  
JAMES B. LOWERY  
MICHAEL R. TRIPP  
PHEBE LA MAR  
SARAH E. GIBONEY  
AMANDA ALLEN MILLER

RAYMOND C. LEWIS, JR. (1926-2004)

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PARALEGAL  
CHERYL L. LOBB

LEGAL NURSE CONSULTANT  
KAREN ASHRAFAZADEH, RN

September 2, 2014

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

RECEIVED  
SEP 2 2014  
PLANNING DEPT

Re: Statement of Intent for 1.80 Acres at the corner of Huntridge Drive and Carter Lane

Statement of Intent:

The above-referenced property, being approximately .17 acres and a portion of Lot 1 of Providence South Plaza Plat 1, and 1.63 acres of unplatted land, all of which are described as follows:

A TRACT OF LAND LOCATED IN SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOT 1 OF PROVIDENCE SOUTH PLAZA, PLAT 1, RECORDED IN PLAT BOOK 44, PAGE 6 AND FURTHER BEING PART OF THE LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 3557, PAGE 123, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, AND WITH THE NORTH LINE THEREOF, S 83°12'45"E, 226.53 FEET; THENCE LEAVING SAID NORTH LINE, S 6°47'15"W, 39.80 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CARTER LANE AND THE SOUTH LINE OF SAID LOT 1; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, N 83°11'15"W, 108.28 FEET; THENCE 126.96 FEET ALONG A 196.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 64°37'50"W, 124.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 7510 SQUARE FEET.

(the "Providence South Plaza Tract"); and

TOGETHER WITH A TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE DEED

**ORIGINAL**

RECORDED IN BOOK 514 PAGE 233 AND BOOK 551 PAGE 875, AND ALSO BEING PART OF THE TRACT DESCRIBED BY THE SURVEY RECORDED IN BOOK 379 PAGE 766, ALL OF THE BOONE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 102, THE MEADOWS PHASE I, RECORDED IN PLAT BOOK 11 PAGE 276 OF THE BOONE COUNTY RECORDS THENCE N 83° 11'00" W, 292.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROUTE 163; THENCE WITH THE EAST OF RIGHT-OF-WAY LINE, N 11°35'00" W, 223.65 FEET; THENCE N 9°02'00" W, 53.10 FEET TO THE SOUTHWEST CORNER OF HUNTRIDGE DRIVE AS SHOWN BY THE MEADOWS PHASE I, RECORDED IN PLAT BOOK 11, PAGE 276; THENCE WITH THE SOUTH RIGHT-OF-WAY LINE IN HUNTRIDGE DRIVE, 86.32 FEET ALONG A CURVE TO THE RIGHT, CURVE RADIUS OF 120.55 FEET AND CHORD, S 78°24'30" E, 84.50 FEET; THENCE S 58°04'00" E, 73.40 FEET; THENCE 233.30 FEET ALONG A CURVE TO THE LEFT, CURVE RADIUS OF 486.22 FEET AND CHORD, S 71°42'30" E, 231.05 FEET TO THE NORTHWEST CORNER OF LOT 102, THE MEADOWS PHASE I, RECORDED IN PLAT BOOK 11 PAGE 276; THENCE WITH THE WEST LINE OF LOT 102 S 6°48'30" W, 179.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.63 ACRES.

(the "Unplatted Tract").

The Providence South Plaza Tract and the Unplatted Tract shall hereafter be referred to collectively as the "River Region Development."

The Providence South Plaza Tract is zoned O-P, and the Unplatted Tract is zoned R-3 PUD under the Columbia Zoning Ordinance. This Statement of Intent is submitted with Owner's Application to rezone the River Region Development to the O-P Zoning District (Planned Office District).

The intended uses permitted for the River Region Development shall be the following:

- Banks, other financial institutions, and travel agencies.
- Drive-up facilities incidental to any permitted uses.
- Office buildings used for the administrative functions of businesses, professions, companies, corporations; and social, philanthropic, eleemosynary, or governmental organizations or societies.
- Offices for professional and business use involving the sale or provision of services, but not the sale or rental of goods, including, but not limited to:
  - (1) Artists, sculptors, photographers.
  - (2) Authors, writers, composers.
  - (3) Lawyers, engineers, planners, architects, real estate agents, accountants, insurance agents, brokers, and consultants in similar professions.
  - (4) Ministers, rabbis, priests, or other clergy members.

- (5) Physicians, dentists, chiropractors, or other licensed medical practitioners.
- (6) Seamstresses, tailors.
- (7) Teachers of private lessons in art, music, or dance.

It is acknowledged that we are agreeing that the following uses will not be permitted: Multi-family residential.

Maximum Gross Square Footage of Building Floor Area on the entire 1.80 acre Development shall be 6,000 square feet located in one building, and the maximum building height is 35 feet subject to satisfaction of applicable O-P Zoning building set back requirements. In addition, the set back of the building from the east property line shall be no less than 100 feet. There shall be no more than four occupants located within the building.

Minimum Percentage of River Region Development to be maintained in Open Space, shall consist of keeping landscaping and other pervious areas on 35% of the area within the River Region Development, including exercising reasonable efforts to preserve the two large oak trees on the northwest part of River Region Development.

The following additional provisions shall apply:

- All O-P Development Plans light poles that comply with applicable City lighting standards. All such lights will be shielded to direct illumination away from residences, neighboring properties, public streets, and other public areas, and wall packs will not be used. Light pole height shall be limited to 15 feet.
- Landscaping shall be installed as required by the O-P zoning ordinances, provided that the east and south boundaries shall be screened from the neighboring property according to O-P Zoning District landscaping requirements along boundaries with residentially zoned land, and with additional screening to the east and the south, according to the specifications included on the O-P Plan.
- All rooftop HVAC units shall be designed with sound baffling devices built into the units or added to the units and all such units shall be screened from view from all sides.
- The building shall be constructed with four-sided architecture, and exterior walls that are made of the following materials, or materials having a similar appearance, or some combination thereof:
  - LEED metal panels or other LEED materials or products
  - Stone
  - Cast stone
  - Split faced block
  - Brick
  - Exposed architectural structural steel
  - Glass
  - Aluminum Storefront
  - EIFS (provided that EIFS shall constitute not more than 50% of the façade, all of which EIFS shall be no lower than 5 feet above ground).



Streets, drives and entrances.

- There shall be two, and no more than two, entrances onto Carter Lane. There shall be no entrance to Huntridge Drive.

Sincerely,

A handwritten signature in black ink, appearing to read "Phebe La Mar". The signature is fluid and cursive, with the first name "Phebe" and last name "La Mar" clearly distinguishable.

Phebe La Mar, Attorney for River Region  
Credit Union

RECEIVED

SEP - 2 2014

PLANNING DEPT.

**City of Columbia  
Planning Department**701 E. Broadway, Columbia, MO  
(573) 874-7239 [planning@gocolumbiamo.com](mailto:planning@gocolumbiamo.com)**Design Parameters Worksheet**

For office use:

Case #: 14-168	Submission Date: 9/2/14	Planner Assigned: PRJ
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**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.

**6 feet**

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

**The maximum number of free standing signs shall be one. Areas and height of all signage shall comply with City of Columbia sign regulations.**

4. The minimum percentage of the site to be maintained in open space shown by the percent in landscaping and the percent left in existing vegetation. (not applicable to M-R districts)

**Landscaping: 35%**  
**Existing Vegetation: 0%**

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

**Lighting shall be in conformance with City of Columbia lighting regulations.  
Maximum pole height shall be 15 feet. Maximum number of light poles shall be 10.**



## SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Staff report (including locator maps, Statement of Intent, Design Parameters, and development plan), O-P/C-P plan for Providence South Plaza, and Excerpts from Minutes.

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
November 20, 2014**

**SUMMARY**

A request by Crockett Engineering (agent) on behalf of Roth Dudley Kent Etal 1/2 and Wendeling Development, LLC (owners) to rezone approximately 1.80 acres of land from R-3 PUD (planned residential) and O-P (planned office) to O-P (planned office) and obtain approval of an O-P development plan/preliminary plat to be known as "River Region Credit Union". The subject site is located at the southeast corner of Huntridge Drive and Carter Lane. **(This item was tabled at the October 9 and November 6 Planning Commission meetings).** (Case #14-168)

**DISCUSSION**

This request proposes to rezone a total of 1.80 acres of land comprised of a 1.63 acre R-3 PUD parcel and a 7,510 square feet portion of Lot 1 of Providence Plaza South Subdivision which is currently zoned O-P. Additionally, the applicant is seeking approval of an O-P development plan to permit the construction of a financial institution to be known as River Region Credit Union. The proposed construction will allow for the relocation of the credit union from Grindstone Plaza. The proposed uses for the site included in the Statement of Intent (SOI) allow only office-professional uses in addition to the financial institution. No retail uses are proposed as part of this request.

The proposed rezoning will provide a buffer between the adjacent residential (multi-family and attached single-family) developments to the north and east. Incorporating the 7,510 sq. ft. portion of the existing O-P acreage is to ensure that the secondary access to the Carter Lane (as shown on the development plan) is under the applicant's control as well as to permit the existing buffer on the acreage (required by the parcel's current O-P zoning) to be modified and replaced with a more substantial buffer/berm along the eastern side of overall development tract.

The new buffer/berm and elimination of the existing buffer has been vetted with adjacent property owners, reviewed by staff, and found to be an acceptable substitution. An amendment to the existing O-P/C-P plan, known as Providence South Plaza, has been reviewed and as of this writing is pending final approval by the Community Development Director as permitted by the Zoning Ordinance.

