City of Columbia

701 East Broadway, Columbia, Missouri 65201

Agenda Item Number: B 52-15
Department Source: Community Development - Planning
To: City Council
From: City Manager & Staff
Council Meeting Date: 3/2/2015
Re: Kochtanek PUD - rezoning & plan amendment (15-49)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibits to Resolution/Ordinance
Supporting documentation includes: Summary of Board/Commission Reports (including maps, revised PUD development plan, revised statement of intent, original PUD plan, original PUD rezoning ordinance & statement of intent), Excerpts from Minutes

Executive Summary

Approval of this request will allow for one additional dwelling unit on the subject site.

Discussion

The applicant is proposing to allow one additional dwelling unit, to be contained within a structure that is currently designated as an office/maintenance building (Building 15) on the originally approved PUD development plan. The request would not result in any change to building footprints or floor areas, and there is ample parking on the site.

The proposed plan amendment, although minor in nature, is dependent on approval of the concurrently requested rezoning, which will increase the site's existing PUD zoning density from 7 to 7.2, and increase the permitted maximum number of dwelling units on the site from 28 to 29.

At its February 19, 2015 meeting, the Planning and Zoning Commission voted unanimously (8-0) to approve both the rezoning and development plan amendment. There was no discussion by Commissioners, and no members of the public spoke on this request.

A copy of the Planning and Zoning Commission report (including maps, revised PUD development plan, revised statement of intent, original PUD plan, original rezoning ordinance & statement of intent), and excerpts from the meeting's minutes are attached.

Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal.

Long-Term Impact: Development of this site will increase demands on the adjacent streets, sanitary

sewers, storm sewers, water and electric supply lines. The costs associated with meeting these demands may or may not be offset by increased property and/or sales tax revenues and user fees.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development
Strategic Plan Impact: Growth Management
Comprehensive Plan Impact: Land Use & Growth Management

Suggested Council Action

Approve the rezoning and development plan

Legislative History

May 17, 2004: Council Ordinance 018082 approved the Kochtanek PUD development plan.

Department Approved

City Manager Approved

Introduced by _____

First Reading _____ Second Reading _____

Ordinance No. _____ Council Bill No. B 52-15

AN ORDINANCE

rezoning property located east of the intersection of Scott Boulevard and Southview Drive from District PUD-7 to District PUD-7.2; approving a revised statement of intent; repealing all conflicting ordinances or parts of ordinances; approving a revision to the planned unit development plan for Kochtanek PUD; 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 WEST ½ OF SECTION 28, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING ALL OF LOT 1 OF TOM AND JEFF'S MOST EXCELLENT ADVENTURE PLAT 1 AS RECORDED IN PLAT BOOK 38 AT PAGE 95 OF THE RECORDS OF BOONE COUNTY, MISSOURI.

will be rezoned and become a part of District PUD-7.2 (Planned Unit Development) with a development density not exceeding 7.2 dwelling units per acre and taken away from District PUD-7 (Planned Unit Development). Hereafter the property may be used for the permitted uses set forth in the statement of intent.

SECTION 2. The City Council hereby approves the terms and conditions contained in the statement of intent dated January 13, 2015, attached hereto in substantially the same form as "Exhibit A" and made a part of this ordinance. This statement of intent replaces the statement of intent attached to Ordinance No. 017933 passed on December 15, 2003. The revised 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 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. The City Council hereby approves a revision to the planned unit development site plan for Kochtanek PUD, as certified and signed by the surveyor on January 13, 2015, for the property referenced in Section 1 above. The revision allows for the construction of one additional dwelling unit contained within a structure on the subject site. Except as modified herein, all other provisions of Ordinance No. 018082 approved by the City Council on May 17, 2004 shall remain in full force and effect.

SECTION 5. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2015.

ATTEST:

_____ _____

City Clerk Mayor and Presiding Officer

APPROVED AS TO FORM:

_____

City Counselor

A CIVIL GROUP
CIVIL ENGINEERING - PLANNING - SURVEYING

October 27, 2003
REVISED NOVEMBER 20,2003
REVISED MARCH 5,2004
REVISED JANUARY 13, 2015

Statement of Intent

P.U.D – 7.2

a) The types of dwelling units proposed and any accessory buildings proposed.

Duplex structures or two family attached town homes and single family dwelling units are proposed and all accessory uses allowed in R-2 zoning shall be allowed

All Duplex structures shall have a minimum of a two-car garage for each unit or in other words, two 2-car garages for each building.

b) The maximum number of dwelling units proposed and the development density.

There are 4.46 acres of land in this tract. Of these 4.46 acres, 0.39 acres is a street easement for Scott Blvd. leaving 4.07 acres for the development. 29 units are proposed (14 Duplex Buildings and one single family dwelling unit) and the "PUD defined" density is 7.13 units per acre. The density as commonly defined would be 6.50 units per acre.

3401 Broadway Business Park Court, Suite 105
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PHONE: 573-817-5750 FAX: 573-817-1677

c) The maximum building height proposed

The maximum building height is 38 feet

d) The total number of parking spaces proposed and the parking ratio

The parking spaces proposed will follow the city's requirements for single and two family dwellings. Each two family unit will have a two-car garage as stated above.

e) The minimum percentage of the entire site to be maintained in open space, such as landscaping or natural vegetation.

The minimum percentage of open space will be 25%

f) Any amenities proposed, such as swimming pools, golf courses, and tennis courts, hiking trails or clubhouses.

Any such amenities will be itemized upon the submittal of a detailed PUD plan

g) A general description of the plan including minimum lot sizes, if applicable, minimum building setbacks from streets and minimum setbacks between buildings.

An 18-foot front, 18-foot rear and 5-foot side yards will be the minimum setbacks allowed except where the perimeter setback requires 25 feet.

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h) The 120 foot by 140 foot portion of the property that extends into the Katy Lake Estates subdivision and which fronts on Weston Drive will remain R-1 and be placed under the covenants of the Katy Lake Homeowners Association for the purpose of building a home on at a later date.

i) No public or private street shall connect from Scott Boulevard to Weston Drive through the subject tract.

j) A 10-foot wide public sidewalk easement shall connect the subject tract to Weston Drive

k) Access to this property will be by a private driveway from Scott Boulevard.

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City of Columbia
701 East Broadway, Columbia, Missouri 65201

SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Summary of Board/Commission Reports (including maps, revised PUD development plan, revised statement of intent, original PUD plan, original PUD rezoning ordinance & statement of intent), Excerpts from Minutes

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
February 19, 2015

SUMMARY

A request by Thomas Kochtanek (owner) to rezone land from PUD-7 (a Planned Unit Development allowing up to 7 dwelling units per acre) to PUD-7.2, and for approval of an amendment to the associated Kochtanek PUD (Planned Unit Development) development plan. The 4.46-acre subject site is located east of the intersection of Scott Boulevard and W Southview Drive. (Case #15-49)

DISCUSSION

The applicant is proposing to allow one additional dwelling unit, to be contained within a structure that is currently designated as an office/maintenance building (Building 15) on the originally approved PUD development plan. There is ample off-street parking available on the site to accommodate the additional parking demand generated by addition of one dwelling unit. The request would not result in any change to building footprints or floor areas. The proposed dwelling unit would be contained within Building 15, which is located at the southwest corner of the site, nearest to Scott Boulevard. Building 15 is slated to serve as a leasing office for the development, and will provide an indoor storage facility for equipment used to maintain the site's buildings and landscaped areas.

The proposed plan amendment, although minor in nature, is dependent on approval of the concurrently requested rezoning, which increases the site's existing PUD zoning density from 7 to 7.2, and increases the permitted maximum number of dwelling units on the site from 28 to 29. Staff is not opposed to the proposed plan and rezoning since its impacts on surrounding properties are considered negligible.

RECOMMENDATION

Approval of the requested rezoning from PUD-7 to PUD-7.2
Approval of the proposed amendment to the Kochtanek PUD development plan

ATTACHMENTS

- Locator maps
- Revised PUD development plan
- Revised statement of intent
- Original PUD plan
- Original PUD rezoning ordinance & statement of intent

SITE HISTORY

Annexation Date	1993
Existing Zoning District(s)	PUD-7
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Lot 1 of Tom and Jeff's Most Excellent Adventure Plat 1

SITE CHARACTERISTICS

Area (acres)	4.46 acres
Topography	Moderately slopes downward from north to south/southwest
Vegetation/Landscaping	Grass and trees
Watershed/Drainage	Hinkson Creek drainage basin
Existing structures	24 units in 12 structures

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	R-1 (One-Family Dwelling)	Single-family homes
South	R-3 (Medium Density Multiple Family Dwelling District) & Boone County R-M (Multi-family)	Two-family and multi-family residential
East	R-1	Single-family homes
West	Boone County R-S (Single-family) and R-M	Single-family and Two-family residential

UTILITIES & SERVICES

Sanitary Sewer	City Public Works
Water	City Water & Light
Electric	Boone Electric Cooperative
Fire Protection	Columbia Fire Department

ACCESS

Scott Boulevard	West side of site
Major Roadway Plan	City-maintained major arterial street (improved)
CIP Projects	No capital improvements are planned
Sidewalk	In place

PARKS & RECREATION

Neighborhood Parks	MKT Trail - Scott Boulevard Access, and Jay Dix Station are 800 ft south of site
Trails Plan	No existing or proposed trails adjacent to site
Bicycle/Pedestrian Plan	No existing or proposed bike/ped facilities adjacent to site

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on January 27, 2015.

