

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 301-06

AN ORDINANCE

approving the C-P Development Plan of Premier Bank - Bethel Banking Center; approving a revised statement of intent; 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 C-P Development Plan of Premier Bank - Bethel Banking Center, dated July 5, 2006, located on the northeast corner of Nifong Boulevard and Bethel Street. The Director of Planning and Development shall use the design parameters set forth in "Exhibit A" which is attached to and made a part of this ordinance as guidance when considering any future revisions to the C-P Development Plan.

SECTION 2. A revised statement of intent dated June 30, 2006, marked "Exhibit B" which is attached to and made a part of this ordinance, replaces the statement of intent attached to Ordinance No. 18632 passed on August 15, 2005.

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

PASSED this _____ day of _____, 2006.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

PREMIER BANK – BETHEL BANKING CENTER
C-P DESIGN PARAMETERS
JULY 17, 2006

- A. The minimum distance between any building and any adjacent property line or street right-of-way shall be 25 feet.
- B. 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 shall be six feet.
- C. Exterior Signage:
 - a. Diego Drive: 14 square foot wall signage and 24 square foot freestanding signage (6 directional signs, 3 feet tall).
 - b. Bethel Drive: 32 square foot freestanding signage (logo in block wall) and 64 square foot wall signage (32 sf sign in canopy, 23 sf logo in EIFS, and 9 sf ATM signage).
 - c. Nifong Boulevard: 14 square foot wall signage and 64 square foot freestanding signage (12 foot high).
- D. The minimum percentage of the site to be maintained in landscaping/open space shall be 30 percent.
- E. Exterior Lighting:
 - a. Parking Lot: lit by (11) 400W metal halide lamps on 24 foot maximum overall height steel square lampposts.
 - b. Gables: south and west gables lit by 250W metal halide lamps at 15 foot above grade maximum.
 - c. Flagpole: lit by (2) 100W metal halide accent lamps installed at grade and screened by foliage.
 - d. Concrete Wall Signage: lit by 75W metal halide accent lamps installed at grade.

RECEIVED
JUL 18 2006
PLANNING DEPT.

PREMIER BANK – BETHEL BANKING CENTER
REVISED STATEMENT OF INTENT
JUNE 30, 2006

- A. Proposed uses are office and commercial excluding liquor sales, bars, nightclubs, any types of “adult” entertainment or retail sales, freestanding fast food restaurants with drive-through facilities, and tattoo parlors.
- B. The expected gross square footage of the bank facility on the west “half” will be 17,500 square feet with a possible future addition of 1,525 square feet, for a total expected maximum of 19,025 square feet. The building to be constructed in the future on the eastern “half” would presumably be approximately the same but that is unknown since it will be developed by whoever purchases the eastern “half”.
- C. The maximum building height is expected to be approximately 35 feet.
- D. The proposed green space or open space on the western “half” is shown on the site plan with landscaping filed with this Statement of Intent. The open space on the eastern “half” would presumably be similar.

Source

Timothy Teddy

TO: City Council
FROM: City Manager and Staff
DATE: July 25, 2006



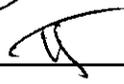
RE: A proposed C-P (Planned Business District) development plan known as "Premier Bank." The subject property, which is approximately 3.59 acres in size, is located on the northeast corner of Nifong Boulevard and Bethel Street. The proposed C-P development plan would allow for construction of a 17,449 square foot bank and office building. It would also revise the "statement of intent" by allowing for an increase in building size and height over what was approved at the time of rezoning in August 2005. (Case 19-CP-06)



Fiscal Impact

YES

(NO)



Other Info.

EXECUTIVE SUMMARY

This proposal would allow for a 17,449 square foot bank and office facility. Maximum building height proposed is 35 feet. This proposal would also amend the "statement of intent" to allow for an increase in building size and height over what was approved at the time the C-P zoning was established on the site.

There had been an issue of free standing sign height on Nifong Boulevard; however, the plan was amended prior to the Planning and Zoning Commission meeting to show that all signs (except for the proposed retaining wall sign) will be in compliance with the C-3 District.

At its meeting of July 20, 2006, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of the proposed C-P development plan and the revised statement of intent.

No one from the public spoke in opposition to the proposal.