The proposed development plan shows the construction of a 5,420 sq.ft. building with drive-thru lanes and a separate detached island containing a freestanding ATM machine. Maximum building height is proposed at 35-feet and light poles will not exceed 15-feet in height. Architectural standards are included in the SOI which stipulate that future construction will consist of 4-sided architecture and that all roof-top mechanical equipment include noise baffling devices and be screened from view from all sides of the building.

Landscaping berms are proposed for installation on the north and east sides of the development site to screen both the drive-thru lanes and the ATM machine from adjacent residential development.

The development plan has been reviewed by both internal and external agencies and found to be in compliance with the general provisions of the Zoning Ordinance, the specific O-P development plan standards, and the preliminary plat requirements.

## RECOMMENDATION

Approval of the requested rezoning and submitted development plan

## ATTACHMENTS

- Locator and utility maps
- O-P development plan
- Statement of Intent
- O-P/C-P development plan of Providence South Plaza

## SITE HISTORY

<b>Annexation date</b>	1964
<b>Zoning District</b>	R-3 PUD and O-P
<b>Land Use Plan designation</b>	Residential District
<b>Previous Subdivision/Legal Lot Status</b>	Land in limits. Final plat has been submitted and currently under review.

## SITE CHARACTERISTICS

<b>Area (acres)</b>	+/- 1.80 acres
<b>Topography</b>	Generally flat – sloping from southwest to northeast
<b>Vegetation/Landscaping</b>	Primarily cleared with minor tree cover in along southern and eastern property boundaries
<b>Watershed/Drainage</b>	Hinkson Creek
<b>Existing structures</b>	Vacant

## UTILITIES & SERVICES

<b>Sanitary Sewer</b>	All City services provided to site
<b>Water</b>	
<b>Fire Protection</b>	
<b>Electric</b>	

## ACCESS

<b>Carter Lane</b>	
<b>Location</b>	West & southwest sides of site
<b>Major Roadway Plan</b>	Local non-residential (improved & City-maintained). 60-66 feet ROW required – approx. 81 feet existing. Sidewalk installation required with development.
<b>CIP projects</b>	1-2 year sidewalk construction - east side Carter Ln from Foxfire Dr. to Green Meadows (\$430,000 weather and funding permitting)

<b>Huntridge Drive</b>	
<b>Location</b>	North side of site
<b>Major Roadway Plan</b>	Residential (improved & City-maintained). 50-foot ROW existing. Sidewalk installation required with development.
<b>CIP projects</b>	None

## PARKS & RECREATION

<b>Neighborhood Parks</b>	Highpointe Park – Appox. 560 feet east.
<b>Trails Plan</b>	No trails planned adjacent to site.
<b>Bicycle/Pedestrian Plan</b>	N/A

## 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 September 16, 2014.

<b>Public Information Meeting Recap</b>	Number of attendees: 9 people Comments/concerns: Interest in development plan and general questions about site layout
<b>Neighborhood Association(s)</b>	Huntridge, Stadium Heights, Foxfire
<b>Correspondence Received</b>	None

Report prepared & approved by Patrick Zenner





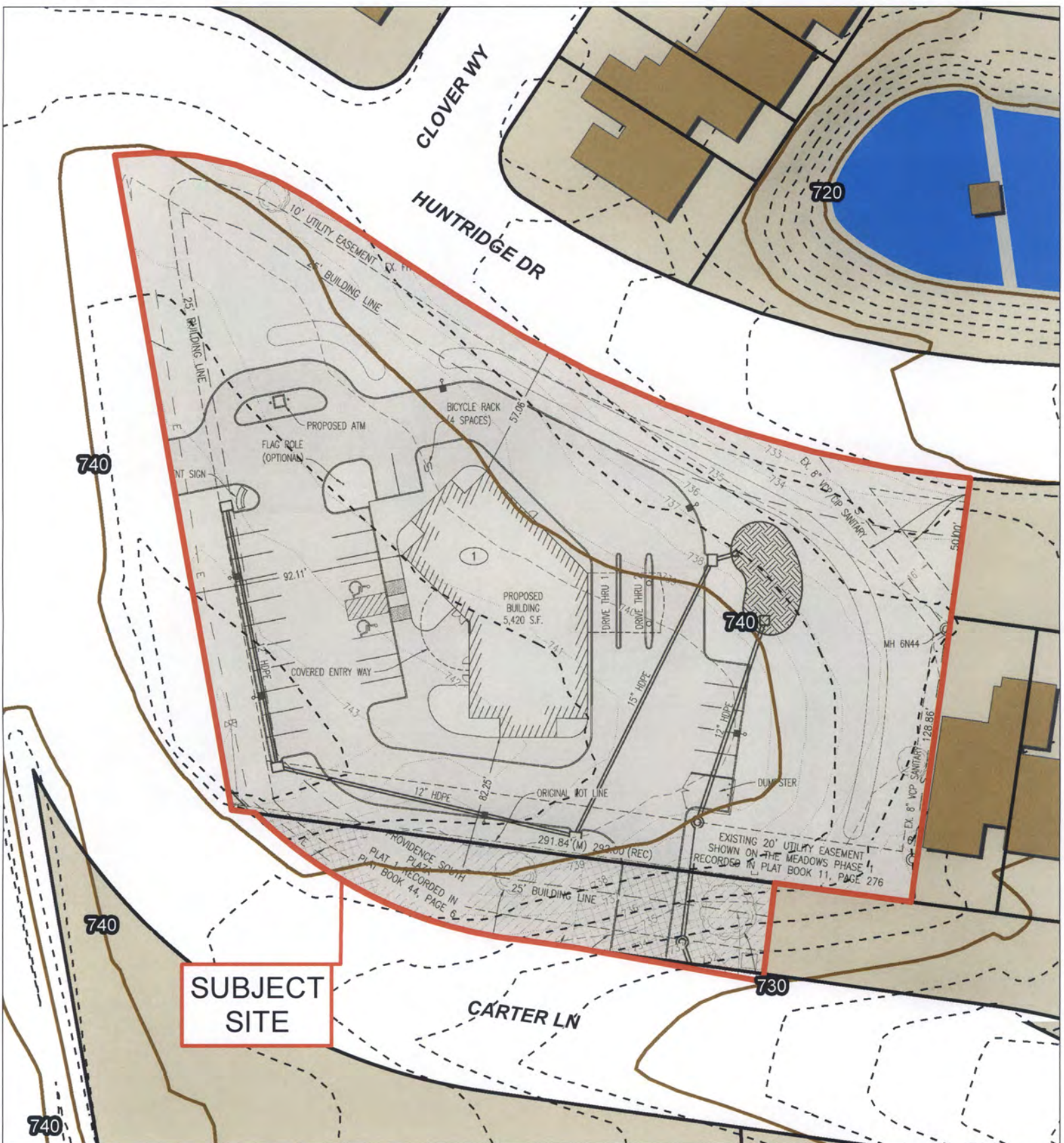
## 14-168: River Region Credit Union Rezoning and O-P Plan



- City of Columbia Zoning
- Parcels







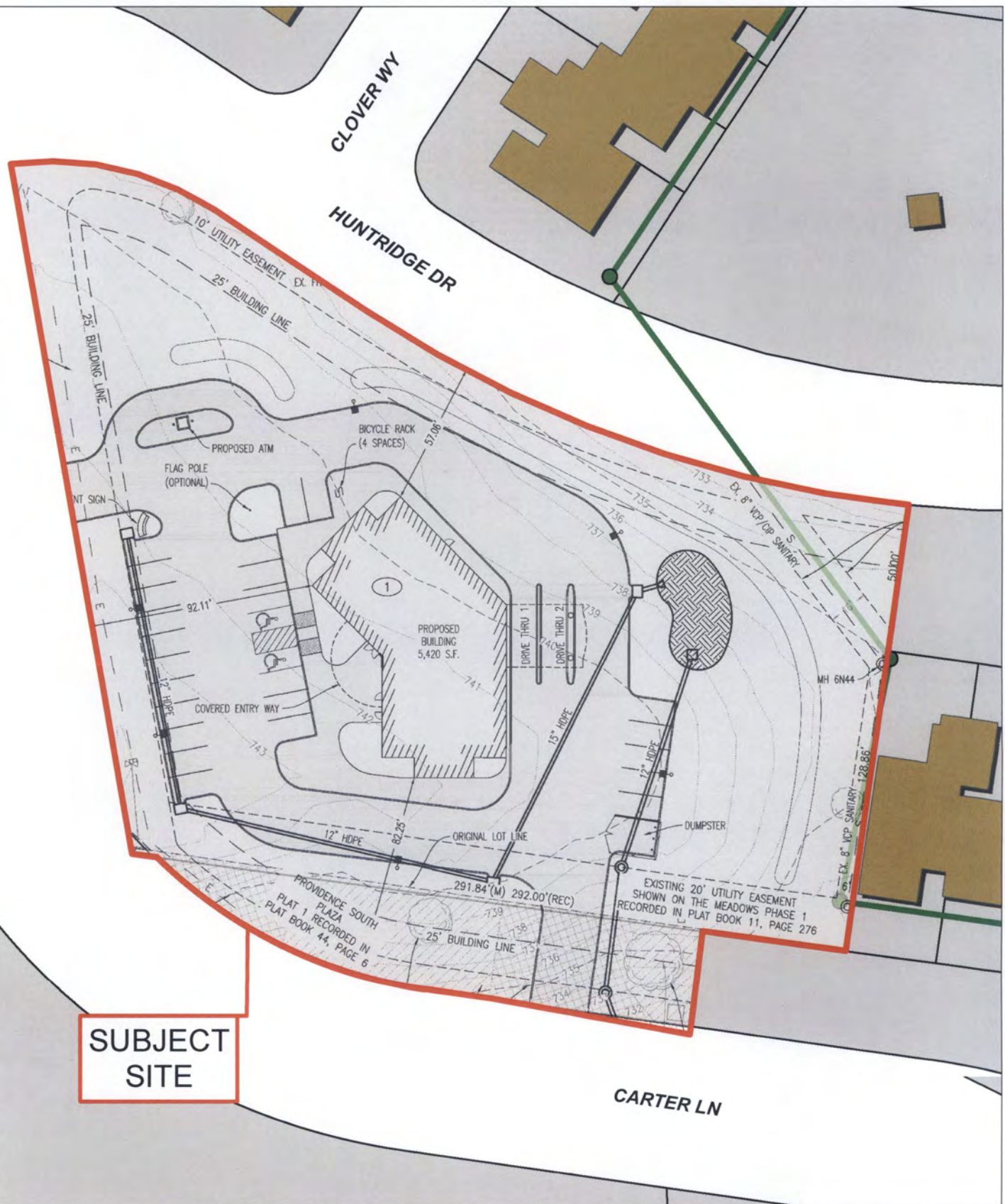
## 14-168: River Region Credit Union Rezoning and O-P Plan