Public Information Meeting Recap	Number of attendees: Applicant & adjacent property owner Comments/concerns: General questions about project
Neighborhood Association(s)	Katy Lake Estates
Correspondence Received	None as of this writing

Report prepared by Steve MacIntyre; approved by Patrick Zenner



15-49: Kochtanek PUD
Rezoning & Minor Amendment

City of Columbia Zoning
Boone County Zoning
Columbia City Limit
100-Year Flood Plain
Parcels

N

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

0 112.5 225 450
Feet



15-49: Kochtanek PUD
Rezoning & Minor Amendment

10 Foot Contour Lines — Stream — Building Footprint

2 Foot Contour Lines — Parcels — Columbia City Limit

Hillshade Data: Boone County GIS Office

Parcel Data Source: Boone County Assessor

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

Created by The City of Columbia - Community Development Department

0 50 100 200 Feet

P.U.D. PLAN

KOCHTANEK PUD

3/4/04

REVISED 1/13/15

UTILITIES

WATER
CITY OF COLUMBIA
P.O. BOX 6
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: DENNIS TEICHLER
(573)874-7321

TELEPHONE
CENTURYLINK
605 E. CHERRY
COLUMBIA, MISSOURI 65201
CONTACT: DUANE HEYDE
(573) 874-2563

ELECTRICITY
BOONE ELECTRIC COOPERATIVE
1413 RANGELINE
COLUMBIA, MISSOURI 65201
CONTACT: GARY SLAMBROOK
(573)874-7790

NATURAL GAS
ANDEREN GE
P.O. BOX 6
COLUMBIA, MISSOURI 65205
CONTACT: MEYLEE LAWN
(573) 874-7630

CABLE TV
MEDIACOM
307 SOUTH COLLEGE AVENUE
COLUMBIA, MISSOURI 65201
CONTACT: RYAN PENNER
(573)499-1157

SANITARY SEWER
CITY OF COLUMBIA
P.O. BOX 6
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: KAREN ANDERSON
(573)874-7390

FLOOD PLAIN STATEMENT
THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AND IS BASED UPON FIRM MAP # 29019C-0175 C.

SITE DATA
EXISTING ZONING: PUD-1
PROPOSED ZONING: PUD-1.2
ACREAGE: 4.07 ACRES
LOCATION: # 1/2 OF SECTION 26, TOWNSHIP 48 NORTH, RANGE 13 WEST

OWNER / DEVELOPER
THOMAS KOCHTANEK
1175 SUNSET DR.
COLUMBIA, MT 65203
(573)874-3330

SIGN DATA
ONE POSSIBLE MONUMENT-TYPE SUBDIVISION SIGN IS PROPOSED AT THE ENTRANCE OF THE SUBDIVISION.

MAX. HEIGHT= 6', MAX. AREA= 32 SQ. FT. AND SHALL BE LOCATED A MIN. 10' SETBACK FROM THE PROPERTY LINE.

PARKING DATA
REQUIRED:

2-BEDROOM DUPLEX UNITS: 2-SPACES PER UNIT.

38 UNITS X 2 = 58 SPACES REQUIRED.

3-BEDROOM DWELLING UNIT: 2-SPACES

TOTAL REQUIRED = 66 + 2 = 68 SPACES

PROVIDED:

ALL DUPLEX UNITS TO HAVE A 1-CAR GARAGE, WHICH PROVIDES 2-SPACES IN GARAGE AND 2-SPACES IN DRIVEWAY FOR 4-SPACES PER UNIT. SINGLE DWELLING UNIT TO HAVE 2-SPACES IN DRIVEWAY

1/2 CAR UNITS X 4) + 1 SINGLE UNIT) = 6
= 170 SPACES PROVIDED

GENERAL NOTES
1. THERE WILL BE A 10' WIDE EASEMENT DEDICATED FOR ALL SANITARY SEWER AND STORM SEWER LINES.

2. ELECTRIC, TELEPHONE, GAS AND WATER LINES WILL BE ADJACENT TO ALL LOTS.

3. THERE WILL BE A MINIMUM 15' UTILITY EASEMENT ALONG THE STREET FRONTAGE OF ALL LOTS.

BENCHMARK
CUT SQUARE ON SW CURVED CONCRETE INLET AT SW CORNER OF TRACT
ELEV.= 905.77

LIGHTING
ALL PARKING ILLUMINATION WILL BE FURNISHED BY GLUGGING MOUNTED LIGHTS AND SHALL BE AIMED SO THAT THE LIGHT IS SHARPLY DIRECTED.

PUD NOTES
2. THE TOTAL AREA OF THIS TRACT IS 4.51 ACRES.

3. THE NUMBER OF PROPOSED UNITS ON THIS TRACT IS 38.

4. THE COMMON SECURITY = 28/4.07 = 7.12 UNITS/ACRES

5. THE PUD DENSITY = 38/4.07 = 7.12 OR PUD-7.2

6. THE MAXIMUM HEIGHT OF ALL BUILDINGS SHALL BE 35'.

7. THE MINIMUM LOT SIZE OF THREE SPACE/LANDSCAPING SHALL BE MAINTAINED PER THIS SITE PLAN AS PER PUD CRITERIA OF 1992.

8. CROSS HATCH AREA INDICATES AREA FOR REFUSE TRUCK TURNAROUND (PARKING WILL BE RESTRICTED IN THIS AREA).

BUILDING INFORMATION
BUILDING TYPES: DUPLEX & SINGLE UNIT
BUILDING SIZE: AS 1 1 64' ±
MAXIMUM BUILDING HEIGHT: 35' TALL



LOCATION MAP
NOT TO SCALE



BEARINGS ARE BASED UPON THE NORTH LINE OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 1501, PAGE 100



LEGEND
- ● MON TYPE CM# #2001200115
- E EXISTING
- ○ SET
- ● PERMANENT MONUMENT
- (R) RADIAL LINE
- (M) MEASURED
- P_{DH} DRILL HOLE WITH CHISELED "X"
- ℄ CENTERLINE
- SQ. FT. SQUARE FEET
- EXISTING FENCE
- EXISTING STONE
- EXISTING IRON PIPE
- I.P. IRON PIPE
- R.B. REBAR
- PROPOSED SANITARY SEWER
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER
- EXISTING SANITARY SEWER
- UTILITY POLE
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- EXISTING CONTOUR

P.U.D. PLAN - SITE PLAN

APPROVED BY THE CITY OF COLUMBIA PLANNING & ZONING COMMISSION THIS ____ DAY OF _____ 2015.

DIR. PLANNING FOR CHAIRMAN

READING WAS ACCEPTED BY THE COLUMBIA CITY COUNCIL THIS ____ DAY OF _____ 2015.

ROBERT MUSHRAD, MAYOR

SHEELA AMIN, CITY CLERK

STATE OF MISSOURI — JAY ALAN SWEARINGEN — NUMBER E-25532 — DATE OF SURVEY NOT E-SEALED

A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
704 BRADFORD BUSINESS TWO CT.
SUITE 101
COLUMBIA, MO. 65203
PHONE: (573) 817-5750, FAX: (573) 817-5677

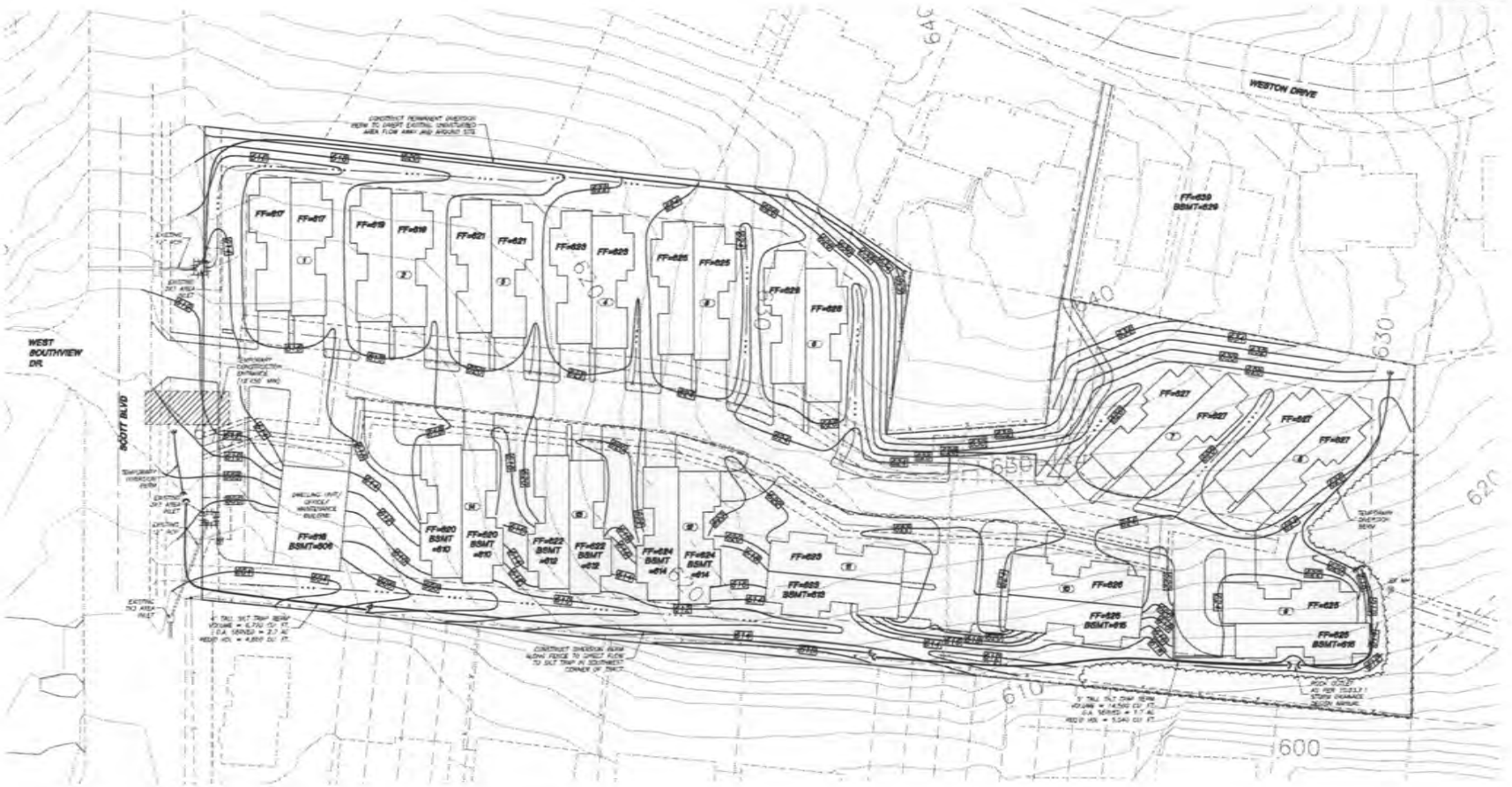
NO.	DATE	DESCRIPTION	BY
A	12/30/04	ADDITIONAL LOT NUMBERS	SWH
B	10/19/04	CITY COMMENTS	JG
C	2/15/05	CITY COMMENTS	JG
D	3/4/05	CITY COMMENTS	JG

DRAWN BY: SWH — DATE: 3/4/04
CHECKED: JG — REV. SWH — DRAWING NO. KOCHT4-02
JOB NO. KOCHT4-02 — SHEET 1 OF 4

GRADING PLAN

KOCHTANEK P.U.D.