A staff report, locator map, reduced copies of the plan and excerpts from the minutes of the Planning and Zoning Commission meeting are attached.

SUGGESTED COUNCIL ACTION

The Planning and Zoning Commission recommends approval of the proposed C-P development plan and revised statement of intent.

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
JULY 20, 2006**

ITEM NO. 19-CP-06

NAME OF DEVELOPMENT

Premier Bank - C-P Development Plan

LOCATION

On the northeast corner of Nifong Boulevard and Bethel Street

PROPERTY SIZE

Approximately 2.23 acres (Note: This C-P plan is for the western part of the site and does not include the "future development" eastern part of the site.)

EXISTING ZONING

C-P (Planned Business District)

GENERAL DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development would consist of a two-story bank/office building containing 17,449 square feet. Maximum building height would be 35 feet. This proposal would also revise the "statement of intent" by allowing for an increase in building size and height over what was approved at the time of rezoning in August 2005.

ACCESS

Access to the site will be by means of two driveways off a new local nonresidential street to be known as Diego Drive. The site has frontage on but no access proposed off Nifong Boulevard, an improved major arterial street; and, off Bethel Street, an improved neighborhood collector street.

Internal driveway access appears to be adequate. Staff has identified no access issues in regard to this proposal.

PEDESTRIAN CIRCULATION

A 5-foot wide sidewalk will be required to be constructed along both the Nifong Boulevard and Diego Drive street frontages. A 4-foot wide sidewalk is in place along the Bethel Street frontage. An internal walkway is shown along the north, south and east sides of the proposed bank/office building.

ON-SITE PARKING

Required parking for the proposed credit union building is 101 automobile spaces and 12 bicycle spaces. Parking provided is 99 vehicle spaces and 12 bicycle spaces. Since one vehicle parking space credit is given for each bicycle space, the plan meets the City's parking requirement.

PUBLIC UTILITIES

All City utilities are available to the subject site.

SITE CHARACTERISTICS

The site is moderately sloping with scattered tree cover and has an intermittent stream running through the southwest corner. It is located within the Mill Creek drainage basin.

LANDSCAPING/STORM WATER MANAGEMENT

Conceptual landscaping and storm water management plans for the site have been approved by the Public Works Department. Thirty seven percent of (the western part of) the site will be in landscaping. Fifteen percent is the minimum required by the Zoning Regulations.

SIGNS

The C-P District has no specific sign requirements. Signs for the site are included in the approved C-P development plan. The signs being proposed for this C-P development plan are as follows:

1. Diego Drive:
 - Fourteen square feet of wall signage. Under C-3 zoning 64 square feet would be allowed.
 - Six directional signs located at each of the two driveways and on two of the parking lot landscaped islands. The directional signs would be set back a minimum of 10 feet from the property lines and would each be three feet in height and would have four square feet of sign surface area. Under C-3 zoning, these directional signs would be allowed.

2. Bethel Street:
 - Sixty four square feet of wall signage. Under C-3 zoning 64 square feet would be allowed.
 - Thirty two square feet of signage on a block retaining wall.

The Sign Regulations do not include this type of sign; however, the Council has approved similar signs on two recent C-P plans.

3. Nifong Boulevard:

- Fourteen square feet of wall signage. Under C-3 zoning 64 square feet would be allowed.
- One 64-square foot monument sign 20 feet in height. Under C-3 zoning 64 square feet of sign surface area would be allowed but the sign could only be 12 feet in height.

ON-SITE LIGHTING

Proposed lighting on the site is as follows:

1. Parking lot to be lit by (11) 400-watt metal halide lamps on 24-foot maximum overall height steel square lamp posts.
2. South and west gables lit by 250-watt metal halide lamps 15-foot above grade maximum.
3. Flag pole to be lit by (2) 100-watt metal halide accent lamps installed at grade, screened by foliage
4. Logo on segmented concrete wall to be lit by 75-watt metal halide accent lamps installed at grade.

CITY-RECOGNIZED NEIGHBORHOOD ASSOCIATIONS AFFECTED

Bedford Walk, Cedar Lake, Rockbridge, Country Club Fairways, Greenbriar-Trail Ridge and Green Meadows

PARKLAND NEEDS/GREENBELT

Neighborhood parkland is not an issue in this case since the property is zoned for commercial development.