- 10 Foot Contour Lines
  Parcels
  Bodies of Water
- 2 Foot Contour Lines
  Building Footprint
  Columbia City Limit







**SUBJECT  
SITE**

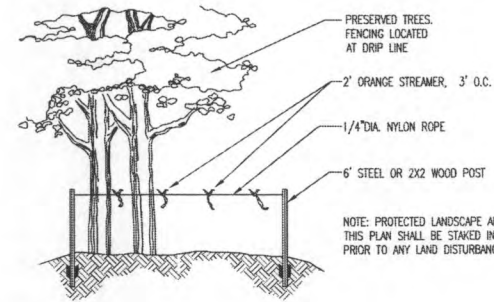
## 14-168: River Region Credit Union Rezoning and O-P Plan



- City Sanitary Structure
- City Sanitary Line
- Building Footprint
- Parcels





O-P PLAN AND PRELIMINARY PLAT FOR  
RIVER REGION CREDIT UNIONLOCATED IN SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY PROJECT #14-168

TREE PROTECTION DETAIL



## NOTES:

1. SITE CONTAINS 1.80 ACRES.
2. EXISTING ZONING FOR CONNELLY, BOUCHER, & DUDLEY TRACT IS R-3 PUD (PENDING ZONING TO O-P). EXISTING ZONING FOR WENDLING TRACT IS O-P.
3. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C0290D, DATED MARCH 17, 2011.
4. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. POLES SHOWN SHALL NOT EXCEED 15' IN HEIGHT. EXACT LOCATION SUBJECT TO CHANGE. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS. NO WALL PACKS ARE ALLOWED ON THE BUILDING, HOWEVER DECORATIVE WALL SCONES THAT DIRECT LIGHT ONLY UPWARD AND DOWNWARD ON THE BUILDING ARE ALLOWED AS ARE EXTERIOR SOFFIT LIGHTING.
5. NO PART OF THIS TRACT IS LOCATED WITHIN CITY STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
6. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 35', AS MEASURED BY THE CITY OF COLUMBIA STANDARDS (RESIDENTIAL STANDARDS).
7. STORM WATER QUALITY STANDARDS SHALL BE MET BY USING BIORETENTION CELLS AND OTHER BMP'S AS APPROVED BY THE CITY OF COLUMBIA. PROPOSED BIORETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN.
8. ALL DRIVE, ROADWAY, AND ACCESS ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
9. THE MAXIMUM RELEASE RATE FROM THIS DEVELOPMENT SHALL BE CONTROLLED BY LIMITING THE POST-DEVELOPMENT STORM WATER RELEASE RATES TO THE PREDEVELOPMENT RATES FOR THE 1, 2, 10 AND 100 YEAR STORMS.
10. CROSSHATCHED AREA REPRESENTS AN EXISTING BUFFER AND SCREENING PER THE APPROVED PROVIDENCE SOUTH PLAZA O-P/C-P PLAN. THIS PLAN WOULD ALLOW FOR THE REMOVAL/VACATION OF A PORTION OF THAT BUFFER AND SCREENING AS SHOWN UNDER THE FOLLOWING CONDITIONS IN ORDER TO INSTALL A DRIVEWAY ACCESS TO CARTER LANE AS WELL AS THE SITE STORM WATER DISCHARGE SYSTEM INTO THE EXISTING STORM WATER SYSTEM AS SHOWN AS WELL AS TO INCREASE THE SIGHT DISTANCE AROUND THE CARTER LANE CURVE.
  - a. ADDITIONAL SCREENING SHALL BE ADDED TO THE SITE TO SCREEN THIS DEVELOPMENT FROM THE RESIDENTIAL AREAS TO THE NORTH AND EAST.
  - b. THE DRIVEWAY AND STORM SEWER SHALL BE LOCATED IN ORDER TO PRESERVE THE TWO LARGE EXISTING TREES CURRENTLY LOCATED IN THE PART OF THE BUFFER.
11. THE UTILITY EASEMENTS SHOWN DO NOT APPEAR TO HAVE BEEN PREVIOUSLY DEDICATED TO THE CITY OF COLUMBIA. THE FINAL PLAT WILL DEDICATE THE UTILITY EASEMENT TO THE CITY OF COLUMBIA.
12. A 5' SIDEWALK SHALL BE INSTALLED ALONG HUNTRIDGE DRIVE & CARTER LANE. ANY EXISTING SIDEWALK LOCATED AT THE BACK OF THE CURB WITHIN THE PROPERTY SHALL BE RECONSTRUCTED SUCH THAT IT WILL BE 6' WIDE MEASURING FROM THE FACE OF THE CURB TO THE PROPERTY LINE SIDE EDGE OF SIDEWALK.

## PARKING CALCULATIONS:

SPACES REQUIRED:	
BANK, SAVINGS & LOAN ASSOCIATION & OTHER FINANCIAL INSTITUTIONS	18 SPACES
5,420 SQ FEET BUILDING DRIVE THRU FACILITY (1 SPACE/300 SQ FEET)	6 SPACES
PLUS 3 STACKING SPACES PER DRIVE UP WINDOW (2 WINDOWS)	24 SPACES
TOTAL SPACES REQUIRED:	
SPACES PROVIDED:	18 SPACES
STANDARD SPACES PROPOSED:	6 SPACES
STACKING SPACES PROPOSED:	2 SPACES
HANDICAP SPACES PROPOSED:	26 SPACES
TOTAL SPACES PROVIDED:	
BICYCLE SPACES REQUIRED:	4 SPACES
BICYCLE SPACES PROVIDED:	4 SPACES

## SIGNAGE

ONE FREESTANDING SIGN SHALL BE ALLOWED AS SHOWN. MAXIMUM HEIGHT AND SIZE SHALL BE IN CONFORMANCE WITH SECTION 23-25 OF THE CITY OF COLUMBIA SIGN REGULATIONS.

## PERVIOUS AREA:

TOTAL LOT AREA	78,366 S.F.
TOTAL IMPERVIOUS AREA	44,715 S.F. (57%)
TOTAL PERVIOUS AREA (OPEN SPACE)	33,651 S.F. (43%)

NOTE: PERVIOUS AREA CALCULATIONS ABOVE REFLECT THE SITE PLAN ON THIS SHEET. IMPERVIOUS AREA MAY CHANGE DURING FINAL PLANS. TOTAL IMPERVIOUS AREA SHALL NOT EXCEED 65%.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

DR. RAMAN PURI, CHAIRPERSON

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

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

THIS SHEET HAS BEEN SEEN, SEALED AND DATED ELECTRONICALLY



TIMOTHY D. CROCKETT, 200400075

PREPARED BY:

**CROCKETT**  
ENGINEERING CONSULTANTS

2008 North Stadium Boulevard  
Columbia, Missouri 65202  
(314) 447-0392

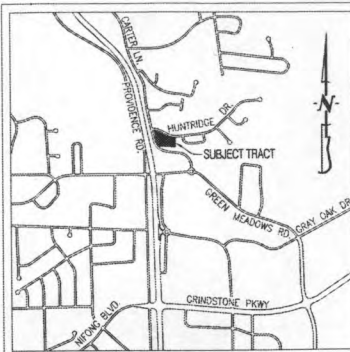
www.crockettengineering.com

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NOV 11 2014

PLANNING DEPT.