MARCH 4, 2004



EROSION CONTROL NARRATIVE SECTION 12A-55

1. THE PROJECT CONSISTS OF CREATING 48 SUPPLIED UNITS AND ONE DWELLING UNIT/OFFICE/MAINTENANCE BUILDING. THIS INCLUDES CONSTRUCTION OF THE DUPLEXES AND BUILDINGS, PRIVATE DRIVES, SANITARY SEWERS, STORM SEWERS, ELECTRIC, CABLE, WATER, TELEPHONE, AND CABLE TV UTILITIES. IN MY OPINION, THERE ARE NO SIGNIFICANT SOLUTION OR EROSION CONTROL PROBLEM AREAS ON THE SITE AT THIS TIME. HOWEVER, CONSTRUCTION OF THESE IMPROVEMENTS WILL CREATE THE POTENTIAL OF SEDIMENTATION AND EROSION PROBLEMS IF NOT CAREFULLY MANAGED.

2. TO MY KNOWLEDGE THERE ARE NO EXISTING OFF-SITE EROSION, SEDIMENTATION PROBLEMS DOWN STREAM FROM THIS DEVELOPMENT. THE DEVELOPMENT WILL MAKE MINOR IMPACTS TO THE RECEIVING STORMWATER DOWNSTREAM FROM THE SITE DURING THE 2 TO 3 YEARS OF CONSTRUCTION OF THE DEVELOPMENT. AFTER CONSTRUCTION, LAND DISTURBABLE ACTIVITIES WILL DIMINISH AND THEIR EFFECTS OFF-SITE WILL DECREASE TO VERY MINOR IMPACT.

3. THE PLANNED PREDEVELOPMENT HISTORY ON THE SITE INCLUDES A HOUSE AND SHED. CURRENT WEATHER CONDITIONS, SEASONAL LEAF COVER ON TREES AND PLANTS AND OTHER FACTORS AFFECT THE ABSORPTION OF 2.5 INCH RAINFALL. THE SITE WILL CHANGE TO APPROXIMATELY 41.08% IMPERVIOUS AREAS. THE FOREST WILL BE REPLACED WITH STREETS, HOMES, DRIVEWAYS, MANICURED LAWNS AND LANDSCAPING. AN ESTIMATED THINNESS TO THESE FACTORS WOULD HAVE TO BE APPROXIMATELY 45.08.

4. THE PEAK DISCHARGE FOR THE 10 YEAR STORM IS 4.07 ACRES x 0.48 x 7 = 10.80 CFS.

5. THE MANAGEMENT OF THE EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER UNTIL ALL AREAS ARE ESTABLISHED WITH NEW GROUND COVER.

6. THE CONSTRUCTION OF THE EFFLUENT SHALL INCLUDE THE STAGES OF CLEARING, GRADING, BUILDING AND PAVING CONSTRUCTION. THE ENTIRE SITE SHALL BE GRADED AT ONE TIME AND SHALL NOT BE DENUDED FOR A PERIOD TO EXCEED THE LESSER OF 30 WORKING DAYS OR 120 CALENDAR DAYS. ALL STOCKPILES SHALL BE PROTECTED W/ SILT FENCE. ALL DISTURBED ACTIVITIES SHALL BE DONE IN A MANNER THAT CONFORMS TO THE MEASURES SHOWN ON THE PLAN.

7. THE EROSION CONTROL MEASURES SHOWN ON THE PLAN WERE CHOSEN AS THE BEST MANAGEMENT PRACTICES APPROPRIATE FOR THE SITE.

8. THE EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY TO ENSURE MAXIMUM EFFECTIVENESS OF THE PROTECTIVE MEASURES AND TO ASSURE THAT PREVENTATIVE MAINTENANCE EFFORTS WILL BE CARRIED OUT WHEN NEEDED. ALL AREAS SHALL BE RESEEDED AFTER GRADING IS COMPLETE. ALL STRUCTURAL MEASURES SHALL BE MAINTAINED AND THE WASTE MATERIALS REMOVED AND DISPOSED OF PROPERLY.

MDNR REQUIREMENTS

1. SUBDIVIDERS REQUIRED BY FEDERAL LAW UNDER THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (CERCLA) WHICH ARE TRANSPORTED, STORED OR USED FOR MAINTENANCE, CLEANING OR REPAIRS SHALL BE MANAGED ACCORDING TO THE PROVISIONS OF RCRA AND CERCLA.

2. ALL PAINTS, SOLVENTS, PETROLEUM PRODUCTS AND PETROLEUM WASTE PRODUCTS (EXCEPT FUELS) AND STORAGE CONTAINERS (SUCH AS DRUMS, CANS, OR CARTONS) SHALL BE STORED SUCH THAT THESE MATERIALS ARE NOT EXPOSED TO STORM WATER. SUFFICIENT PRACTICES OF SPILL PREVENTION, CONTROL AND/OR MANAGEMENT SHALL BE PROVIDED TO PREVENT ANY SPILLS OF THESE POLLUTANTS FROM ENTERING A WATER OF THE STATE. ANY CONTAINMENT SYSTEM USED TO IMPLEMENT THIS REQUIREMENT SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE SUBSTANCES CONTAINED AND SHALL ALSO PREVENT THE CONTAMINATION OF GROUNDWATER.

3. THE APPLICANT SHALL NOTIFY BY TELEPHONE AND IN WRITING THE DEPARTMENT OF NATURAL RESOURCES, WATER POLLUTION CONTROL, REGIONAL POST OFFICE BOX 1.75, ABERDEEN CITY, MD 21001, (410)-537-3510, OF ANY OIL SPILLS OF 25 HAZARDOUS SUBSTANCES ARE FOUND DURING THE EXCAVATION OF WORK UNDER THIS PERMIT.

LEGEND

- TESTON CONTOUR
- EXISTING CONTOUR
- EROSION CONTROL SILT FENCE
- T/C 772.00 / T/W 771.50 — PROPOSED SPOT ELEVATION
- SILT TRAP BERM
- DIVERSION BERM

SCALE: 1" = 30'

0 15 30 60

GRADING PLAN

STATE OF MARYLAND — JAY ALAN HOOVER — NUMBER 21555 — REGISTERED PROFESSIONAL ENGINEER

JAY HOOVER WEST-HAM

A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
7131 OAKLAND MILLS ROAD
SUITE 145
COLUMBIA, MD. 21046
PHONE: (410) 381-7556 FAX: (410) 381-6211

NO.	DATE	DESCRIPTION	BY
A	1/12/04	ADDITIONAL UNIT REVISION	DH
B	2/16/04	DPZ COMMENTS	JS
C	3/4/04	DPZ COMMENTS	JS

drawn by: DAH | date: 3/4/04
chkd: JS | dwg. no. KOCH14-02
job no. KOCH14-02 | sheet 2 of 4

LANDSCAPING PLAN

KOCHTANEK P.U.D.

MARCH 4, 2004



LEGEND

EXISTING TREELINE

PROPOSED TREELINE

PLANT SCHEDULE

SYMBOL	QUANTITY	PLANT SPECIES	SIZE
A	2	RED OAK	2"
B	4	SEA GREEN JUNIPER	5 GAL.
C	8	RED MAPLE	2"
D	1	SPIREA	5 GAL.
E	6	ASH	2"
F	2	WHITE PINE	6' TALL

LANDSCAPING NOTES

1. TOTAL AREA OF LOT= 4.07 AC. = 177,489 SQ.FT.
   TOTAL PAVED AREA = 34,050 SQ.FT. (.78 AC.)
   TOTAL FUTURE BUILDING AREA = 48,230 SQ.FT. (1.11 AC.)
   TOTAL IMPERVIOUS AREA = 82,280 SQ.FT. (46.4%)
   TOTAL AREA OF LANDSCAPING = 95,245.35 FT. (53.6%)
   (EXISTING TREES TO REMAIN = 11,380 SQ.FT. = 7.1%)
   AREA OF NEW LANDSCAPING = 83,865 SQ.FT. = 92.3%
2. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
3. REQUIRED NEW TREES:
   34,050 / 4,500 = 7.6 OR 8 TREES REQUIRED
   31 TREES PROVIDED

TREE PRESERVATION NOTES

1. THERE IS 55,710 SQ. FT. OF EXISTING OAK-HICKORY FOREST ON SITE. 25% IS REQUIRED TO REMAIN.
2. 13,940 SQ. FT. IS SHOWN TO REMAIN, WHICH IS 37.32%
3. TREE AREA SHALL BE FENCED OFF WITH AN APPROVED BARRIER PRIOR TO LAND DISTURBANCE FENCE.