There is no designated greenbelt on or adjacent to the subject site.

FIRE PROTECTION SERVICES

The proposed development will be served by the City of Columbia Fire Department.

DISCUSSION

The proposed C-P development plan will allow for construction of a two-story, 17,449 square foot bank/office building.

Paragraphs B & C of the original statement of intent, which was approved as part of the rezoning from R-3 to C-P in August 2005, are requested to be revised to allow for a larger and slightly taller building than was originally contemplated.

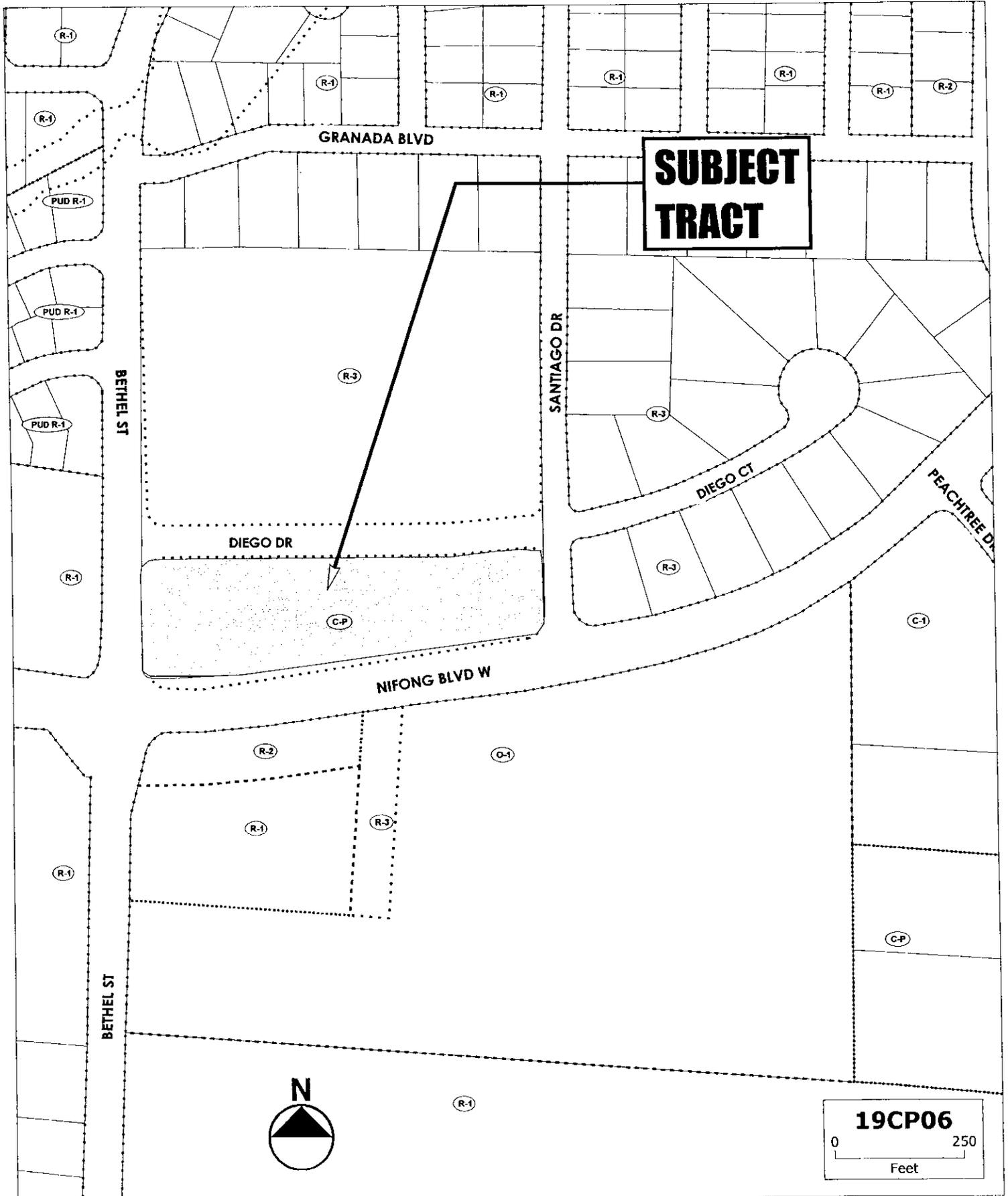
The plan meets all Zoning Regulation requirements and aside from the "retaining wall" sign and the height of the free standing sign on Nifong Boulevard, staff has identified no problems. Since Council Policy Resolution 155-05 expresses the Council's preference that sign height in the C-P District not exceed that allowed in District C-3, the height of the free standing sign on Nifong Boulevard should be lowered to a maximum of 12 feet.