9/02/2014 ORIGINAL  
10/30/2014 CITY COMMENTS  
11/10/2014 CITY COMMENTS  
11/11/2014 CITY COMMENTS

LOCATION MAP  
NOT TO SCALE

## LEGEND:

- EXISTING 3" CT CONTOUR
- EXISTING 10" CT CONTOUR
- CURB
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MANHOLE/CLEANOUT
- PROPOSED WATERLINE
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- BUILDING LINE
- EASEMENT
- LOT NUMBER
- EXISTING LOT NUMBER
- PROPOSED PAVEMENT
- PROPOSED DETENTION/BIORETENTION
- EXISTING SCREENING TO BE REMOVED FROM PROVIDENCE SOUTH PLAZA O-P/C-P PLAN
- EXISTING SCREENING FROM PROVIDENCE SOUTH PLAZA O-P/C-P PLAN TO BE PROTECTED
- EXISTING BUFFER & SCREENING FROM PROVIDENCE SOUTH PLAZA O-P/C-P PLAN
- EXISTING TREE

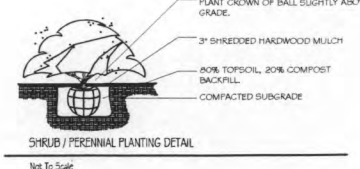
## DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE TRUSTEES DEED RECORDED IN BOOK 4264 PAGE 19 AND ALSO BEING PART OF A TRACT SHOWN BY THE SURVEY RECORDED IN BOOK 379, PAGE 766 AND BEING PART OF LOT 1 OF PROVIDENCE SOUTH PLAZA, PLAT 1, RECORDED IN PLAT BOOK 44, PAGE 6, AND FURTHER BEING A PART OF THE LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 3557, PAGE 123, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

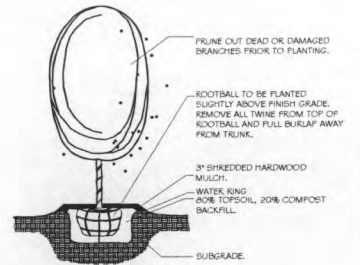
BEGINNING AT THE SOUTHWEST CORNER OF LOT 102, THE MEADOWS PHASE I, AS RECORDED IN PLAT BOOK 11, PAGE 276, AND THE NORTH PROPERTY LINE OF SAID LOT 1, PROVIDENCE SOUTH PLAZA, PLAT 1; THENCE WITH THE NORTH LINE THEREOF, N 82°00'15"W, 57.35 FEET; THENCE LEAVING SAID NORTH LINE, S 75°45'W, 39.82 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CARTER LANE; THENCE WITH ALONG SAID NORTH RIGHT-OF-WAY LINE, N 81°58'30"W, 108.40 FEET; THENCE 126.95 FEET ALONG AN 196.00-FOOT RADIUS, CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 63°25'00"W, 124.75 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, N 82°00'15"W, 7.85 FEET TO THE EAST RIGHT-OF-WAY LINE OF CARTER LANE OUTER ROAD; THENCE N 10°25'20"W, 223.78 FEET; THENCE N 75°1'20"W, 52.48 FEET TO THE SOUTHWEST CORNER OF HUNTRIDGE DRIVE AS SHOWN BY SAID THE MEADOWS PHASE I; THENCE LEAVING THE RIGHT-OF-WAY OF CARTER LANE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HUNTRIDGE DRIVE, 86.23 FEET ALONG A 120.55-FOOT RADIUS, NON-TANGENT CURVE TO RIGHT, SAID CURVE HAVING A CHORD S 77°22'25"E, 84.41 FEET; THENCE S 56°52'50"E, 73.30 FEET; THENCE 233.18 FEET ALONG AN 486.23-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 70°30'50"E, 230.95 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, S 75°45'W, 178.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.80 ACRES.



LANDSCAPE DEVELOPMENT FOR  
**RIVER REGION CREDIT UNION**



SHRUB / PERENNIAL PLANTING DETAIL  
Not To Scale



DECIDUOUS TREE PLANTING DETAIL  
Not To Scale

**LANDSCAPE COMPLIANCE:**

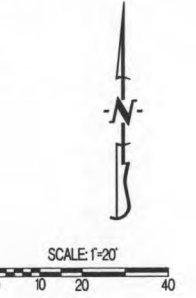
TOTAL PAVED AREA:	26,507 SQ. FT.
TREES REQUIRED @ 1 TREE PER 4,500 S.F.:	6 TREES
LENGTH OF PROPOSED PARKING WITHIN 20' OF R/W:	0 L.F.
TREES REQUIRED @ 1 PER 50 L.F.:	0 TREES
TOTAL TREES REQUIRED:	6 TREES
MEDIUM TO LARGE TREES REQUIRED (30%):	2 TREES
TOTAL TREES PROPOSED:	13 TREES
MEDIUM TO LARGE TREES PROPOSED:	8 TREES
LENGTH OF DEVELOPMENT ADJACENT TO RESIDENTIAL ZONE:	540 L.F.
LENGTH OF PARKING WITHIN 20' OF R/W TO BE SCREENED (50%):	0 L.F.

**PLANTING NOTES:**

QUANTITY	SYMBOL	PLANT SPECIES	SIZE
4	PO	PIN OAK	2.5"
2	WP	WHITE PINE	8-10'
3	CA	CRABAPPLE 'RED JEWEL'	2"
2	EF	ELM 'FRONTIER'	2.5"
16	AM	AMUR MAPLE	5'
14	RBO	OKLAHOMA REDBUD	2"
1	RRF	REDBUD 'RUBY FALLS'	2"
20	JH	HETZL JUNIPER	6'
15	VBH	BLACKHAW VIBURNUM	#7
15	VLL	PRINQUE VIBURNUM	#7
16	HLL	HYPERICUM 'LITTLE LIME'	#5
25	JSG	JUNIPER 'SAVING GOLD'	#5
11	DKL	THORPE KOREAN LILAC	#5
38	KFG	FEATHER REED GRASS 'KARL FORESTER'	#3
34	DR	DRIFT ROSE	#3
142	DLL	DAYLILY - MIXED VARIETY	#1
1	GBS	GLORIE BLUE SPRUCE	#5
6	BGV	BONWOOD 'GREEN VELVET'	#5

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

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PLANNING DEPT.



DATE: 9.2.14  
DESIGNER: JP  
SCALE: 1"=20'-0"  
REVISIONS:  
10.30.14  
11.10.14  
SHEET NUMBER:  
LS1  
PROJECT NUMBER:  
REPRODUCTION OF THESE PLANS IN WHOLE OR PART OR THE REPRODUCTION OF ANY PORTION OF THESE PLANS FOR ANY PURPOSE OTHER THAN USE ON THIS PROJECT IS STRICTLY PROHIBITED.

**SMITH LEWIS, LLP**  
**ATTORNEYS AT LAW**

BRUCE H. BECKETT  
WILLIAM JAY POWELL  
JOHN L. ROARK  
COLLY J. DURLEY  
JAMES B. LOWERY  
MICHAEL R. TRIPP  
PHEBE LA MAR  
SARAH E. GIBONEY  
AMANDA ALLEN MILLER  
RAYMOND C. LEWIS, JR. (1926-2004)

P.O. BOX 918  
COLUMBIA, MISSOURI 65205-0918  
...  
CITY CENTRE  
111 SOUTH NINTH STREET, SUITE 200  
COLUMBIA, MISSOURI 65201-4891  
(573) 443-3141 • Fax (573) 442-6686

DANIEL G. BECKETT  
BETHANY R. FINDLEY

OF COUNSEL  
ROBERT C. SMITH

PARALEGAL  
CHERYL L. LOBB

LEGAL NURSE CONSULTANT  
KAREN ASHRAFZADEH, RN

September 2, 2014

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

Re: Statement of Intent for 1.80 Acres at the corner of Huntridge Drive and Carter Lane

Statement of Intent:

The above-referenced property, being approximately .17 acres and a portion of Lot 1 of Providence South Plaza Plat 1, and 1.63 acres of unplatted land, all of which are described as follows:

A TRACT OF LAND LOCATED IN SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOT 1 OF PROVIDENCE SOUTH PLAZA, PLAT 1, RECORDED IN PLAT BOOK 44, PAGE 6 AND FURTHER BEING PART OF THE LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 3557, PAGE 123, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, AND WITH THE NORTH LINE THEREOF, S 83°12'45"E, 226.53 FEET; THENCE LEAVING SAID NORTH LINE, S 6°47'15"W, 39.80 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CARTER LANE AND THE SOUTH LINE OF SAID LOT 1; THENCE WITH SAID NORTH RIGHT-OF-WAY LINE, N 83°11'15"W, 108.28 FEET; THENCE 126.96 FEET ALONG A 196.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 64°37'50"W, 124.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 7510 SQUARE FEET.

(the "Providence South Plaza Tract"); and

TOGETHER WITH A TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE DEED

RECORDED IN BOOK 514 PAGE 233 AND BOOK 551 PAGE 875, AND ALSO BEING PART OF THE TRACT DESCRIBED BY THE SURVEY RECORDED IN BOOK 379 PAGE 766, ALL OF THE BOONE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 102, THE MEADOWS PHASE I, RECORDED IN PLAT BOOK 11 PAGE 276 OF THE BOONE COUNTY RECORDS THENCE N 83° 11'00" W, 292.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROUTE 163; THENCE WITH THE EAST OF RIGHT-OF-WAY LINE, N 11°35'00" W, 223.65 FEET; THENCE N 9°02'00" W, 53.10 FEET TO THE SOUTHWEST CORNER OF HUNTRIDGE DRIVE AS SHOWN BY THE MEADOWS PHASE I, RECORDED IN PLAT BOOK 11, PAGE 276; THENCE WITH THE SOUTH RIGHT-OF-WAY LINE IN HUNTRIDGE DRIVE, 86.32 FEET ALONG A CURVE TO THE RIGHT, CURVE RADIUS OF 120.55 FEET AND CHORD, S 78°24'30" E, 84.50 FEET; THENCE S 58°04'00" E, 73.40 FEET; THENCE 233.30 FEET ALONG A CURVE TO THE LEFT, CURVE RADIUS OF 486.22 FEET AND CHORD, S 71°42'30" E, 231.05 FEET TO THE NORTHWEST CORNER OF LOT 102, THE MEADOWS PHASE I, RECORDED IN PLAT BOOK 11 PAGE 276; THENCE WITH THE WEST LINE OF LOT 102 S 6°48'30" W, 179.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.63 ACRES.