SCALE: 1" = 30'

0 15 30 60

LANDSCAPING PLAN

JAY ALAN CHRISTENSEN — REGISTERED LANDSCAPE ARCHITECT — E-13563 — 284 HEIGHTS WEST — EXPIRES 06-30-04

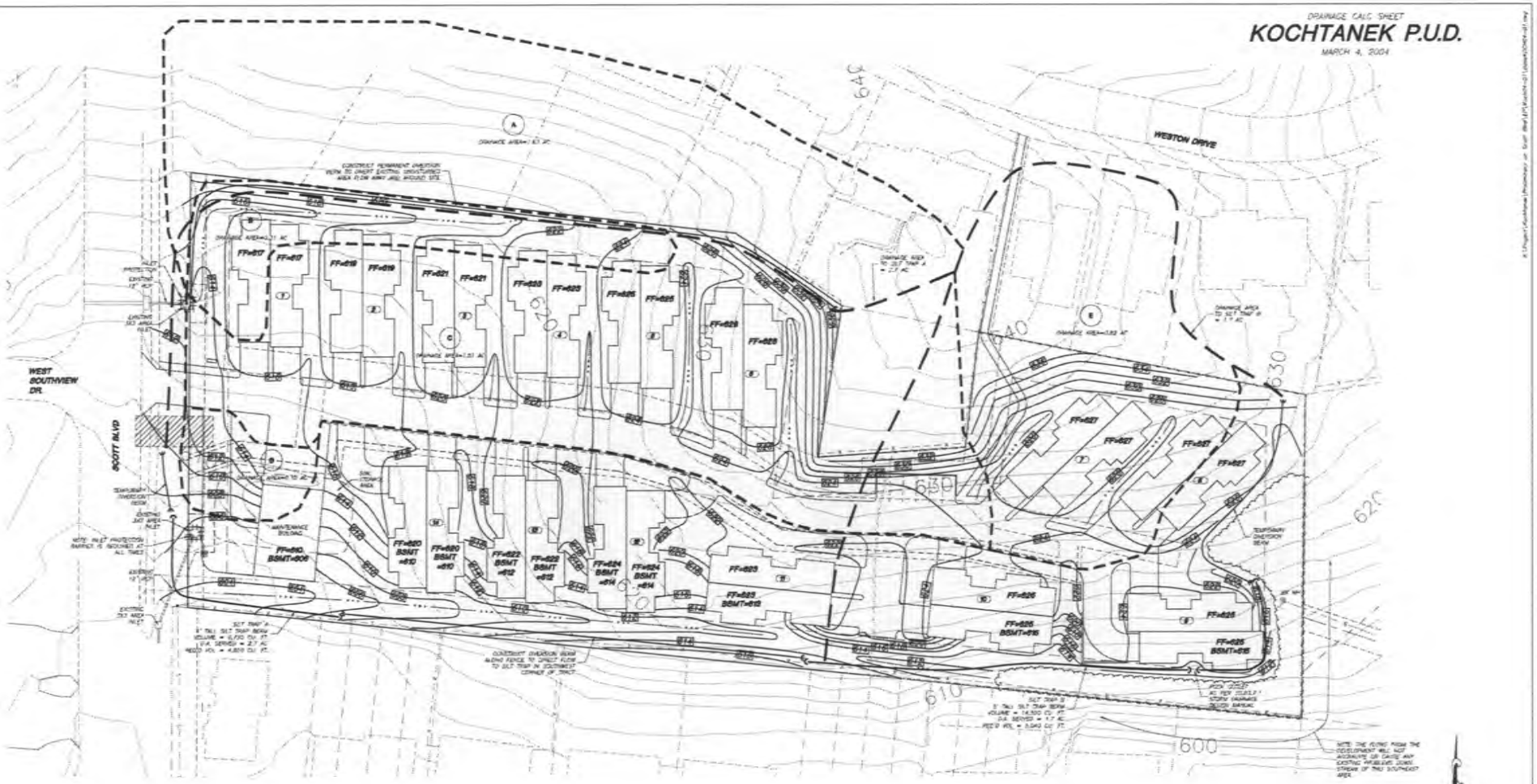
A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
1644 BROADWAY BUSINESS PARK CT.
SUITE 105
COLUMBIA, MO 65201
PHONE: (573) 817-5750 FAX: (573) 817-5677

DRAWN BY:	SMH	DATE:	3/4/04
CHECKED BY:	JC	DWG. NO.	SMH
JOB NO.	KOCH14-02	SHEET	3 OF 4

DRAINAGE CALC SHEET

KOCHTANEK P.U.D.

MARCH 4, 2004



DRAINAGE AREAS AND CALCULATIONS

AREA A

Q10 = (0.35)(7.0) = 2.45 CFS

THIS AREA IS BEING DIVERTED TO NORTH AND WEST OPENING OF SIDE OPENING INLET. EACH OPENING HAS A CAPACITY OF 8 CFS OR TOTAL OF 16 CFS. 20% CLOGGING REDUCTION=3.6 CFS. > 2.2 SEE PLAN FOR SWALE CAPACITY.

AREA B

Q10 = (0.35)(3)(0.79) = 0.71 CFS

SWALE CAPACITY = SEE PLAN AREA TO DRAIN TO EAST OPENING OF EXISTING SIDE OPENING INLET CAPTURE 0.71 REDUCTION=4.5 CFS. > 0.71 CFS

AREA C

Q10 = (1.45)(7.0) = 3.4 CFS

SWALE CAPACITY = SEE PLAN

AREA D

Q10 = (0.35)(7.0)(.45) = 0.31 CFS

AREA TO DRAIN TO EAST OPENING OF EXISTING SIDE OPENING INLET CAPTURE CFS. REDUCTION=4 CFS. > 0.31 CFS.

AREA E

Q10 = (1.45)(7.0)(.80) = 3.6 CFS

SWALE CAPACITY = SEE PLAN



MIN. DETAILS OF ALL OVERFLOW SWALES

OVERFLOW & SIDE YARD SWALE CAPACITY

$R = (n1 + n2 + n3 + n4)\,HDR = (0.0350 + 0 + 0 + 0)\,0.5 = 0.0350$; $I = 0.025$

10' AVERAGED SWALE, MIN SLOPE = 0.01 FT/FT, n = 0.035, 1 FOOT DEEP, VELOCITY = 3.92 FPS, SCAP = 19.68 CFS > THAN ALL 100 YEAR FLOWS

LITTER AND ROTTING LINER REQUIRED TO PROVIDE STABILITY IN SWALE AS PER CITY STORM DRAINAGE STANDARDS

OVERFLOW SWALES

LEGEND

- 620 — MINOR CONTOUR
- 630 — EXISTING CONTOUR
- EROSION CONTROL SILT FENCE
- T/C 772.00 / F/C 771.50 — PROPOSED SPOT ELEVATION
- SILT TRAP BERM
- DIVERSION BERM
- DRAINAGE AREAS

DRAINAGE CALC SHEET

STATE OF MISSOURI — JEFF ALAN DAMRONGRAT — NUMBER E-24662 — 12TH SEPTEMBER 2003 E-MAIL

A CIVIL GROUP

CIVIL ENGINEERING, PLANNING, SURVEYING

1104 PROVIDENCE ROAD/105 TYREE CT.

SUITE 1A

COLUMBIA, MO 65203

PHONE: (573) 817-5750, FAX: (573) 817-5771

2	03/04/04	ADDITIONAL UNIT REVISION	SMH	drawn by	SMH	date	3/4/04
1	02/18/04	CITY COMMENTS	SMH				
A	01/16/04	CITY COMMENTS	JC	check	JC	file	SMH	drawing no.	KOCH14-02
no.	date	description	by				
				job no.	KOCH14-02	sheet	4 of 4

02-10-15 P02:54

A CIVIL GROUP

CIVIL ENGINEERING - PLANNING - SURVEYING

October 27, 2003
REVISED NOVEMBER 20,2003
REVISED MARCH 5,2004
REVISED JANUARY 13, 2015

Statement of Intent

P.U.D – 7.2

a) The types of dwelling units proposed and any accessory buildings proposed.

Duplex structures or two family attached town homes and single family dwelling units are proposed and all accessory uses allowed in R-2 zoning shall be allowed

All Duplex structures shall have a minimum of a two-car garage for each unit or in other words, two 2-car garages for each building.

b) The maximum number of dwelling units proposed and the development density.

There are 4.46 acres of land in this tract. Of these 4.46 acres, 0.39 acres is a street easement for Scott Blvd. leaving 4.07 acres for the development. 29 units are proposed (14 Duplex Buildings and one single family dwelling unit) and the "PUD defined" density is 7.13 units per acre. The density as commonly defined would be 6.50 units per acre.

3401 Broadway Business Park Court, Suite 105
Columbia, Missouri 65203
PHONE: 573-817-5750 FAX: 573-817-1677

c) The maximum building height proposed

The maximum building height is 38 feet

d) The total number of parking spaces proposed and the parking ratio

The parking spaces proposed will follow the city's requirements for single and two family dwellings. Each two family unit will have a two-car garage as stated above.

e) The minimum percentage of the entire site to be maintained in open space, such as landscaping or natural vegetation.

The minimum percentage of open space will be 25%

f) Any amenities proposed, such as swimming pools, golf courses, and tennis courts, hiking trails or clubhouses.

Any such amenities will be itemized upon the submittal of a detailed PUD plan

g) A general description of the plan including minimum lot sizes, if applicable, minimum building setbacks from streets and minimum setbacks between buildings.

An 18-foot front, 18-foot rear and 5-foot side yards will be the minimum setbacks allowed except where the perimeter setback requires 25 feet.

3401 Broadway Business Park Court, Suite 105
Columbia, Missouri 65203
PHONE: 573-817-5750 FAX: 573-817-1677

A CIVIL GROUP
CIVIL ENGINEERING - PLANNING - SURVEYING

h) The 120 foot by 140 foot portion of the property that extends into the Katy Lake Estates subdivision and which fronts on Weston Drive will remain R-1 and be placed under the covenants of the Katy Lake Homeowners Association for the purpose of building a home on at a later date.

i) No public or private street shall connect from Scott Boulevard to Weston Drive through the subject tract.

j) A 10-foot wide public sidewalk easement shall connect the subject tract to Weston Drive

k) Access to this property will be by a private driveway from Scott Boulevard.