STAFF RECOMMENDATION

Approval of the C-P development plan and the revised statement of intent, subject to the free standing sign on Nifong Boulevard being not more than 12 feet in height

Report prepared by CAB

Approved by [Signature]



SUBJECT TRACT

GRANADA BLVD

BETHEL ST

SANTIAGO DR

DIEGO DR

DIEGO CT

PEACHTREE DR

NIFONG BLVD W



19CP06
0 250
Feet

R-1

R-1

PUD R-1

PUD R-1

PUD R-1

R-1

R-1

BETHEL ST

R-1

R-1

R-1

R-1

R-1

R-2

R-3

R-3

R-3

C-P

C-1

R-2

C-1

R-1

R-3

C-P

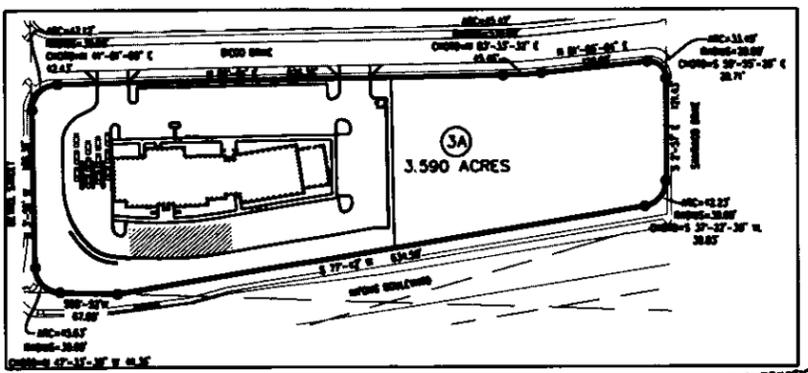
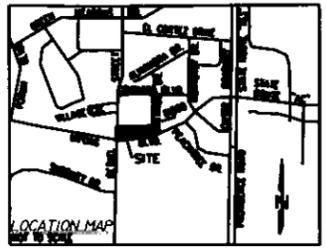
R-1

