



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

Development Review Application

For office use:

Case #:	Submission Date:	Planner Assigned:
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1. Select the case type (**one application required per case type**) and submit this form, including all supplemental materials and fees, to the Community Development Permit Center - 3rd Floor City Hall (701 E. Broadway). Additionally, e-mail this form and all supplemental materials to planning@gocolumbiamo.com. For case types not shown, contact the Planning and Zoning Division at (573)874-7239.

Concept Review Meeting

- Letter to Community Development Director describing request, noting restrictions of record, easements & right-of-way affecting site
- Locator map* (Indicate existing land uses on subject site and adjacent property. This can be noted in above letter.)
- Legal description of the property*
- A .PDF of sketch plan or plat, if applicable

Preliminary Plat, Final Plat, or Replat

- Letter to Community Development Director describing request, noting total land area in acres, & number of lots proposed
- 5 full-sized copies of subdivision plat
- Digital .PDF copy of plat
- Completed "Preliminary Plat Checklist" or "Final Plat Checklist" for final plats & replats**
- Performance contracts**: Two signed originals (N/A to preliminary plats)
- Construction plans to Public Works (N/A)

No recording fee for preliminary plats

Variance

- Letter to Community Development Director describing request & noting section(s) of the Regulations to which variance is requested
- Locator map*
- Original surveyor sealed legal description of the property (N/A to sidewalk variance requests)
- Editable digital copy of legal description (N/A to sidewalk variance requests)
- "Variance" or "Sidewalk Variance" worksheet** (N/A to variances requested in conjunction with planned developments)

Rezoning or Permanent Zoning

- Letter to Community Development Director stating reason for request, requested zoning district(s), & adjacent land uses & zoning
- Locator map*
- Original surveyor sealed legal description of the property
- Editable digital copy of legal description
- Completed "Statement of Intent" worksheet**, if planned district zoning is requested (N/A)

No fee for A-1 to R-1, or H-P zoning requests

Planned District Development Plan, Minor Amendment, or Major Amendment

- Letter to Community Development Director describing request
- 5 full-sized copies of development plan (No paper copies needed if plan sheets are 11"X17" or smaller)
- Digital .PDF copy of plan
- Completed "Development Plan Checklist" & "Preliminary Plat Checklist" (N/A to amendment requests)**
- Completed "Design Parameters" worksheet** (N/A to PUD plans or minor amendment requests)

Easement/Right-of-way(ROW) Vacation, New Easement Dedication

- Letter to Community Development Director describing request
- Locator map*
- Map showing area(s) to be vacated
- Original surveyor sealed legal description(s) of the area(s) to be vacated, & executable new easement document(s), if applicable
- Editable digital copy of legal description(s) for vacations, & dedications

Annexation Petitions (voluntary and annexation agreement)

- Letter to Community Development Director describing request, noting existing County zoning & requested City zoning district(s)
- Locator map*
- Original surveyor sealed legal description of the property
- Editable digital copy of legal description
- Annexation petition** (signed by all fees interest & notarized)
- Address verified by Building & Site Development (874-7474): House/unit #: _____ Street: _____ City: _____ State: _____
- Business name (if applicable) _____ Tax ID # _____

No rezoning or advertising fee for equivalent or lesser permanent zoning

*The Boone County Parcel Information Viewer provides internet access to locator maps & property deeds (<http://www.showmeboone.com/ASSESSOR/>).

**Forms are available online at http://www.gocolumbiamo.com/Planning/Zoning/application_forms.php.

2. Provide the following project & land use information for the subject property and immediate surroundings:

Plat/Plan Title (if applicable): <i>The Esquires at Ridgemont Park</i>	Case # from previously held concept review meeting (if applicable): 16-78
Location (e.g., distance from street intersection; include address, if applicable): East end of Ridgfield rd, south of Ridgemont drive	
Parcel ID#(s) (available at http://www.showmeboone.com/ASSESSOR/ , or from the Boone County Recorder's Office (phone: 573-886-4345): 16-516-00-10-030.00	
Area (acres): 12.34 acres	Current zoning: R-1
Current land use (note existing structures, if applicable): Vacant	Requested zoning (if applicable): PUD 3.65