2/10/15

3401 Broadway Business Park Court, Suite 105
Columbia, Missouri 65203
PHONE: 573-817-5750 FAX: 573-817-1677

P.U.D. PLAN

KOCHTANEK PUD

3/4/04

UTILITIES

WATER
CITY OF COLUMBIA
PO. BOX 6
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: JOHNNIE NICHOLSON
(573)874-7532

TELEPHONE
(UNKNOWN)
(573)874-7532
CITY UTILITIES, MISSOURI 65205
CONTACT: RON WILSON
(573)874-7336

ELECTRICITY
BOONE ELECTRIC COOPERATIVE
1413 RANGELINE
COLUMBIA, MISSOURI 65201
CONTACT: DOUG GARDNER
(573)874-5829

NATURAL GAS
AMEREN UE
P.O. BOX 14
COLUMBIA, MISSOURI 65201
CONTACT: TERRY WEBSTER
(573)876-7635

CABLE TV
MEDIACOM
601 NORTH COLLEGE AVENUE
COLUMBIA, MISSOURI 65201
CONTACT: JIMMY JOHNSON
(573)441-1535

SANITARY SEWER
CITY OF COLUMBIA
P.O. BOX 6
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: DALE SCHMITZ
(573)874-7339

FLOOD PLAIN STATEMENT

THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AND IS DETERMINED UPON FIRM MAP # 29620B-0015 C

SITE DATA

EXISTING ZONING: PUD-7
ACREAGE: 4.45 ACRES
LOCATION: W 1/2 OF SECTION 24, TOWNSHIP 48 NORTH, RANGE 13 WEST

128 UNITS X 4 = 512 = 124 SPACES PROVIDED

OWNER / DEVELOPER

THOMAS KOCHTANEK
1215 SUNSET CIRCLE
COLUMBIA, MO 65201
(573)814-2330

PARKING DATA

REQUIRED:

2-BEDROOM DUPLEX UNITS: 2-SPACES PER UNIT

128 UNITS X 2 = 256 SPACES REQUIRED

PROVIDED:

ALL UNITS TO HAVE A 2-CAR GARAGE WHICH PROVIDES 2-SPACES IN GARAGE AND 2-SPACES IN DRIVEWAY FOR 4-SPACES PER UNIT.

128 UNITS X 4 = 512 = 124 SPACES PROVIDED

SIGN DATA

ONE MONUMENT MONUMENT-TYPE IDENTIFICATION SIGN IS PROPOSED AT THE ENTRANCE OF THE SUBDIVISION.

MAX HEIGHT= 10', MAX AREA= 32 SQ. FT., AND SHALL BE LOCATED A MIN. 10' SETBACK FROM THE PROPERTY LINE.

GENERAL NOTES

1. THERE WILL BE A 15' WIDE EASEMENT DEDICATED FOR ALL SANITARY SEWER AND STORM SEWER LINES.

2. ELECTRIC, TELEPHONE, GAS AND WATER LINES WILL BE ADJACENT TO ALL LOTS.

3. THERE WILL BE A MINIMUM 10' UTILITY EASEMENT ALONG ONE STREET FRONTAGE OF ALL LOTS.

4. EXISTING STREET EASEMENT TO BE REDESIGNATED AS RIGHT-OF-WAY.

BENCHMARK

CUT SQUARE IN SW CORNER CONCRETE VAULT AT SW CORNER OF TRACT.
ELEV.= 803.12

LIGHTING

ALL PARKING ILLUMINATION WILL BE PREMISES BY BUILDING MOUNTED LIGHTS AND SHALL BE AIMED SO THAT THE LIGHT IS ONWARD DIRECTED.

PUD NOTES

1. THE TOTAL AREA OF THIS UNIT IS 4.45 ACRES, THERE IS 0.27 ACRES OF EXISTING RIGHT-OF-WAY ON THIS PLAN.

2. THE NUMBER OF PROPOSED UNITS ON THIS TRACT IS 28.

3. THE COMMON DENSITY = 28/4.45 = 6.31 UNITS/ACRES.

4. THE PUD DENSITY = 28/4.07 = 6.88 DU PUD-7

5. THE MAXIMUM HEIGHT OF ALL BUILDINGS SHALL BE 35'.

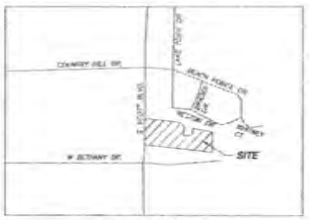
6. THE AMOUNT OF USE OF OPEN YARDS/LANDSCAPING SHALL BE MAINTAINED FOR THIS SITE PLAN AS PER PUD STATEMENT OF INTENT.

7. THERE WILL BE NO REAR YARDS ABUTTING STREETS.

8. CHRIS WATER AREA BUFFERS AREA FOR REFUSE TRUCK TURNAROUND (PARKING WILL BE RESTRICTED IN THIS AREA).

BUILDING INFORMATION

BUILDING TYPE: DUPLEX
BUILDING SIZE: 40' X 44' ±
MAXIMUM BUILDING HEIGHT: 35' MAX



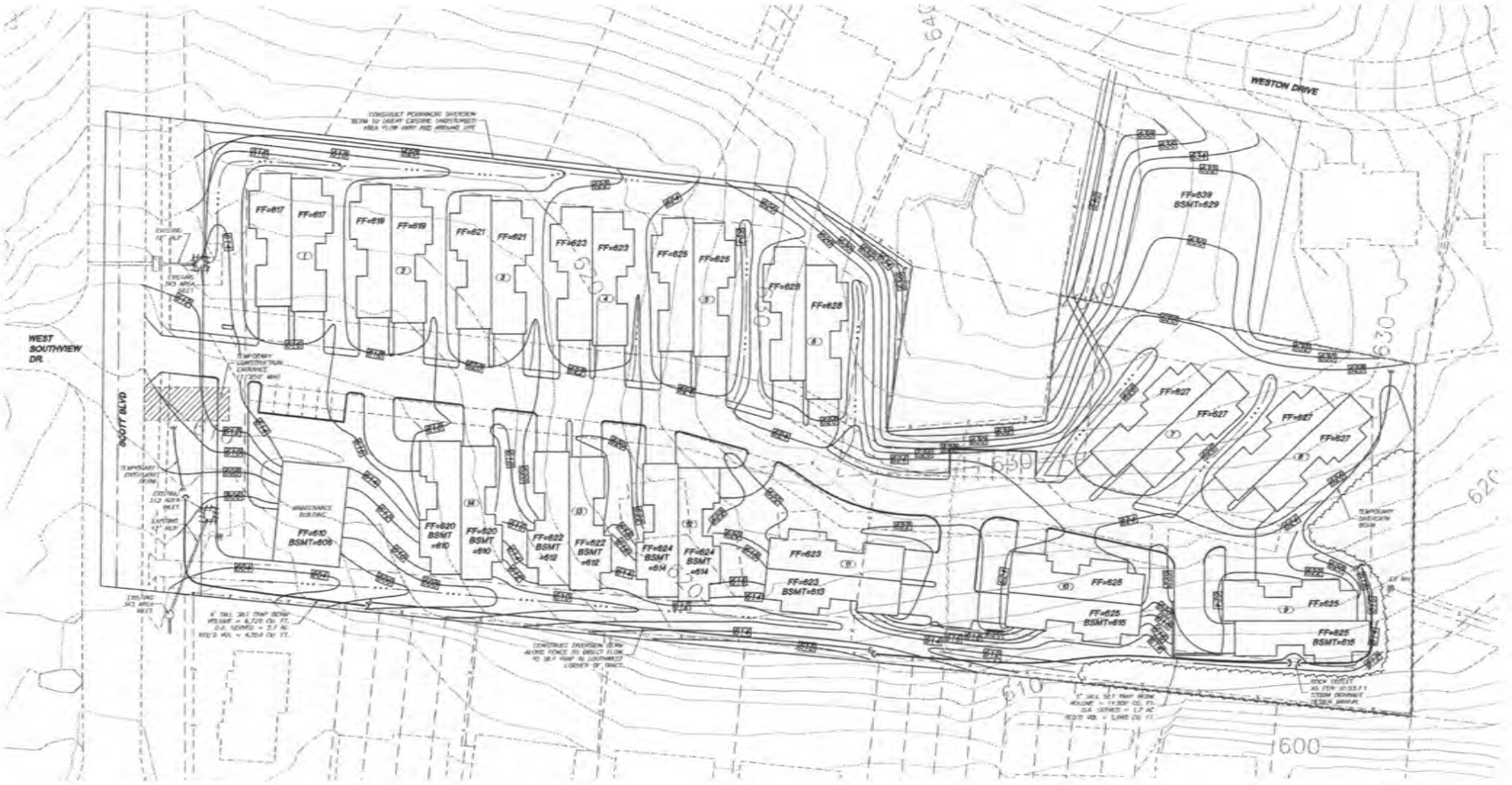
LOCATION MAP
NOT TO SCALE


WEBSTON DRIVE
SCOTT BLVD
WEST SOUTHVIEW DR.
KATY LAKE ESTATES PLAT 2
KATY LAKE ESTATES PLAT 3
KATY WEST PLAT 1
KATY WEST BLOCK A PLAT BOOK 40, PG 49
KATY WEST BLOCK A PLAT BOOK 40, PG 49
SURVEY REC. BK 4044, PG 843
WARRANTY DEED REC. BK. 3022, PG 939
PROPOSED MONUMENT SIGN
OFFICE/ MAINTENANCE BUILDING
REMOVE EXISTING BUILDING
FUTURE DRAINAGE EASEMENT
FUTURE UTILITY EASEMENT
EXISTING 15" STORM SEWER
EXISTING CURB INLET
EXISTING 6" STORM SAN. SEWER @ 1.49%± MIN.
PROPOSED 6" SANITARY SEWER @ 1.49%± MIN.
PROPOSED 8" SANITARY SEWER @ 1.49%± MIN.
PROPOSED 6" SANITARY SEWER @ 1.49%± MIN.
25' PERIMETER SETBACK
20' PERIMETER SETBACK
SEE NOTE 4
PROPOSED 6" SANITARY SEWER
N 84°10'58"W 785.00' (M)
N 84°10'58"W 785.00' (M)
N 0°25'30"E 436.00'
S 83°31'35"E 415.24'
S 84°10'58"E 785.00' (M)
S 78°53'43"E 94.57'
S 78°53'43"E 120.13'
N 84°10'58"W 85.13'(M)
N 84°10'58"W 85.13'(M)
N 84°10'58"W 85.13'(M)

GRADING PLAN

KOCHTANEK P.U.D.