**PREMIER BANK
BETHEL BANKING CENTER
COLUMBIA, MISSOURI**

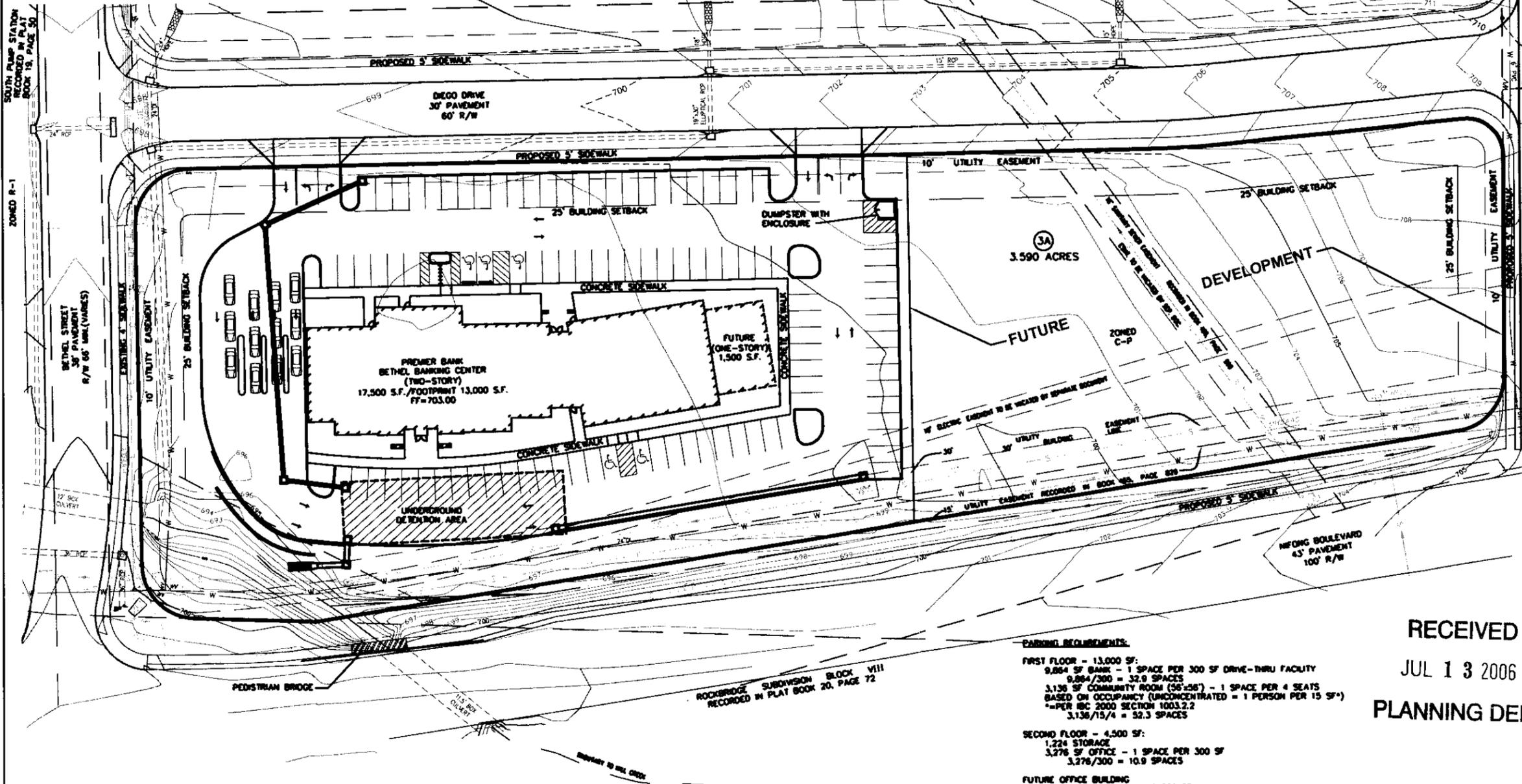
- C-P DEVELOPMENT PLAN NOTES:**
1. MAXIMUM BUILDING HEIGHT AS DESIGNED IS 35'.
 2. ALL UTILITIES ARE AVAILABLE ON SITE. SERVICE CONNECTIONS WILL BE COORDINATED WITH LOCAL PROVIDERS.
 3. IT IS ANTICIPATED THAT EXISTING OVERHEAD UTILITY LINES ALONG WIFONG (AND POSSIBLY BETHEL) WILL BE PLACED UNDERGROUND. THIS WORK IS BEING COORDINATED WITH THE CITY OF COLUMBIA.
 4. THE MINIMUM DISTANCE FROM BUILDINGS TO THE PROPERTY BOUNDARY LINES IS 25'.
 5. A WATER LINE AND HYDRANT(S) MAY BE NEEDED ALONG DIEGO DRIVE. THIS IS BEING COORDINATED WITH COLUMBIA WATER AND LIGHT.
 6. STORM WATER MANAGEMENT: STORM WATER FROM THE ROOF AND PARKING AREAS WILL BE COLLECTED BY A TRADITIONAL STORM DRAINAGE PIPE SYSTEM. STORM DETENTION WILL BE PROVIDED IN UNDERGROUND STORAGE UNDER THE SOUTH PARKING LOT. THIS DETENTION FACILITY WILL BE DESIGNED TO CONTROL THE PEAK FLOWS OF THE 2, 5, 10, AND 25-YEAR STORM EVENTS.
 7. SEE SHEET 2 FOR EXTERIOR LIGHTING, SIGNAGE, AND CONCEPTUAL LANDSCAPING DETAILS.