3. Indicate existing service providers (required for rezoning & subdivision requests):

Sanitary sewer: City of Columbia	Electric: City of Columbia
Water: Columbia water and light	Fire protection: City of Columbia

4. Provide contact information for the property owner and applicant/agent/contract purchaser:

Owner: Columbia Lutheran Association of Schools, NFP	<input type="checkbox"/> Applicant/ <input checked="" type="checkbox"/> Agent/ <input type="checkbox"/> Contract purchaser:
Owner's signature (required for rezoning & development plan requests): <i>Timmy Sumrell (Chairman)</i>	Firm: Crockett Engineering Consultants
Address: 2201 W. Rollins Rd	Address: 2608 N. Stadium Blvd
City/State/Zip: Columbia, mo. 65203	City/State/Zip: Columbia, Mo. 65202
Phone:	Phone: 573-447-0292
Fax:	Fax:
E-mail:	E-mail: tim@crockettengineering.com

Fee Schedule:

Case Type	Processing		Advertising	Recording	Subtotal	
Concept Review	N/A		N/A	N/A	\$0	
Preliminary Plat	\$600 + \$10/lot		N/A	N/A	\$	
Final Plat	\$400 + \$10/lot		N/A	24X36": \$69 1 st sheet + \$50/add.	\$	
Replat	\$300 + \$10/lot			18X24": \$44 1 st sheet + \$25/add.	\$	
Plat Vacation (abrogation)	\$300		N/A	N/A	\$	
Variance	\$350		N/A	N/A	\$	
Easement/ROW Vacation	\$350		N/A	Minimum \$30 (up to 3 sheets) + \$3/additional sheet	\$	
Easement Dedication	N/A		N/A		\$	
Permanent Zoning*	0-2 ac: \$300	>10-15 ac: \$900	\$125	N/A	\$900	
Rezoning	>2-5 ac: \$450	>15-20 ac: \$1200			\$125	\$125
Development Plan	>5-10 ac: \$600	>20 ac: \$1,500				\$900
Major Plan Amendment						\$
Minor Plan Amendment	\$200		N/A	N/A	\$	
Hearing Continuance	\$100		N/A	N/A	\$	
Cellular Tower (new)	\$1500		N/A	N/A	\$	
Cellular Tower (co-locate)	\$250		N/A	N/A	\$	
Annexation petitions (voluntary or agreement)	\$250		N/A	N/A	\$	

*- Fees apply only when permanent zoning is dissimilar to Boone County zoning

\$1925.00

For office use:

Case Description:							
Filing Deadline	Concept Review	Public Info Meeting	Council Res. (Annexations)	PZC Meeting	Council Res. (Prelim. Plats)	Council 1 st read	Council 2 nd & 3 rd read
Send postcard (Con Rev: meeting date; Pub Info: 1 wk after submittal)	Send staff comments (2 weeks after submittal)	Send ad & letters (20 days before PZC)	Receive revisions (1 wk after staff comments)	Send 2 nd review comments (1 wk after revisions received)	Send Annexation Council report (13 days before PZC)	Send PZC report (10 days before PZC)	Send Council report (10 days before 1 st read)
Verified complete (Sign & date):	Fees paid (Sign & date):		Ward:	Neighborhood Associations:			Historic structures over 50 years (Y/N):

CROCKETT
ENGINEERING CONSULTANTS

2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292

February 29, 2016

Pat Zenner
Director of Planning and Development
PO Box 6015
Columbia, MO 65205

Dear Zenner:

On behalf of Columbia Lutheran Association of Schools, NFP, I would like to take this opportunity to submit the rezoning of an approximately 12.34 acre tract of land. The 12.34 acre area is located at the east end of Ridgefield Road, south of Ridgemont Drive.

The property is currently zoned County R-1 and is requested to be rezoned to PUD 3.7. The development is to consist of single family attached residential units.

I have also included with this letter the location map, original surveyor sealed legal description of property and the statement of intent worksheet along with a check made payable to the City of Columbia for the associated processing and advertising fees.