MARCH 4, 2004



EROSION CONTROL NARRATIVE SECTON 12A-68

A.

1. THE PROJECT CONSISTS OF CREATING 38 DUPLEX UNITS. THIS INCLUDES CONSTRUCTION OF THE DWELLINGS, PRIVATE DRIVES, SANITARY SEWERS, STORM SEWERS, ELECTRIC, GAS, WATER, TELEPHONE, AND CABLE TV UTILITIES. AS AN EXPANSION THERE ARE NO SIGNIFICANT SLOPES OR CERTAIN CONCAVE CONTOUR AREAS ON THE SITE AS THAT TIME. HOWEVER, CONSTRUCTION OF THESE IMPROVEMENTS WILL CREATE THE POTENTIAL OF SILTATION AND EROSION PROBLEMS, IF NOT CAREFULLY MANAGED.

2. TO MY KNOWLEDGE THERE ARE NO EXISTING OFF-SITE EROSION, SILTATION PROBLEMS DOWN STREAM FROM THIS DEVELOPMENT. THE DEVELOPMENT WILL HAVE MINOR IMPACTS ON THE FOLLOWING STREAMS IMMEDIATELY DOWN STREAM FROM THE SITE DURING THE 2 TO 3 YEARS OF CONSTRUCTION OF THE DEVELOPMENT. AFTER CONSTRUCTION, LAWN MAINTENANCE ACTIVITIES WILL DIMINISH AND THEIR EFFECTS OFF-SITE WILL BECOMES TO VERY MINOR IMPACT.

3. THE RUNOFF PHENOMENA ENCOUNTERED ON THE SITE INCLUDE A HOUSE AND SHED. CURRENT WEATHER CONDITIONS, SEASONAL LEAF COVER ON TREES AND PLANTS, AND OTHER NATURAL FACTORS EFFECT THE ABSORPTION OF A RAINFALL. THE SITE WILL CHANGE TO APPROXIMATELY 41.13 IMPERVIOUS AREAS, THE PAVED AREAS WILL BE REPLACED WITH STREETS, HOMES, SIDEWALKS, MANICURED LAWNS AND LANDSCAPING. MY ESTIMATED CHANGES TO THESE FACTORS WOULD HAVE TO BE APPROXIMATELY +5.0%.

4. THE PEAK DISCHARGE FOR THE 10 YEAR STORM IS 4.97 ACRES X (1.45 X 7 = 10.32 CFS.

5. THE IMPLEMENT OF THE EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER UNTIL ALL AREAS ARE STABILIZED WITH NEW VEGETATIVE COVER.

6. THE CONSTRUCTION OF THE PROJECT SHALL INCLUDE THE PHASES OF CLEARING, GRADING, BUILDING AND PAVING CONSTRUCTION. NO MORE THAN 100 SHALL BE DISTURBED AT ONE TIME AND SHALL NOT BE DISTURBED FOR A PERIOD TO EXCEED THE LETTER OF 14 WORKING DAYS OR 120 CALENDAR DAYS. ALL STAGEFIELDS SHALL BE PROTECTED W/ SILT FENCE. ALL GRADING ACTIVITIES SHALL BE DONE IN A MANNER THAT CONFORMS TO THE MEASURES SHOWN ON THE PLAN

7. THE EROSION CONTROL MEASURES SHOWN ON THE PLAN WERE CHOSEN AS THE BEST MANAGEMENT PRACTICES APPROPRIATE FOR THE SITE.

8. THE EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY, TO INSURE MAXIMUM EFFECTIVENESS OF THE EROSIONTRO MEASURES AND TO INSURE THAT PREVENTATIVE MAINTENANCE EFFORTS WILL BE CARRIED OUT WHEN NEEDED. ALL AREAS SHALL BE INSPECTED AFTER RAINFALL IS COMPLETE. ALL STRUCTURAL MEASURES SHALL BE MAINTAINED AND THE MINOR MATERIALS REMOVED AND DISPOSED OF PROPERLY.

MDNR REQUIREMENTS

1. SUBSTANCES REGULATED BY FEDERAL LAW UNDER THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) OR THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (CERCLA) WHICH ARE MANUFACTURED, STORED OR USED FOR MAINTENANCE, CLEANING OR REPAIRS SHALL BE MANAGED ACCORDANT TO THE PROVISIONS OF RCRA AND CERCLA.

2. ALL VOLATILE, SEMI-VOLATILE, PETROLEUM PRODUCTS AND PETROLEUM WASTE PRODUCTS (CREOSOTE FUELS) AND SUBSTANCE CONTAINERS, (SUCH AS DRUMS, CANS, OR CARTRIDGES) SHALL BE STORED SUCH THAT THESE MATERIALS ARE NOT EXPOSED TO STORM WATER. SUFFICIENT PROTECTION OF SPILL PREVENTION, CONTROL AND/OR MANAGEMENT SHALL BE PROVIDED TO PREVENT ANY SPILLS OF THESE POLLUTANTS FROM ENTERING A WATER OF THE STATE. ANY CONTAINMENT SYSTEM USED TO ARTICLEMENT THIS REQUIREMENT SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE SUBSTANCES CONTAINED AND SHALL ALSO PREVENT THE CONTAMINATION OF GROUNDWATER.

3. THE APPLICANT SHALL NOTIFY DNR TELEPHONE AND IN WRITING THE DEPARTMENT OF NATURAL RESOURCES, WATER POLLUTION CONTROL PROGRAM, POST OFFICE BOX 1206, JEFFERSON CITY, MO 65102, 1-800-361-4827, OR 884 UNE SPILLS OR IF HAZARDOUS SUBSTANCES ARE FOUND DURING THE PROCLUSION OF WORK UNDER THIS PERMIT.

LEGEND

- 618 — PROPOSED CONTOUR
- 620 — EXISTING CONTOUR
- EROSION CONTROL SILT FENCE
- T/C 777.00 / F/C 771.50 — PROPOSED SPOT ELEVATION
- SILT TRAP BERM
- DIVERSION SWALE

SCALE 1" = 30'

GRADING PLAN

A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
1000 FAY STREET
COLUMBIA, MO 65201
PHONE (573)441-6733 FAX (573)441-6211

DRAWN BY:	SMH
DATE:	3/4/04
CHECKED BY:	JG
DRAWING NO.:	BASE.DWG
JOB NO.:	KOCH04-01
SHEET	2 OF 4

LANDSCAPING PLAN

KOCHTANEK P.U.D.

MARCH 4, 2004



LEGEND

EXISTING SHELTERBELT

PROPOSED TREELINE

PLANT SCHEDULE

SYMBOL	QUANTITY	PLANT SPECIES	SIZE
A	3	RED OAK	2"
B	4	SEA GREEN JUNIPER	5 GAL.
C	5	RED MAPLE	2"
D	1	SPIREA	5 GAL.
E	4	ASH	2"
F	2	WHITE PINE	6' TALL

LANDSCAPING NOTES

1. TOTAL AREA OF LOT= 4.07 AC. = 177,440 SQ.FT.
   TOTAL PAVED AREA = 31,805 SQ.FT. (18.0%)
   TOTAL FUTURE BUILDING AREA = 45,125 SQ.FT. (17.2%)
   TOTAL IMPERVIOUS AREA = 69,980 SQ.FT. (43.2%)
   TOTAL AREA OF LANDSCAPING = 107,320 SQ.FT. (56.8%)
   EXISTING TREES TO REMAIN = 1,000 SQ.FT. (7.6%)
   AREA OF NEW LANDSCAPING = 86,940 SQ.FT. (52.4%)
2. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
3. REQUIRED NEW TREES:
   34,805 / 4,500 = 7.29 OR 8 TREES REQUIRED
   21 TREES PROVIDED

TREE PRESERVATION NOTES

1. THERE IS 28,112 SQ. FT. OF EXISTING OAK-HICKORY FOREST OR WET. 25% IS REQUIRED TO REMAIN.
2. 11,500 SQ. FT. IS SHOWN TO REMAIN, WHICH IS 27.33%
3. THE AREA SHALL BE ROPED OFF WITH AN APPROVED BARRIER PRIOR TO LAND DISTURBANCE PERMITS.