LEGEND

- BOUNDARY
- LOT LINE
- EASEMENT LINE
- BUILDING LINE
- FLOW LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- STREET LIGHT CONTROL BOX
- UTILITY POLE
- GUY WIRE AND/OR TELEPHONE PEDESTAL
- WATER LINE (EXISTING)
- FIRE HYDRANT
- WATER/GAS VALVE
- GAS LINE (EXISTING)
- SANITARY SEWER LINE (EXISTING)
- SEWER MANHOLE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- EXISTING STORM CULVERT
- JUNCTION BOX/AREA INLET
- CURB INLET
- PROPOSED STORM SEWER
- PROPOSED JUNCTION BOX
- PROPOSED CURB INLET



SCALE: 1" = 30'



SITE DESCRIPTION:
LOT 3A OF A REPLAT OF LOT 3, ROCKBRIDGE SUBDIVISION BLOCK V AND TRACT A OF THE SEVEN-TRACT SURVEY RECORDED IN BOOK 460, PAGE 495, COLUMBIA, MISSOURI, AS SHOWN IN PLAT BOOK 39, PAGE 125 OF THE BOONE COUNTY, MISSOURI RECORDS AND CONTAINING 3.590 ACRES.

FLOODPLAIN STATEMENT:
ON THIS DATE, THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 290036 0019 C, REVISED AUGUST 16, 1995, WAS REVIEWED. THE REVIEW SHOWED THAT NEITHER LOT 3, ROCKBRIDGE SUBDIVISION BLOCK V, COLUMBIA, MISSOURI, NOR TRACT "A" DESCRIBED HEREON, ARE CONTAINED IN ANY DESIGNATED FLOOD HAZARD AREA.

PROPERTY OWNERS:
PREMIER BANK
PO BOX 106000
JEFFERSON CITY, MO 65110-6000

RECEIVED
JUL 13 2006
PLANNING DEPT.

PARKING REQUIREMENTS:

FIRST FLOOR - 13,000 SF:
 9,864 SF BANK - 1 SPACE PER 300 SF DRIVE-THRU FACILITY
 9,864/300 = 32.9 SPACES
 3,136 SF COMMUNITY ROOM (56x56) - 1 SPACE PER 4 SEATS
 (BASED ON OCCUPANCY (UNCONCENTRATED = 1 PERSON PER 15 SF))
 *-PER ISC 2000 SECTION 1003.2.2
 3,136/15/4 = 52.3 SPACES

SECOND FLOOR - 4,500 SF:
 1,224 STORAGE
 3,276 SF OFFICE - 1 SPACE PER 300 SF
 3,276/300 = 10.9 SPACES

FUTURE OFFICE BUILDING
 1,500 SF - 1 SPACE PER 300 SF
 1,500 SF/300 = 5 SPACES

BASE REQUIRED PARKING = 102 SPACES REQUIRED
BICYCLE SPACES - FOR 100-199 REQUIRED VEHICLE SPACES
 102 BASE REQUIRED SPACES - 12 BICYCLE SPACES = 90 NET REQUIRED SPACES

NET REQUIRED VEHICLE SPACES = 90 SPACES

PARKING PROVIDED:
 100 VEHICLE SPACES INCLUDING:
 95 STANDARD SPACES (9'x18')
 4 VAN ACCESSIBLE SPACES (9'x18' w/9' ACCESS ISLE)
 1 ACCESSIBLE SPACE (9'x18' w/5' ACCESS ISLE)
 12 BICYCLE SPACES

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION ON THIS _____ DAY OF _____ 2006.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____ 2006.

JERRY L. WADE
CHAIRMAN

DARRIN A. HINDMAN
MAYOR

SHEELA AMIN
CITY CLERK

Date	By	Description	App'd/By
PROJECT PREMIER BANK - BETHEL BANKING CENTER			
SHEET TITLE C-P DEVELOPMENT PLAN			
DATE: 7/05/06	DR BY: MGS/AMB	DATE: 7/05/06	DR BY: MGS/AMB
DATE: 7/05/06	DR BY: MGS/AMB	DATE: 7/05/06	DR BY: MGS/AMB
DATE: 7/05/06	DR BY: MGS/AMB	DATE: 7/05/06	DR BY: MGS/AMB

JEFFERY E. SMITH INVESTMENT COMPANY
REVISED STATEMENT OF INTENT

A. Proposed uses are office and commercial excluding liquor sales, bars, nightclubs, any types of "adult" entertainment or retail sales, freestanding fast food restaurants with drive-through facilities, and tattoo parlors.