(the "Unplatted Tract").

The Providence South Plaza Tract and the Unplatted Tract shall hereafter be referred to collectively as the "River Region Development."

The Providence South Plaza Tract is zoned O-P, and the Unplatted Tract is zoned R-3 PUD under the Columbia Zoning Ordinance. This Statement of Intent is submitted with Owner's Application to rezone the River Region Development to the O-P Zoning District (Planned Office District).

The intended uses permitted for the River Region Development shall be the following:

- Banks, other financial institutions, and travel agencies.
- Drive-up facilities incidental to any permitted uses.
- Office buildings used for the administrative functions of businesses, professions, companies, corporations; and social, philanthropic, eleemosynary, or governmental organizations or societies.
- Offices for professional and business use involving the sale or provision of services, but not the sale or rental of goods, including, but not limited to:
  - (1) Artists, sculptors, photographers.
  - (2) Authors, writers, composers.
  - (3) Lawyers, engineers, planners, architects, real estate agents, accountants, insurance agents, brokers, and consultants in similar professions.
  - (4) Ministers, rabbis, priests, or other clergy members.

- (5) Physicians, dentists, chiropractors, or other licensed medical practitioners.
- (6) Seamstresses, tailors.
- (7) Teachers of private lessons in art, music, or dance.

It is acknowledged that we are agreeing that the following uses will not be permitted: Multi-family residential.

Maximum Gross Square Footage of Building Floor Area on the entire 1.80 acre Development shall be 6,000 square feet located in one building, and the maximum building height is 35 feet subject to satisfaction of applicable O-P Zoning building set back requirements. In addition, the set back of the building from the east property line shall be no less than 100 feet. There shall be no more than four occupants located within the building.

Minimum Percentage of River Region Development to be maintained in Open Space, shall consist of keeping landscaping and other pervious areas on 35% of the area within the River Region Development, including exercising reasonable efforts to preserve the two large oak trees on the northwest part of River Region Development.

The following additional provisions shall apply:

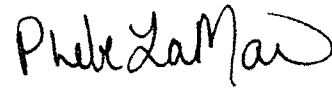
- All O-P Development Plans light poles that comply with applicable City lighting standards. All such lights will be shielded to direct illumination away from residences, neighboring properties, public streets, and other public areas, and wall packs will not be used. Light pole height shall be limited to 15 feet.
- Landscaping shall be installed as required by the O-P zoning ordinances, provided that the east and south boundaries shall be screened from the neighboring property according to O-P Zoning District landscaping requirements along boundaries with residentially zoned land, and with additional screening to the east and the south, according to the specifications included on the O-P Plan.
- All rooftop HVAC units shall be designed with sound baffling devices built into the units or added to the units and all such units shall be screened from view from all sides.
- The building shall be constructed with four-sided architecture, and exterior walls that are made of the following materials, or materials having a similar appearance, or some combination thereof:
  - LEED metal panels or other LEED materials or products
  - Stone
  - Cast stone
  - Split faced block
  - Brick
  - Exposed architectural structural steel
  - Glass
  - Aluminum Storefront
  - EIFS (provided that EIFS shall constitute not more than 50% of the façade, all of which EIFS shall be no lower than 5 feet above ground).

Page 4

Streets, drives and entrances.

- There shall be two, and no more than two, entrances onto Carter Lane. There shall be no entrance to Huntridge Drive.

Sincerely,

A handwritten signature in black ink that reads "Phebe La Mar". The signature is written in a cursive, flowing style.

Phebe La Mar, Attorney for River Region  
Credit Union



**City of Columbia  
Planning Department**

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

**Design Parameters Worksheet**

For office use:

Case #:	14-168	Submission Date:	9/2/14	Planner Assigned:	PEZ
---------	--------	------------------	--------	-------------------	-----

**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.

**6 feet**

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

**The maximum number of free standing signs shall be one. Areas and height of all signage shall comply with City of Columbia sign regulations.**

4. The minimum percentage of the site to be maintained in open space shown by the percent in landscaping and the percent left in existing vegetation. (not applicable to M-R districts)

**Landscaping: 35%**  
**Existing Vegetation: 0%**

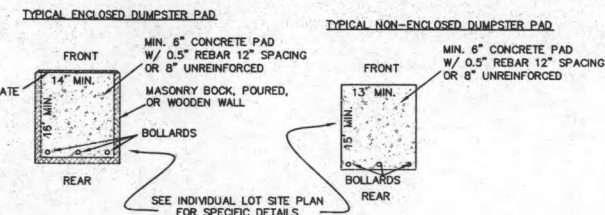
5. The maximum height and number of light poles and type of fixtures.

**Lighting shall be in conformance with City of Columbia lighting regulations. Maximum pole height shall be 15 feet. Maximum number of light poles shall be 10.**



# PROVIDENCE SOUTH PLAZA

OP / CP PLANNED DEVELOPMENT



## STORM WATER QUALITY NARRATIVE

**EXISTING CONDITIONS**  
CURRENTLY THE SITE IS UNDEVELOPED. STORM WATER TRAVELS AWAY FROM ACROSS THE UNDEVELOPED PORTIONS OF THE SITE IN SHEET FLOW. THIS WATER THEN COLLECTS AND EITHER ENTERS THE EXISTING GREEN MEADOWS ROAD STORM WATER STRUCTURES OR FLOWS OVERLAND INTO A NATURAL DRAINAGE CHANNEL. AFTER THE WATER LEAVES THESE STRUCTURES, IT ENTERS A PREVIOUSLY CONSTRUCTED DRY DETENTION POND WHERE THE WATER IS DETAINED AND LEAVES THE SITE AT A REGULATED RATE.

**PROPOSED STORM WATER MANAGEMENT**  
THE STORM WATER QUALITY ASPECTS OF THIS PROJECT WILL BE ADDRESSED BY MAINTAINING AREAS IN EXISTING CONDITION, TAKING THE AREAS THAT ARE PLANNED TO BE IMPERVIOUS AND TREATING A PORTION OF THE RUN OFF FROM THOSE AREAS WITH A TREATMENT TRAIN MADE UP OF A SECTION OF POROUS PAVEMENT AND THEN A BIO RETENTION POND. THIS PROPOSED METHOD WILL IMPROVE THE STORM WATER QUALITY AND QUANTITY FOR THE SITE, MEET THE REQUIRED LEVEL OF SERVICE FOR THE SITE, BASED ON THE CURVE NUMBERS AND GROUND COVER AS SHOWN IN THE ATTACHED CALCULATIONS.

SEE STORM WATER QUALITY REPORT FOR PROVIDENCE VILLAGE SOUTH, DATED JUNE 10, 2009 FOR CALCULATIONS AND TREATMENT AREAS.

**DESCRIPTION:**  
A TRACT LOCATED IN SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE DEED IN BOOK 1560 PAGE 649 OF THE BOONE COUNTY RECORDS, ALSO BEING LOTS 2 AND 3 AND PART OF LOT 1 OF PROVIDENCE SOUTH PLAZA PLAT 1 AS SHOWN IN PLAT BOOK 44 PAGE 8 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE WITH THE QUARTER QUARTER SECTION LINE AS SHOWN BY OAK FOREST PLAT 5-E IN PLAT BOOK 37 PAGE 78 OF THE BOONE COUNTY RECORDS S. 001°41'15" E. 647.75 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREEN MEADOWS ROAD AS DESCRIBED BY THE EASEMENT IN BOOK 2552 PAGE 162 OF THE BOONE COUNTY RECORDS; THENCE WITH SAID NORTH RIGHT OF WAY LINE N 47°22'30"W, 224.40 FEET; THENCE N 39°23'00"W, 100.90 FEET; THENCE N 47°21'15"W, 27.15 FEET; THENCE WITH A CURVE TO THE LEFT 198.32 FEET, CURVE RADIUS 527.00 FEET, CHORD N 58°08'00"W, 197.15 FEET THENCE LEAVING THE RIGHT OF WAY LINE AS DESCRIBED BY SAID EASEMENT AND WITH THE RIGHT OFWAY AS SHOWN BY SAID PROVIDENCE SOUTH PLAZA PLAT 1 WITH A CURVE TO THE RIGHT 9.50 FEET, CURVE RADIUS 14.00 FEET, CHORD N 34°13'00"W, 9.30 FEET; THENCE WITH A CURVE TO THE LEFT 28.59 FEET CURVE RADIUS 84.50 CHORD N 24°28'30"W, 28.45 FEET; THENCE WITH A CURVE TO THE RIGHT 61.11 FEET CURVE RADIUS 158.50 FEET, CHORD N 23°07'15"W, 60.75 FEET; THENCE S 84°49'30"W, 9.45 FEET; THENCE WITH A CURVE TO THE LEFT 381.15 FEET, CURVE RADIUS 283.00 FEET, CHORD N 44°36'00"W, 352.95 FEET; THENCE N 83°11'15"W, 97.45 FEET; THENCE LEAVING SAID RIGHT OF WAY N 6°48'45"E, 39.80 FEET; TO A POINT ON THE NORTH LINE OF THE TRACT DESCRIBED BY SAID DEED IN BOOK 1560 PAGE 649; THENCE WITH SAID NORTH LINE S. 83°12'45"E, 809.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.50 ACRES.