SCALE: 1" = 30'

0 15 30 90

LANDSCAPING PLAN

"OF DEPENDABLE STOCK"

A CIVIL GROUP

CIVIL ENGINEERING, PLANNING, SURVEYING

999 NW BIVEWAY

COLUMBIA, MO. 65201

PHONE: (573)441-6104, FAX: (573)445-6411

NO.	DATE	DESCRIPTION	BY
2.	4/16/04	CITY COMMENTS	JG
1.	3/19/04	CITY COMMENTS	JG

DRAWN BY: SAM | DATE: 3/4/04

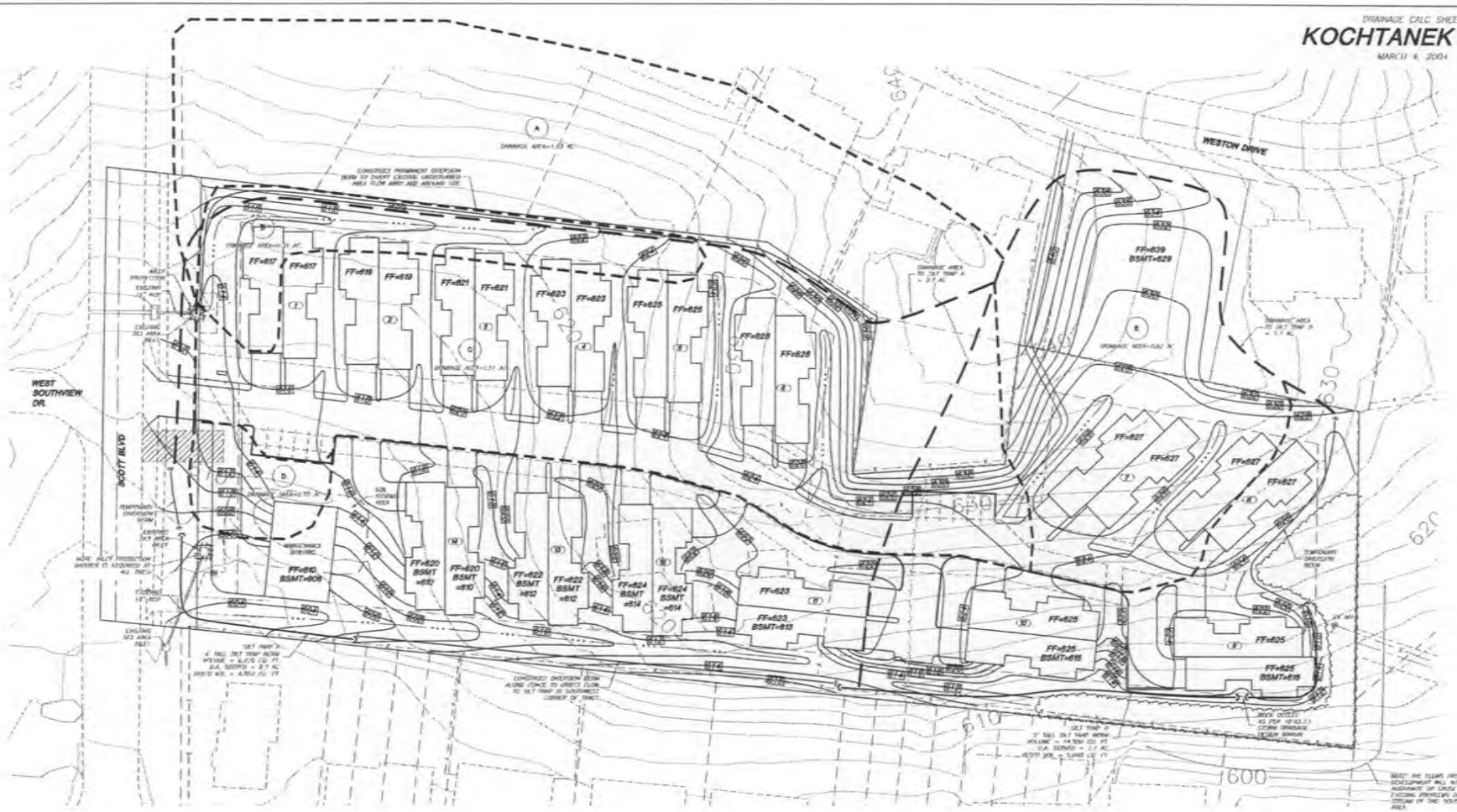
CHECKED BY: JG | DRAWING NO.: BASE.DWG

JOB NO.: KOCH04-01 | SHEET 3 OF 4

DRAINAGE CALC SHEET

KOCHTANEK P.U.D.

MARCH 4, 2004



DRAINAGE AREAS AND CALCULATIONS

AREA A

$Q_{10} = (A)(C)(I) = 3.19$ CFS

THIS AREA IS SPLIT PREVIOUS TO NORTH AND WEST OPENING OF SIDE OPENING INLET, EACH OPENING HAS A CAPACITY OF 4.0 CFS. OF THESE, OF 16 CFS. (WITH CLOGGING REDUCTION=12.8 CFS. > 3.2 CFS. SIZE PLAN FOR SINGLE CAPACITY

AREA B

$Q_{10} = (A)(C)(I) = 6.7$ CFS

SINGLE CAPACITY – SEE PLAN
2 FOOT DEEP, VELOCITY= 4.70 FPS, HEAD = 10.69 CFT. > THAN ALL 100 YEAR FLOWS
CHK=6 CFS, REDUCTION=4.4 CFS > 5.32 CFS

AREA C

$Q_{10} = (D.A)(C)(I) = 3.4$ CFS

SINGLE CAPACITY – SEE PLAN

AREA D

$Q_{100} = (A)(C)(I)(R.F.) = 9.23$ CFS

AREA TO OPEN 10 FEET OPENING OF EXISTING SIDE OPENING INLET CAP=6 CFS, REDUCTION=4.4 CFS > 5.32 CFS

AREA E

$Q_{10} = (D.A)(C)(I)(R.F.) = 2.8$ CFS

SINGLE CAPACITY – SEE PLAN



MIN. DETAILS OF ALL OVERFLOW SWALES

OVERFLOW & SIDE END SWALE CAPACITY

$N = (n1 + n1 + n2 + n3 + n4)/4 = (0.030 + 0 + 0 + 0 + 0.010)/4 = 0.010$

12' PARABOLIC SWALE, MIN. SLOPE = 0.2% FT/FT, $s = 0.002$, 1 FOOT DEEP, VELOCITY = 5.70 FPS, HEAD = 10.69 CFT. > THAN ALL 100 YEAR FLOWS

STONE AND MATTING LINER REQUIRED TO PROVIDE STABILITY IN SWALE AS PER CITY STORM DRAINAGE STANDARDS

OVERFLOW SWALES

LEGEND

- 625 — DESIGN CONTOUR
- 625 — EXISTING CONTOUR
- EXTERIOR CONTROL SILT FENCE
- 7/C 777.00 / F/G 771.50 — PROPOSED SPOT ELEVATION
- SILT TRAP DESIGN
- DIRECTION VIEW
- DRAINAGE AREAS

DRAINAGE CALC SHEET

A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
104 EAST STREET
COLUMBIA, MO 65201
PHONE: (573)441-1234, FAX: (573)441-4417
TIM GARDNER NO. E-19665

DRAWN BY: SMH	DATE: 3/4/04		
CHECKED BY: JG	DRAWING NO.: BASE.DWG		
JOB NO.: KOCH04-01	SHEET 4 OF 4		
3 3/16/04	CITY COMMENTS	JG	
2 2/16/04	CITY COMMENTS	JG	
NO. DATE	DESCRIPTION	BY	

018082 Permanent Record
Filed in Clerk's Office

Introduced by Hindman

First Reading 5-3-04 Second Reading 5-17-04

Ordinance No. 018082 Council Bill No. B 130-04 A

AN ORDINANCE

approving the Planned Unit Development Site Plan of Kochtanek P.U.D.; allowing parking in the required setback; and fixing the time when this ordinance shall become effective.

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

SECTION 1. The City Council hereby approves the Planned Unit Development Site Plan of Kochtanek P.U.D., dated March 4, 2004, located on the east side of Scott Boulevard, north of Bethany Drive.

SECTION 2. The City Council approves a modification to the requirements of Section 29-10(c)(7) to allow parking within the required 25-foot perimeter setback.

SECTION 3. Approval of the PUD site plan is subject to the condition that the sidewalks shall be five feet in width.

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

PASSED this 17th day of May, 2004.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

Introduced by Hindman

First Reading 12/01/03 Second Reading 12/15/03

Ordinance No. 017933 Council Bill No. B 393-03 A

017933

Permanent Record
Filed in Clerk's Office

AN ORDINANCE

rezoning property located on the east side of Scott Boulevard, approximately 140 feet north of Bethany Drive from Districts R-1 and R-2 to District PUD-7; 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 WEST ½ OF SECTION 28, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING PART OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 1025 AT PAGE 420 OF THE RECORDS OF BOONE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 1025 AT PAGE 420; THENCE ALONG THE SOUTH LINE OF TRACT 1, N84°11'00"W, 785.00 FEET TO THE SOUTH WEST CORNER OF SAID TRACT 1; THENCE ALONG THE WEST LINE OF TRACT 1, N0°43'30"E, 280.06 FEET; THENCE N0°26'30"W, 4.88 FEET TO THE NORTHWEST CORNER OF TRACT 1; THENCE ALONG THE NORTH LINE OF TRACT 1, S83°31'35"E, 415.30 FEET; THENCE S55°12'15"E, 83.50 FEET; THENCE LEAVING THE NORTH LINE OF TRACT 1, S8°42'00"W, 100.00 FEET; THENCE N86°10'20"E, 95.13 FEET; THENCE N6°28'05"E, 75.69 FEET; THENCE S78°55'10"E,120.01 FEET; THENCE S78°55'15"E, 94.59 FEET TO THE EAST LINE OF TRACT 1; THENCE ALONG THE EAST LINE OF TRACT 1, S0°43'30"W, 211.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.47 ACRES.

will be rezoned and become a part of District PUD (Planned Unit Development) with a development density not exceeding seven dwelling units per acre and taken away

from Districts R-1 (One-Family Dwelling District) and R-2 (Two-Family Dwelling District). The zoning district map shall designate the property PUD-7. Hereafter the property may be used for all the permitted uses in District R-2 (Two-Family Dwelling District). The Statement of Intent, marked "Exhibit A" is attached to and made a part of this ordinance.

SECTION 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

PASSED this 15th day of December, 2003.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

A CIVIL GROUP
CIVIL ENGINEERING • PLANNING • SURVEYING

October 27, 2003
REVISED NOVEMBER 20,2003
Revised December 14 2003

Statement of Intent

P.U.D ~~–9~~ 7

a) The types of dwelling units proposed and any accessory buildings proposed.

Duplex structures or two family attached townhomes are proposed and all accessory uses allowed in R-2 zoning shall be allowed

All Duplex structures shall have a minimum of a two-car garage for each unit or in other words, two 2-car garages for each building.

b) The maximum number of dwelling units proposed and the development density.