Please review our request and should you have questions or comments, please feel free to contact me anytime.

Sincerely,

Crockett Engineering Consultants, LLC



Tim Crockett PE



Fairmont

Parkridge Ct

S Stadium Blvd

Wood Hill Rd

Fieldcrest

Parkridge Dr

Graceland Dr

College

Ridgemont

Field Rd

Site

Hatton Ct

Limerick Ln

Madison Park

0 300ft

DESCRIPTION FOR THE ESTATES AT RIDGEMONT PARK – PUD ZONING
PATE-JONES CONSTRUCTION
JOB #150515

FEBRUARY 29, 2016

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP
48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF
LOT 201 OF MADISON PARK PLAT 2, RECORDED IN PLAT BOOK 39, PAGE 104 AND
DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3029, PAGE 56 AND
CONTAINING 12.34 ACRES.

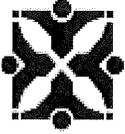


DAVID T. BUTCHER, PLS-200214095



DATE





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

Statement of Intent Worksheet

For office use:

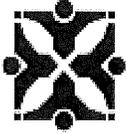
Case #:	Submission Date:	Planner Assigned:
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Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:

1. The uses proposed.
All R-1 uses.
2. The maximum gross square feet of building floor area propose. If **PUD** zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density.
Maximum density of 45 single family attached units or a density of 3.7 units per acre. The proposed development will utilize "postage stamp" style lots with the remaining area to be common spaces.
3. The maximum building height proposed.
35 feet
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.
Landscaping (Including yards): 60% of total
Existing Vegetation: 30% of total

The following items only apply to PUD zoning request:

5. The total number of parking spaces proposed and the parking ratio per dwelling unit.
180 total spaces proposed at 4 spaces per dwelling unit (2 spaces in garage and 2 in front of garage) plus 14 visitor spaces. If a residential unit should have a single car garage then only 2 parking spaces would be required for that unit.
6. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.
Amenities may include (but not required) are hiking trails, clubhouse, shelters & community gardens.
7. A general description of the plan including minimum lot sizes, if applicable, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings
All buildings shall be set a minimum of 25' from the Ridgefield Road right-of-way. Front yard setbacks along the private road shall be 20'. Setbacks from internal lot lines shall be zero feet.



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Statement of Intent Worksheet

For office use:

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Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.



Signature of Applicant or Agent



Date



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Development Plan Checklist

For office use:

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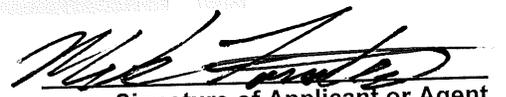
Planned district development plans submitted for review shall meet (at a minimum) the following criteria.
Failure to provide the requested information may result in review and approval delays.

Minimum Submittal Requirements (for PUD, O-P, C-P, M-R, & M-P development plans)

- Concept review meeting held on _____
- The name of the development
- North arrow and scale information
- Small location map of the site
- Size of the site to the nearest one-tenth (0.1) of an acre
- Name and address of the record owners of the land
- Names of adjacent property owners of unsubdivided land and the names of adjacent subdivisions and the zoning of adjacent property
- Location of the boundary lines of the site in relation to any section line, quarter-section line, and corporate boundaries immediately adjacent
- Existing topography with contour intervals no greater than five (5) feet
- Specific location of the one-hundred-year floodplain, if applicable
- Location and maximum height of all buildings
 - If one- or two-family units on individual lots, can use building "envelopes" to show the portion of the lot within which structures may be located (only applies to **PUD** plans)
- Minimum distance from buildings to perimeter property lines (N/A to **PUD** plans)
- Location and number of parking spaces, drives, walkways, & parking ratio
- Location and width of existing roads, street and railroad rights-of-way, alleys, and recorded easements
- Proposed location, width, name and grade for any new street
- Location and size of existing and proposed sanitary sewers, water mains, storm sewers and natural gas mains within or adjacent to the site and any proposed easements
- Types of dwelling units, or other uses, and proposed development density (only applies to **PUD** plans)
- Location and size of all areas to be conveyed, dedicated or reserved as common open space, public parks, pedestrian ways, recreational areas, school sites, and similar public or semipublic uses (only applies to **PUD** plans)
- Location and dimensions of perimeter setback and other building setbacks (only applies to **PUD** plans)
- Conceptual landscaping plan, complying with Section 29-25 and Chapter 12A of the City Code, showing the areas to be landscaped or preserved (Final plan must be submitted at the time of application for a land disturbance or building permit)
- Conceptual storm water management plan, complying with Chapter 12A of the City Code, showing critical environmental features (Final plan must be submitted at the time of application for a land disturbance or building permit)
- Signature blocks for Commission and Council approvals on all exhibits
- Phasing of structures, streets and amenities within the development (only applies to **PUD** plans)
- Proposed location/general description of unattached signs (include wall signs on **M-R** or **M-P** plans; N/A to **PUDs**)
- Proposed type and location of all on-site lighting (N/A to **PUD** plans)