**NOTES:**  
1.) THIS TRACT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS PER FIRM MAP NUMBERS: 2900360019C

2.) AFTER REVIEW OF USGS 7.5 MIN. QUAD SHEET COLUMBIA QUADRANGLE, NO TYPE I, II, OR III STREAMS AS DEFINED BY 12A-233 CITY OF COLUMBIA ORDINANCE ARE LOCATED ON THIS SITE.

3.) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF COLUMBIA STREET AND STORM SEWER SPECIFICATIONS AND STANDARDS

4.) SHARED PARKING AND DRIVE AGREEMENT TO BE PROVIDED BY SEPARATE DOCUMENT

5.) THE MAXIMUM BUILDING HEIGHT FOR ALL BUILDINGS IS 40 FEET.

**MINOR REVISION # 1**  
CONSISTS OF THE FOLLOWING:  
REVISING THE GRADES ALONG THE EAST SIDE OF THE DEVELOPMENT TO ELIMINATE IMPACT OF TRAFFIC ON THE RESIDENTIAL UNITS TO THE NORTH

REVISE THE LOCATION OF CEDAR TREES PLANTED TO PROVIDE SCREENING FOR HEADLIGHTS

ADDING A DRIVE, PARKING AND A RETAINING WALL BEHIND THE BUILDING ON LOT 2.

**MINOR REVISION # 2**  
CONSISTS OF THE FOLLOWING:  
REVISING THE ACREAGE OF LOT 1 TO 1.40 ACRES  
REVISING THE AREA OF THE TOTAL SITE TO 5.50 ACRES  
REVISING THE AREA SHOWN AS LANDSCAPING TO 2.51 ACRES

APPROVED AS MINOR REVISION # 2 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014  
TIM TEDDY DIRECTOR OF COMMUNITY DEVELOPMENT

RECEIVED  
NOV 11 2014  
PLANNING DEPT.

OWNER:  
WENDLING DEVELOPMENT LLC  
3210 S. PROVIDENCE  
COLUMBIA, MO 65203

- LEGEND**
- F FOUND 5/8" ROD WITH CAP LS 1186, 2499 OR CAP BRUSH AND ASSOC. LC321 UNLESS OTHERWISE NOTED
  - S SET 5/8" ROD WITH CAP BRUSH AND ASSOC. LC 321 PERMANENT MONUMENT
  - PM RIGHT-OF-WAY
  - R/W RADIUS
  - RA ARC LENGTH
  - CH CHORD
  - R RECORD
  - M MEASURED
  - X- FENCE
  - SAN- 8" SANITARY SEWER
  - OHE- OVER HEAD ELECTRIC
  - UGE- UNDER GROUND ELECTRIC
  - UGFO- UNDER GROUND TELEPHONE
  - PWL- PROPOSED WATER LINE
  - WL- EXISTING WATER LINE
  - (RA) RADIAL LINE
  - S SANITARY SEWER MANHOLE
  - FCON4 FUTURE 4" ELECTRICAL CONDUIT
  - FCON2 FUTURE 2" ELECTRICAL CONDUIT
  - E TRAN PROPOSED ELECTRIC TRANSFORMER
  - EXISTING ELECTRIC TRANSFORMER
  - PROPOSED STORM SEWER
  - LIGHT POLE
  - DIRECTIONAL SIGN
  - FREE STANDING SIGN
  - D DUMPSTER LOCATION EITHER ENCLOSED OR PAD, SEE INDIVIDUAL LOT SITE PLAN FOR DETAIL
  - RETAINING WALL
  - CANOPY SCREENING - SEE NOTES
  - PROPOSED FIRE HYDRANT
  - BIO RETENTION AREA
  - POROUS PAVEMENT
  - 5' WIDE CONCRETE SIDEWALK
  - CLIMAX FOREST PRESERVATION AREA
  - STORM DRAINAGE BOX
- SITE BENCHMARK:**  
NORTH RIM OF MANHOLE LID IN JUNCTION BOX LOCATED APPROX. 95' EAST OF CARTER LANE AND 90' NORTH OF GREEN MEADOWS ROAD.  
ELEV. = 714.15

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PROVIDENCE SOUTH PLAZA  
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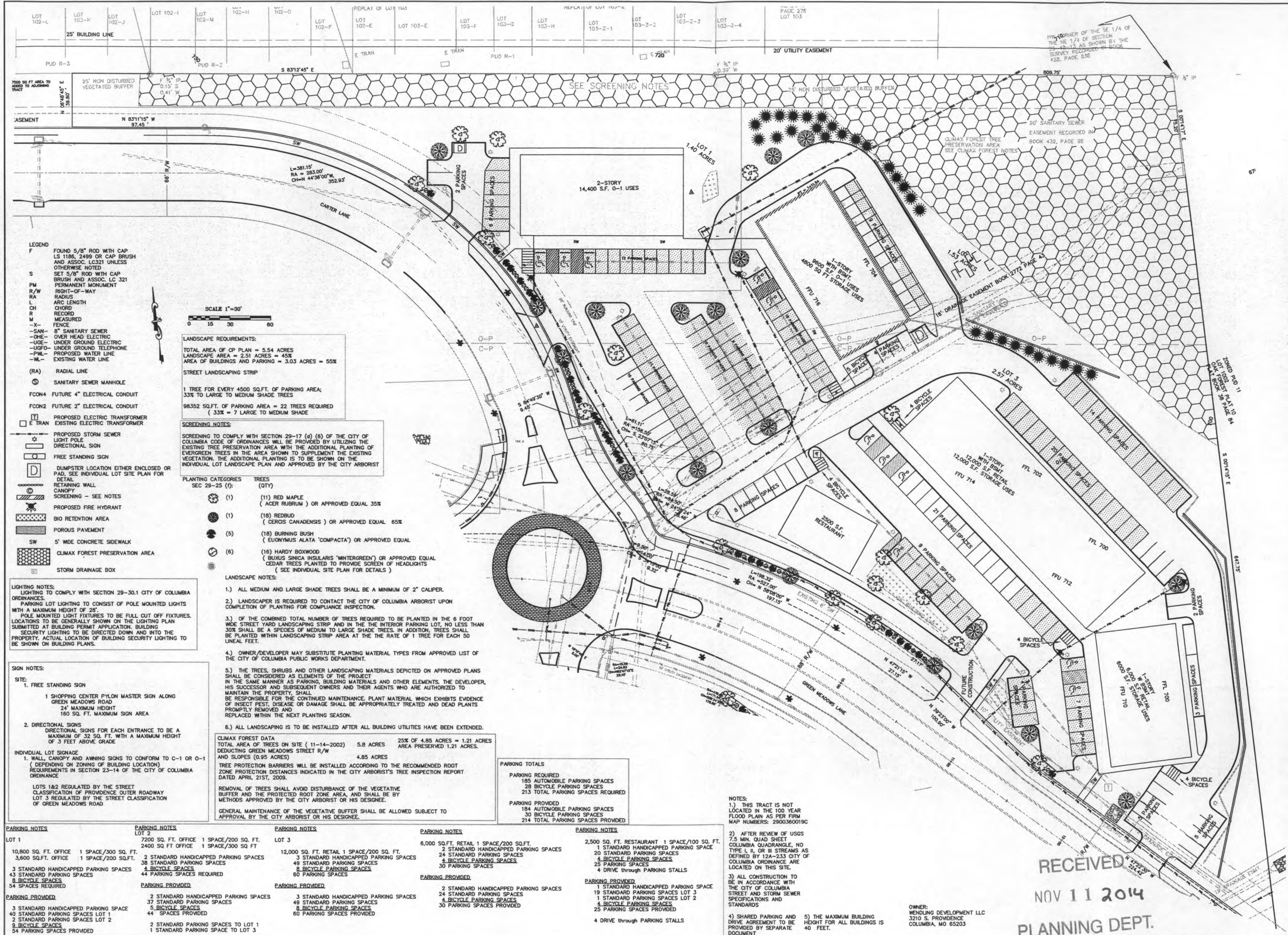
CITY OF COLUMBIA

J. DANIEL BRUSH  
EN 28865  
DATE:

REVISION	DATE	NUMBER

DATE  
10-27-14  
SCALE  
1" = 50'  
JOB NUMBER  
7943





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PROVIDENCE SOUTH PLAZA  
OP/CP PLAN  
SITE AND LANDSCAPE PLAN  
MINOR REVISION # 2