There are 4.46 acres of land in this tract. Of this 4.46 acres, 0.39 acres is a street easement for Scott Blvd. leaving 4.07 acres for the development. If the development is required to have a public street, there could be approximately .9 acres required for public street right-of-way, leaving 3.17 acres for development. 28 units are proposed (14 Buildings) and the "PUD defined" density is 8.83 units per acre. The density as commonly defined would be 6.88 units per acre.

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c) The maximum building height proposed

The maximum building height is 38 feet

d) The total number of parking spaces proposed and the parking ratio

The parking spaces proposed will follow the city's requirements for two family dwellings. And each unit will have a two car garage as stated above.

e) The minimum percentage of the entire site to be maintained in open space, such as landscaping or natural vegetation.

The minimum percentage of open space will be 25%

f) Any amenities proposed, such as swimming pools, golf courses, and tennis courts, hiking trails or clubhouses.

Any such amenities will be itemized upon the submittal of a detailed PUD plan

g) A general description of the plan including minimum lot sizes, if applicable, minimum building setbacks from streets and minimum setbacks between buildings.

A 18-foot front, 18-foot rear and 5-foot side yards will be the minimum setbacks allowed except where the perimeter setback requires 25 feet.

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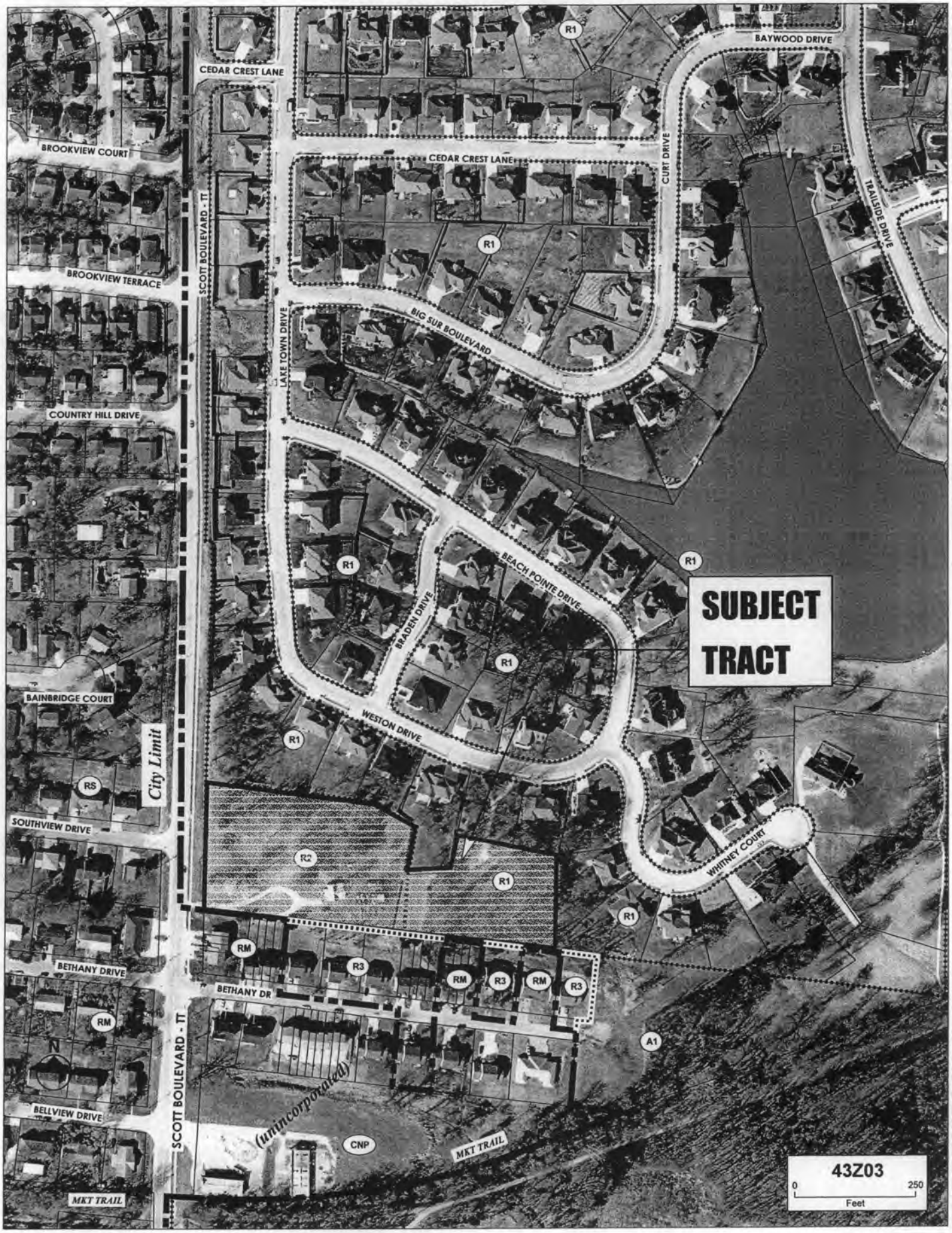
h) The 120 foot by 140 foot portion of the property that extends into the Katy Lake Estates subdivision and which fronts on Weston Drive will remain R-1 and be placed under the covenants of the Katy Lake Homeowners Association for the purpose of building a home on at a later date.

I) NO PUBLIC OR PRIVATE STREET SHALL CONNECT FROM SCOTT BLVD TO WESTON DRIVE THRU THE SUBJECT TRACT

J) A 10-FOOT WIDE PUBLIC SIDEWALK EASEMENT SHALL CONNECT THE SUBJECT TRACT TO ~~THE~~ WESTON DRIVE

K) ACCESS TO THIS PROPERTY WILL BE BY A PRIVATE DRIVEWAY FROM SCOTT BLVD.

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SUBJECT TRACT
CEDAR CREST LANE
BAYWOOD DRIVE
BROOKVIEW COURT
BROOKVIEW TERRACE
SCOTT BOULEVARD - IT
CURT DRIVE
TRAILSIDE DRIVE
LAKE TOWN DRIVE
BIG SUR BOULEVARD
COUNTRY HILL DRIVE
BEACH POINTE DRIVE
BRADEN DRIVE
BAINBRIDGE COURT
City Limit
WESTON DRIVE
SOUTHVIEW DRIVE
WHITNEY COURT
BETHANY DRIVE
BETHANY DR
BELLVIEW DRIVE
(unincorporated)
MKT TRAIL
R1
R2
R3
RM
RS
A1
CNP
N
43Z03
0
250
Feet

EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

FEBRUARY 19, 2015

IV) PUBLIC HEARING

Case No. 15-44

A request by Thomas Kochtanek (owner) to rezone land from PUD-7 (a Planned Unit Development allowing up to 7 dwelling units per acre) to PUD-7.2, and for approval of an amendment to the associated Kochtanek PUD (Planned Unit Development) development plan. The 4.46-acre subject site is located east of the intersection of Scott Boulevard and W. Southview Drive.

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

Staff report was given by Mr. Steve MacIntyre of the Planning and Development Department.

Staff recommends:

1. Approval of the requested rezoning from PUD-7 to PUD-7.2; and
2. Approval of the proposed amendment to the Kochtanek PUD development plan.

DR. PURI: Commissioners, any questions of the staff? Seeing none.

OPEN PUBLIC HEARING

MR. GEBHARDT: Good evening. My name is Jay Gebhardt. I'm a civil engineer with a company called A Civil Group at 3401 Broadway Business Park Court. I really don't have anything to add. I'm here to answer questions. One thing I would like to say is this additional unit is being proposed because of the banking change since 2003, when this was really originally done. The banks don't want to lend money on this building if it doesn't have any income to produce -- producing part to it, so that is the reason for the change. It is not that we changed our mind and decided to put in a unit in, it's the bankers decided that we needed a unit in this building. So if you have any questions, I would be glad to answer them.

DR PURI: Commissioners, any questions of the speaker?

MR. TILLOTSON: I'm still not quite clear --

DR. PURI: Mr. Tillotson?

MR. TILLOTSON: -- on what is going on. So you have a building there that is an office?

MR. GEBHARDT: It was an office and a maintenance building --

MR. TILLOTSON: It was or is?

MR. GEBHARDT: -- on the plan. On the original plan it was a building with -- for maintenance and a leasing office --

MR. TILLOTSON: And those --

MR. GEBHARDT: -- and storage.

MR. TILLOTSON: -- buildings are there now?

MR. GEBHARDT: In the --

MR. TILLOTSON: Those buildings are there?

MR. GEBHARDT: There is a foundation for that building there now, but that is it. And we are trying to complete that building and get the loan for it, and the bankers are saying they would like to have an income producing portion of this building rather than it just being a debt.

MR. TILLOTSON: The upper story would be a rental?

MR. GEBHARDT: It would be an apartment --

MR. TILLOTSON: Okay.

MR. GEBHARDT: -- basically in the building.

MR. TILLOTSON: That's where I was getting confused.

MR. GEBHARDT: Yeah.

MR. TILLOTSON: Okay.

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

MR. GEBHARDT: You're welcome.

DR. PURI: Anybody else wishing to speak on this? Seeing no one.

PUBLIC HEARING CLOSED

DR. PURI: Discussion, Commissioners? Mr. Reichlin?

MR. REICHLIN: I would like to say that over the course of time this development has proceeded nicely. It's well constructed and a plus to the area. And the minor change in density doesn't put me in any level of discomfort; and therefore, I would intend to support this.

DR. PURI: Ms. Loe?

MS. LOE: This seems like a straightforward request. I propose we go ahead and make a motion to approve.

DR. PURI: Is that a motion?

MS. LOE: I am making a motion to approve Case 15-49 [sic], a request by Thomas Kochtanek to rezone land from PUD-7 to PUD 7.2 and approval for an amendment to the associated Kochtanek PUD (Planned Unit Development) plan.

MR. LEE: Second.

MR. STANTON: Second.

DR. PURI: Mr. Lee seconded it already, Mr. Stanton. All right. May we have roll call, please.

MR STRODTMAN: Yes, Mr. Chair.

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

MR. STRODTMAN: A motion -- a recommendation for approval will be forwarded to City Council.