Statement of Certification

I/we (the applicant or agent) have reviewed the submitted plans and attest that the above minimum requirements have been shown on the attached plans submitted for review.


Signature of Applicant or Agent

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
02/29/2016				1,925.00
DATE 02/29/16			TOTAL	1,925.00
VENDOR City of Columbia				

Crockett Engineering Consultants, LLC

2608 N Stadium Blvd.
Columbia, MO 65202
Phone: (573) 447-0292

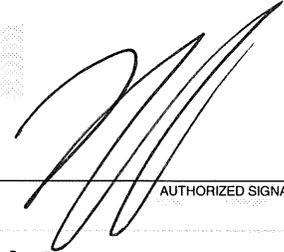
FIRST STATE COMMUNITY BANK
201 E COLUMBIA ST
FARMINGTON, MO 63640
80-1842/819

9243

PAY One Thousand Nine Hundred Twenty Five and no/100

DATE	CHECK	CHECK AMOUNT
02/29/16	9243	\$1,925.00

TO THE **CITY OF COLUMBIA**
ORDER
OF



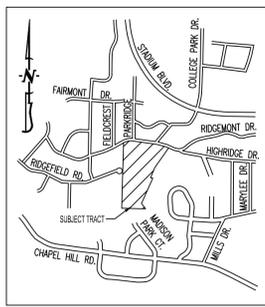
AUTHORIZED SIGNATURE

⑈009243⑈ ⑆081918425⑆ 56 2343 4⑈

Crockett Engineering Consultants, LLC

9243

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
02/29/2016				1,925.00
DATE 02/29/16			TOTAL	1,925.00
VENDOR City of Columbia				