CITY OF COLUMBIA  
BOONE COUNTY  
MISSOURI

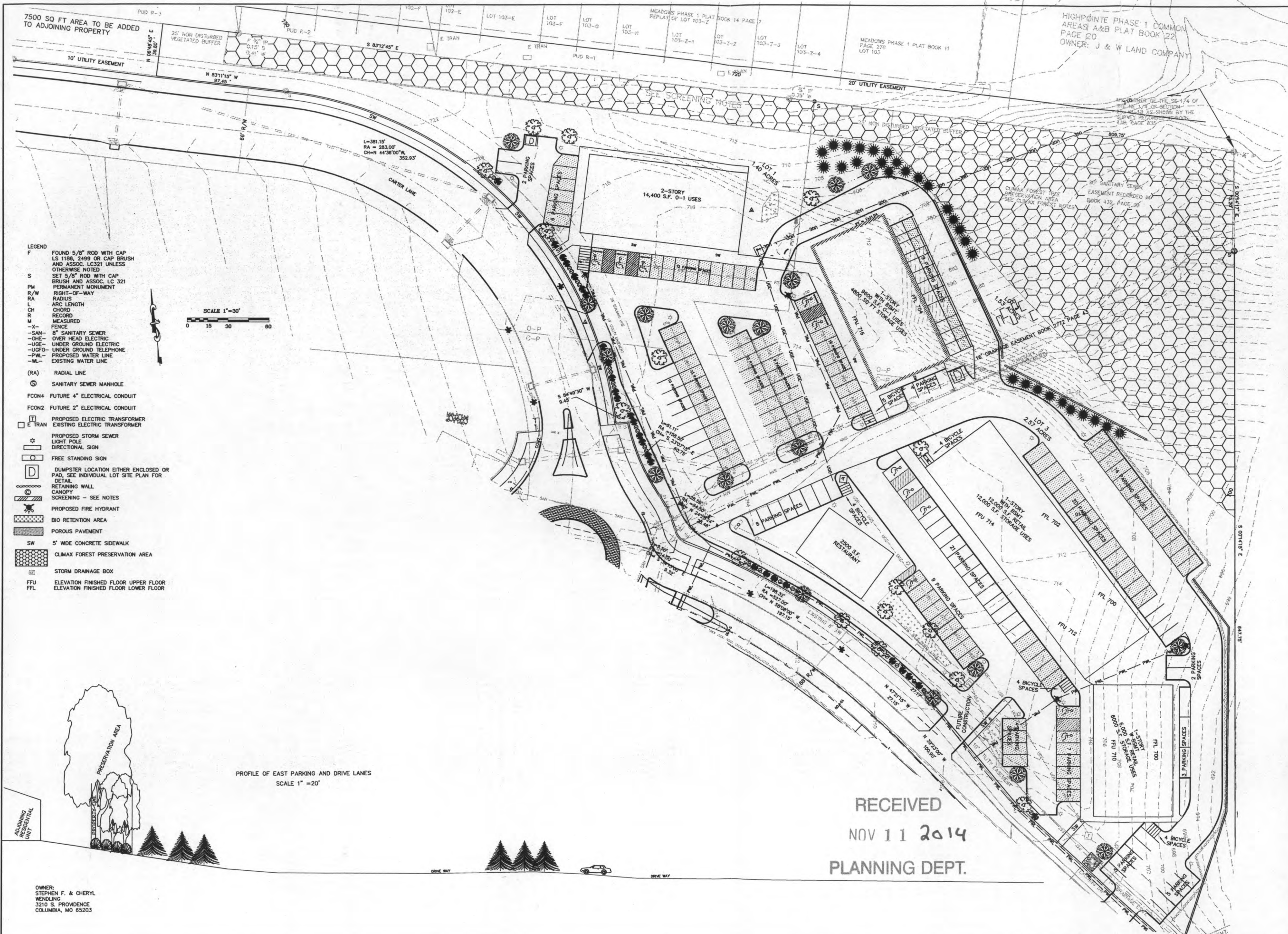
NUMBER	DATE	REVISION

DATE  
10-27-14  
SCALE  
1" = 30'  
JOB NUMBER  
7943

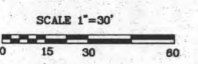
PAGE 2 OF 3

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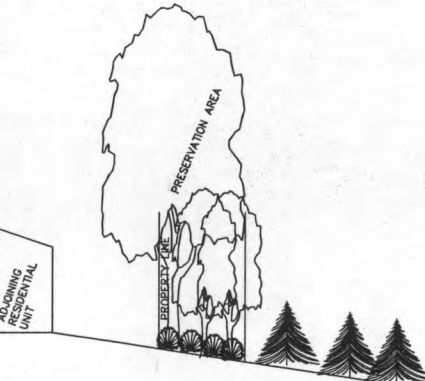




- LEGEND
- F FOUND 5/8" ROD WITH CAP LS 1186, 2499 OR CAP BRUSH AND ASSOC. LC 321 UNLESS OTHERWISE NOTED
  - S SET 5/8" ROD WITH CAP BRUSH AND ASSOC. LC 321 PERMANENT MONUMENT
  - R/W RIGHT-OF-WAY
  - RA RADIUS
  - CH CHORD
  - R RECORD
  - M MEASURED
  - Y- FENCE
  - SAN- 8" SANITARY SEWER
  - OHE- OVER HEAD ELECTRIC
  - UGE- UNDER GROUND ELECTRIC
  - UGFO- UNDER GROUND TELEPHONE
  - PWL- PROPOSED WATER LINE
  - WL- EXISTING WATER LINE
  - (RA) RADIAL LINE
  - SANITARY SEWER MANHOLE
  - FCOM4 FUTURE 4" ELECTRICAL CONDUIT
  - FCOM2 FUTURE 2" ELECTRICAL CONDUIT
  - PROPOSED ELECTRIC TRANSFORMER
  - EXISTING ELECTRIC TRANSFORMER
  - ☆ PROPOSED STORM SEWER LIGHT POLE
  - DIRECTIONAL SIGN
  - FREE STANDING SIGN
  - DUMPSTER LOCATION EITHER ENCLOSED OR PAD, SEE INDIVIDUAL LOT SITE PLAN FOR DETAIL
  - ▨ RETAINING WALL
  - ▨ CANOPY
  - ▨ SCREENING - SEE NOTES
  - ☆ PROPOSED FIRE HYDRANT
  - ▨ BIO RETENTION AREA
  - ▨ POROUS PAVEMENT
  - SW 5' WIDE CONCRETE SIDEWALK
  - ▨ CLIMAX FOREST PRESERVATION AREA
  - STORM DRAINAGE BOX
  - FFU ELEVATION FINISHED FLOOR UPPER FLOOR
  - FFL ELEVATION FINISHED FLOOR LOWER FLOOR



PROFILE OF EAST PARKING AND DRIVE LANES  
SCALE 1"=20'



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PROVIDENCE SOUTH PLAZA  
OP/CP PLAN  
GRADING PLAN  
MINOR REVISION #2  
CITY OF COLUMBIA BOONE COUNTY MISSOURI

J. DANIEL BRUSH  
EN 28856  
DATE:

NUMBER	DATE	REVISION

DATE  
10-27-14  
SCALE  
1"=30'  
JOB NUMBER  
7943

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**NOVEMBER 20, 2014**

**V) PUBLIC HEARINGS**

**Case No. 14-168**

A request by Crockett Engineering (agent) on behalf of Roth Dudley Kent Etal 1/2 and Wendeling Development, LLC (owners) to rezone approximately 1.80 acres of land from R-3 PUD (planned residential) and O-P (planned office) to O-P (planned office) and obtain approval of an O-P development plan/preliminary plat to be known as "River Region Credit Union". The subject site is located on the southeast corner of Huntridge and Carter Lane. (This item was tabled at the October 9 and November 6 Planning Commission Meetings).

MR. REICHLIN: May we have the staff report, please.

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

Staff recommends approval of the rezoning and O-P development plan.

MR. REICHLIN: Thank you, Mr. Zenner. Are there any questions of the staff? Just briefly, I wondered -- and just to make sure I understood correctly, the minor amendment to this does not require our approval; is that correct?

MR. ZENNER: No. The minor amendment to the actual C-P -- O-P for Providence South Plaza is a permitted modification per the zoning code and is an administrative action.

MR. REICHLIN: Okay.

MR. ZENNER: Verified that all of the criteria associated with that plan was within compliance and the boundaries of the original approving ordinance. If it had not been, it would have required a major amendment and would have been before the Commission.

MR. REICHLIN: Okay. At this time, I'll open the public hearing.

**PUBLIC HEARING OPENED**

MR. REICHLIN: Obviously, we will entertain all comments from both proponents and opponents. The -- if you have organized activity in either camp, you get six -- you will have six minutes to present your position, and subsequent to that, there will be a three-minute time limit that we will be watching.

MS. LAMAR: Good evening. My name is Phebe LaMar. I have offices at 111 South Ninth Street. I'm here this evening on behalf of River Region Credit Union. River Region Credit Union is the contract purchaser for the property that you have been hearing about from Mr. Zenner located at the corner of Carter Lane and Huntridge Drive, right across Carter Lane from Macadoodles. The property is currently zoned R-3 PUD, and we are seeking to rezone it to O-P, and the small portion of it that's kind of on the south side of it is actually currently zoned C-P -- or O-P, and we're seeking to include that in the O-P plan that is in front of you. The building will primarily be occupied by the credit union, but for some period of

time, it may also have an office or two that will be complimentary to the banking use that the credit union has in there. That would be something along the lines of an insurance agency, a financial planner, an attorney, something along those lines. And the full use of the -- full list of the uses that would be permitted is included in the statement of intent. The use that is proposed makes good sense in this location. The property is a transitional property located between a high intensity commercial use, which is the Macadoodles property on the -- on the southwest side of the property. It's got Providence Road on the west and then residential uses immediately to the east and to the north. An office use such as this one with built-in limitations to the hours of operation and the ability to agree to limit the lighting, other than by the ATM located on the front of the property to the hours of 7:00 a.m. to 7:00 p.m. provides a perfect transition in this location. We've had several discussions with the neighboring property owners. Prior to even filing the application, we met with the neighbors first to try to assure that we were aware of their concerns and it could incorporate methods of addressing those concerns into the plan. The City then had its public information meeting, at which there were three or four neighboring property owners in attendance. We also had an additional meeting following that to have additional discussions and to be sure we had sufficiently addressed the concerns, if there were any, for the neighboring property owners. I'm happy to answer any questions that you have. I believe we have addressed the concerns of the -- that the neighbors mentioned to us and brought up to us, and I'm hoping that they are here in support this evening, although I can't guarantee that. So I'm happy to answer any questions that you have. Rick Nichols, who is the president and CEO of River Regions Credit Union, is also here if you want to ask any questions of him. And Tim Crockett is going to be speaking in just a moment with any -- with some additional specifics as far as the plan. So I'm happy to answer any questions.

MR. REICHLIN: Do you have any questions of this speaker?

MS. LAMAR: Thank you.

MR. REICHLIN: Thank you very much.

MR. CROCKETT: All right. Mr. Chairman and members of the Commission, my name is Tim Crockett with Crockett Engineering Consultants, 2608 North Stadium. I'm going to go through my presentation relatively quickly. I believe Mr. Zenner did a good job of -- with the staff report covering all the items. This is just a few side characteristics in the site plan itself. But again, I would like to note that the rezoning of this piece of property is nothing more than adding a specific use of office uses. We are looking for banks and other financial institutions, offices for professional uses, but we wanted to really knock out the commercial uses, the sale of rental of goods, and the high-intense office uses. That was something the neighbors were very concerned about with what type of use we were going to have on this property and it is certainly something that doesn't fit our plan, so we are happy to eliminate those uses. Really briefly, I want to talk about some of the concerns that we talked about with the neighbors. Again, as Ms. LaMar talked about, we did have two meetings offsite. We also met with them during the public information meeting here at City Hall. They had a concern about noise. We can implement some issues -- some modifications to the plan regarding a restrictive of hours of operation, which we have done, eliminate obnoxious and high-intense uses, and then, of course, we're going to screen and baffle any of our

HVAC units that we may have. And I think that addressed most of their concerns with noise. A big concern they had was screening. Obviously, there was a buffer to the south that we were looking to reduce or eliminate portions of. They had grave concerns about that. We showed them our landscape plan and how we are going to address the screening and how we are going to enhance the screening in the area and then around our development, and they seemed pretty pleased with that. Lighting was another concern. We talked about not providing point discharge, we talked about eliminating or reducing the height of our poles, and we're also putting all of our -- our lighting on timers. It is a credit union. We are going to have limited hours of operation. We're not going to light the parking lot 24/7. At this time at night, the parking lot is dark. It is going to have minimal lighting for security around the building only, but we're not going to light the parking lot when no one is there. No one is going to be there to use it; there's no need for that. And so we were able to address those concerns with the neighbors by those means. And then, of course, they also had concern about traffic -- several things of traffic, they were concerned. They did not want an additional connection out onto Huntridge. We never proposed that, but that was something that they were really concerned with. Our plan eliminates any future access to Huntridge. It does not allow for that connection. That's why we have two points out onto Carter Lane. We feel that that is a residential neighborhood and we can preserve that residential neighborhood by not having access to it. And then also they had concerns with pedestrian connectivity up along Carter Lane. This development will actually enhance that. It will actually construct long overdue needed sidewalks in that area that they were very appreciative of as well. So I think we addressed most of the concerns that they had with regard to traffic. Again, you can see our landscape plan. Typically, we don't have a landscape plan of this detail before this Commission. This is something that we felt that we needed to do for the neighbors. We told them we were going to do an enhanced landscape plan. We wanted to ensure that they were going to get that; therefore, we included it with this plan here -- not just the conceptual landscape plan, but something that goes much further beyond that with much more detail. Being that it is included with this plan, it is something that we can be held accountable for. And again, this is just an architectural rendering of the site. So with that, I would be happy to answer any questions that the Commission may have.

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

MR. STANTON: I'm trying to pull up a letter of intent. Did you -- did you omit the types of uses that the neighborhood was concerned with?

MR. CROCKETT: Correct. Yes. Yes. Yeah. The types of uses that they had were really concerns with the high intense commercial uses, which wouldn't be allowed under office anyway, but that was really what they were looking for. They were concerned that they were going to be, you know, more commercial-type uses, more high-intense office uses, which we're not looking for anything along those lines.

MR. REICHLIN: Ms. Russell?

MS. RUSSELL: I have a question and a comment. The hours of operation --

MR. CROCKETT: Yes, ma'am.

MS. RUSSELL: -- is this Monday through Friday or are they also going to have Saturday hours?

MR. CROCKETT: It is Monday through Friday, and we believe we have some Saturday hours at well.

MS. RUSSELL: Okay.

MR. CROCKETT: But I believe they are -- early afternoon is when they close.

MS. RUSSELL: Okay. And I want to commend you on the landscaping plan.

MR. CROCKETT: Thank you.

MS. RUSSELL: Thank you.

MR. REICHLIN: Mr. Strodtman?

MR. STRODTMAN: I just want to expand Ms. Russell's question. Would those hours apply to the other residents -- or the other tenants in the building?

MR. CROCKETT: I believe that would be a question for Phebe on that a little bit. I'm not sure how that is written in the statement of intent. I apologize.

MS. LAMAR: The statement of intent doesn't actually include that, but, yes, there will be -- there will be limited hours on the other occupants in the building. They may go slightly past 7:00, but it's not going to be any type of office use that would go beyond, say, 9:00 o'clock at night. I mean, it's possible that a financial planner might have meetings in the evening, but that would be limited to relatively normal hours. So, yes, those will apply to any tenants.

MR. STRODTMAN: Thank you.

MR. REICHLIN: Anybody else? I was curious with regard to if you are going to have limited hours for the operation of the facility, will that also extend to the ATM?

MR. CROCKETT: No. No. The ATM is going to be a full-service around-the-clock ATM. And that was one of the concerns early on. We originally had the ATM -- typically, you see ATMs back around the drive-through facility, but after our first meeting and discussion with the neighbors, we felt the need to pull that to the front of the site, away from the rear of the site where the residential units were. That way, you know, the evening hours are -- you know, nonbusiness hours of operation for the ATM, we would be less obstructive to the neighbors if we did that. We've also had conversations, and I think the neighbors would like some enhanced landscaping around that area. By all means, we are more than happy to do that. But by moving it forward, closer to Carter Lane and away from the residences, was an attempt to get that away from the rear of the site.

MR. REICHLIN: Thank you. Any other questions?

MR. LEE: Yeah.

MR. REICHLIN: Mr. Lee?

MR. LEE: Mr. Crockett, the -- just to clarify, the ATM is a 24-hour operation?

MR. CROCKETT: Yes, sir.

MR. LEE: And will have reduced lighting, low-down --

MR. CROCKETT: Correct. It will have canopy lighting that will -- that is -- that points straight --

MR. LEE: Focused down?

MR. CROCKETT: Focuses straight down. Correct.

MR. LEE: Okay. Thank you.

MR. CROCKETT: Thank you.

MR. REICHLIN: Thank you. Any other speakers either in -- for or against on this matter?

MR. HAHN: My name is Mark Hahn; I live at 515 Huntridge Drive. First of all, I would like to thank the Commission for your service to the community. We appreciate that. As a -- I'm not speaking officially for our neighborhood association. I'm the vice president of the Huntridge Homeowners Association, but speaking as an individual tonight. First, I would like to commend the team here for their transparency and willingness to work with us on the various concerns that we had. They were very forthright and very receptive to our concerns. Those concerns were drainage in the condominium to the south, so that berm takes care of that property. The drainage does not go onto Huntridge Drive, which would go into that watershed, it will go into the Carter Lane -- Green Meadows, actually, on that side -- the south side. Also preserving the big trees -- the large deciduous trees on the south side, so that was good news to hear. We understand that the ATM does need some enhanced lighting, so it's nice to see that up front. For security reasons, of course, it needs the extra lighting. So I guess in closing, individually, I'm in support of this because it's probably the most palatable option for that property given the current zoning, and it will be as unobtrusive, I think, as anything that could be put there. Thank you, again.

MR. REICHLIN: Thank you. Are there any questions of this speaker? Seeing none. Thank you very much. Is there anybody else wishing to speak on this matter? Nobody. I'll close the public hearing.

#### **PUBLIC HEARING CLOSED**

MR. REICHLIN: Comments of Commissioners, please? Mr. Strodtman?

MR. STRODTMAN: I'll take a wing at it. I think it is pretty straightforward. I plan on supporting it. And it was very encouraging to see the neighborhood, even if it is an individual -- representing an individual. It's nice to see and nice to see the applicant worked so well addressing the neighborhood's concerns. So I think you both are doing that, and as I mentioned, I plan on supporting it.

MR. REICHLIN: Mr. Stanton?

MR. STANTON: This is the type of development I personally like to see where they interact with the community, they make adjustments to make this a win-win situation for both the neighborhood and the business -- the potential business to use the area. So you've done basically what we've been asking for for the last couple of years and taken heed to the citizens. So I plan to support it.

MR. REICHLIN: Anybody else? Well, I would just like to chime in. Yes, I appreciate the efforts. It's nice to see the area developing to its fullest potential in a way that will be an addition to the area, as well as the overall community's needs. So, with that, I intend to support it as well. Do we have any other conversation on or entertain a motion? Mr. Stanton?

MR. STANTON: Before that, I would like to ask a question.

MR. REICHLIN: Sure.

MR. STANTON: Do we have to break it into two pieces, Mr. Zenner? The rezoning and the development plan or can we do it --

MR. ZENNER: You can do it any way you would like to. We would handle it either way.



MR. STANTON: I move that we approve Case No. 14-168 as recommended by the staff.

MS. RUSSELL: I'll second that.

MR. REICHLIN: Ms. Russell on the second. Roll call, please.

MR. STRODTMAN: Yes.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Reichlin,  
Mr. Stanton, Mr. Strodtman, Ms. Russell, Ms. Burns, Mr. Lee. Motion carries 6-0.**

MR. STRODTMAN: P and Z's motion -- or recommendation for approval will be forwarded to City Council.

MR. REICHLIN: Thank you.