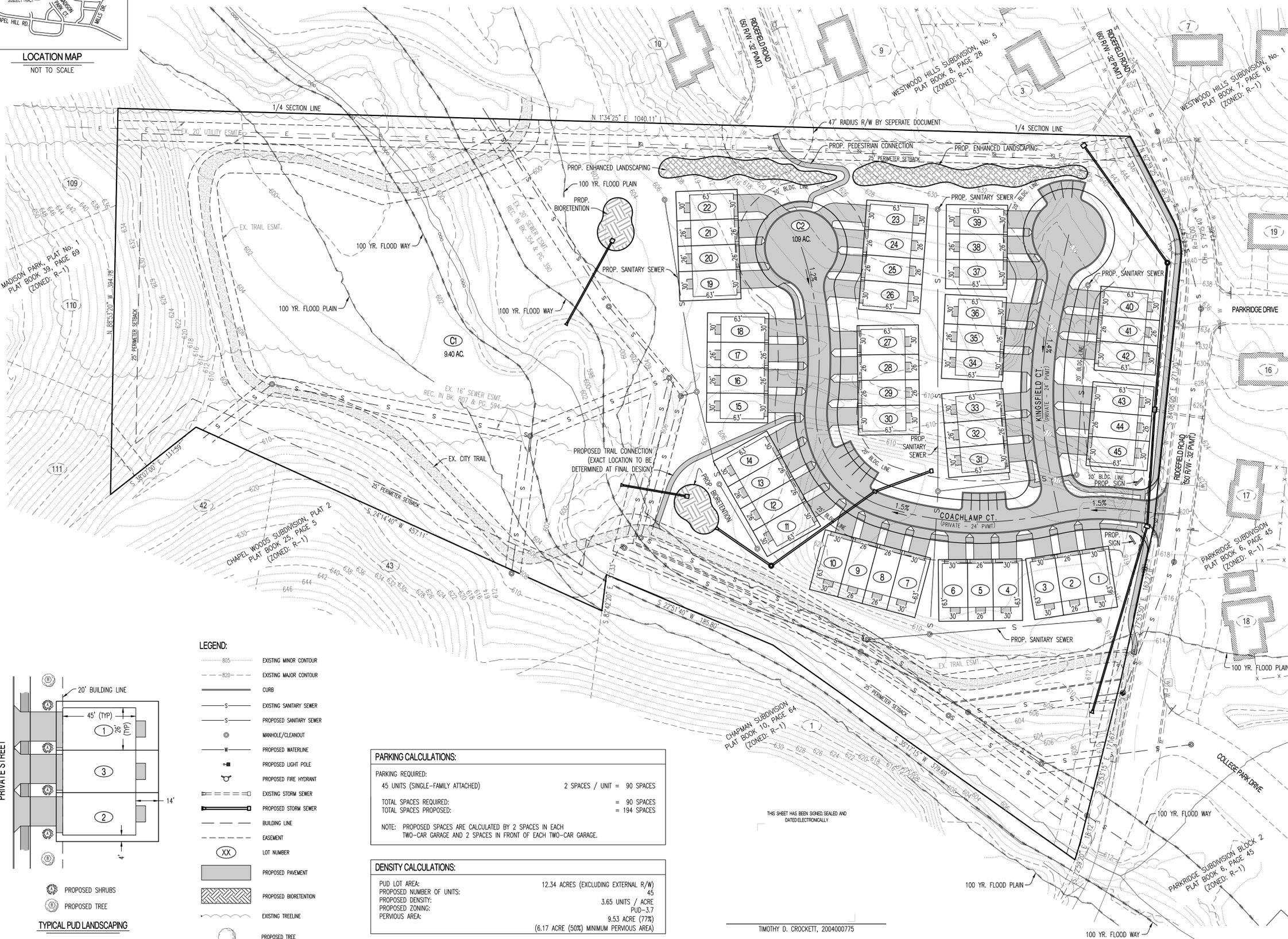
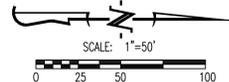
LOCATION MAP
NOT TO SCALE

OWNER:
COLUMBIA LUTHERAN
ASSOC. OF SCHOOLS
2201 W. ROLLINS RD.
COLUMBIA, MO 65203

DEVELOPER:
PATE-JONES CONSTRUCTION
2606 CALVERT DR.
COLUMBIA, MO 65202

PUD PLAN THE ESTATES AT RIDGEMONT PARK

LOCATED IN SECTION 22, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #XX-XX



- NOTES:
- ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS SHALL BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
 - PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANEL 29019C02900 DATED MARCH 17, 2011.
 - NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.
 - WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
 - ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT.
 - THE EXISTING ZONING OF THIS TRACT IS R-1. (PENDING REZONING TO PUD-3.7).
 - LOT NUMBERS ARE FOR INVENTORY PURPOSES ONLY.
 - THIS PLAT CONTAINS 12.34 ACRES. SEE DENSITY CALCULATIONS FOR BREAKDOWN OF TOTAL SITE AREA.
 - THIS TRACT WAS PRELIMINARY PLATTED PRIOR TO THE STRAM BUFFER ORDINANCE. THEREFORE IT IS EXEMPT FROM THE STREAM BUFFER REQUIREMENTS OUTLINED IN ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
 - A MINIMUM OF 25% OF THE TREES CLASSIFIED AS CLIMAX FOREST & LOCATED ON THIS TRACT SHALL BE PRESERVED. A TREE PRESERVATION PLAN SHALL BE SUBMITTED & APPROVED BY THE CITY ARBORIST PRIOR TO LAND DISTURBANCE.
 - THE INTENT IS FOR THIS DEVELOPMENT IS TO BE DEVELOPED IN ONE PHASE, HOWEVER MULTIPLE PHASES WOULD BE ALLOWED.
 - THE MAXIMUM HEIGHT OF ANY BUILDING SHALL NOT EXCEED 35', MEASURED FROM THE LOWEST ADJACENT GRADE OF EACH BUILDING.
 - ALL DRIVEWAYS AND ROADWAYS ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
 - ALL STORM SEWER AND WATER QUALITY DESIGN SHALL MEET THE CITY OF COLUMBIA STORM WATER MANUAL & REGULATIONS.
 - THIS PUD DEVELOPMENT SHALL BE ALLOWED TO HAVE TWO ENTRANCE SIGNS AND THE SIGNAGE SHALL CONFORM TO THE CITY OF COLUMBIA'S SIGN ORDINANCE, CHAPTER 23. BOTH SIGNS SHALL BE FOR THE PUD.
 - ALL LIGHTING SHALL BE IN CONFORMANCE WITH THE CITY OF COLUMBIA LIGHTING REGULATIONS.
 - ALL STREETS LOCATED WITHIN THE LIMITS OF THE PUD SHALL BE PRIVATE.
 - PRIOR TO ANY DEVELOPMENT OF THE PROPERTY, A FINAL PLAT OF SUBDIVISION IS REQUIRED.
 - LOTS C1 & C2 SHALL BE DEDICATED TO THE HOME OWNERS ASSOCIATION. SAID LOTS SHALL NOT BE USED FOR RESIDENTIAL UNITS BUT RATHER FOR GREEN/OPEN SPACE. THESE LOTS MAY CONTAIN AMMENITIES SUCH AS GAZEBO(S), SWIMMING POOL, SHELTERS, GARDENS, STORM WATER FEATURES, PRIVATE STREETS, ECT.

BASIS OF BEARING:
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

DESCRIPTION:
LOT 201 OF MADISON PARK PKAT 2 AND CONTAINING 12.34 ACRES.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2016.

MAYOR

SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2016.

STEPHEN REICHLIN, CHAIRPERSON

SITE/CIVIL ENGINEER:
CROCKETT
ENGINEERING CONSULTANTS
2408 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#00015101

- LEGEND:
- 605 --- EXISTING MINOR CONTOUR
 - 620 --- EXISTING MAJOR 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
 - XX LOT NUMBER
 - PROPOSED PAVEMENT
 - PROPOSED BIORETENTION
 - EXISTING TREELINE
 - PROPOSED TREE

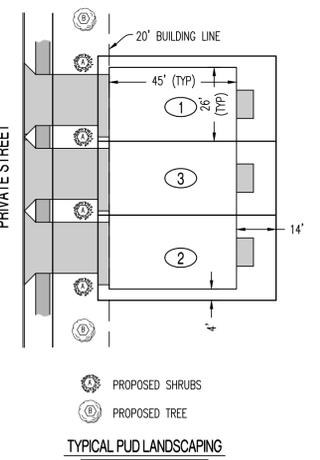
PARKING CALCULATIONS:

PARKING REQUIRED:	
45 UNITS (SINGLE-FAMILY ATTACHED)	2 SPACES / UNIT = 90 SPACES
TOTAL SPACES REQUIRED:	= 90 SPACES
TOTAL SPACES PROPOSED:	= 194 SPACES

NOTE: PROPOSED SPACES ARE CALCULATED BY 2 SPACES IN EACH TWO-CAR GARAGE AND 2 SPACES IN FRONT OF EACH TWO-CAR GARAGE.

DENSITY CALCULATIONS:

PUD LOT AREA:	12.34 ACRES (EXCLUDING EXTERNAL R/W)
PROPOSED NUMBER OF UNITS:	45
PROPOSED DENSITY:	3.65 UNITS / ACRE
PROPOSED ZONING:	PUD-3.7
PERVIOUS AREA:	9.53 ACRE (77%)
	(6.17 ACRE (50%) MINIMUM PERVIOUS AREA)



THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

TIMOTHY D. CROCKETT, 2004000775