→ B. The expected gross square footage of the bank facility on the west "half" will be 8,870 square feet with a possible addition of 6,000 square feet, for a total maximum of 14,870 square feet. The building to be constructed in the future on the eastern "half" would presumably be approximately the same but that is unknown since it will be developed by whoever purchases the eastern "half".

→ C. The maximum height of the buildings is expected to be approximately 30 feet.

D. The proposed green space or open space on the western "half" is shown on the site plan with landscaping filed with this Statement of Intent. The open space on the eastern "half" would presumably be similar.

(Approved along with C-P zoning in
August 2005)

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
July 20, 2006

19-CP-06 A proposed C-P development plan known as "Premier Bank." The subject property, which is approximately 3.59 acres in size, is located on the northeast corner of Nifong Boulevard and Bethel Street.

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

Staff report was given by Mr. Charles Bondra of the Planning and Development Department. Staff recommends approval of the C-P development plan and the revised statement of intent, subject to the freestanding sign on Nifong Boulevard being not more than 12 feet in height.

MR. WADE: Are there any questions of staff? Mr. Brodsky?

MR. BRODSKY: I have one question on the height of the lighting poles. You said the south and the west would be 14, 15 feet, and then the north would be 25 feet or 24?

MR. BONDRA: Oh. Are you talking about the signs or the lights?

MR. BRODSKY: The lights.

MR. BONDRA: Well, the lights, they're showing eleven 24-foot maximum overall height steel square lampposts. And then the south and west gables would be lit by 250-watt metal halide lamps -- yeah -- 15-foot above grade maximum. So, I guess they're attached to the gables.

MR. WADE: Further questions? Mr. Rice?

MR. RICE: Yes. On this plan, I see a pedestrian bridge down here. Was this the variance that we voted on some time ago where they wanted to move the sidewalk, so they're going to go ahead and build a sidewalk along Nifong Road here?

MR. BONDRA: Yes. They had requested a variance, and it either got turned down or they agreed to build a sidewalk. But, at any rate, they are going to build a sidewalk with a structure over that intermittent stream.

MR. WADE: Further questions of staff?

PUBLIC HEARING OPENED

MR. WADE: Anyone wishing to speak in support, please come forward.

MR. MARSHALL: My name is Bill Marshall, Marshall Engineering, and our address is 300 St. James Street here in Columbia, and I'm here to answer any questions that you may have. I have with me Mr. Steve Smith, the president of the bank here, and he would like to address you all. And then I also have Chris Neff from Architects Alliance, who is the architects in the project, here, also, to answer any questions. I'll turn it over to Steve.

MR. SMITH: Good evening. Steve Smith, Premier Bank, 15 South Fifth Street. Just a couple items. First of all, I appreciate the cooperation with the City staff. I think everything has gone very smoothly on this, and the couple items that we needed to address, we worked out amicably, I believe. One thing, the reason the height changed on this building, the original plan was to build a basement level, and it soon became evident that we were going to be below the creek or the water there, and that's why we raised the building somewhat, so we didn't want to swim underground there, so -- we did adjust the sign height, as was mentioned. The sign will only be time and temperature. There's no message board or anything on that -- the larger sign, I'm referring to. And we, you know, have requested the signage on the retaining wall on the corner by the intersection there, but we feel like our overall signage request is well below what would be allowed, so, hopefully, that's viewed favorably. Now, we are working with the City and cooperating to put all the electrical lines along Nifong underground, and that's the plan with that. We think that will make things look much better. We did contact all the neighborhood associations. We had a little trouble with one because the first was deceased and we tried to track down some other people, but we have not heard any comments back from those folks, so we'll take that as positive. We are cooperating with Jeffrey Smith Companies in putting the street it. They retained the north part of this site and we're splitting the cost of that work in the City there. And this is going to be our main bank, and that's the other reason for the change. Originally, this was going to be a branch of our bank, and we've run out of space, so we increased the size of the building because of that space need. So, with that, unless you have questions, I'll leave you alone. Thank you.

MR. WADE: Are there any questions of this speaker? Mr. Lamb?

MR. LAMB: This looks like a great facility, and I certainly don't have any problem with any of the changes. But I feel compelled to ask you about the lights. I don't know if I should ask you or the engineer.

MR. SMITH: As far as?

MR. LAMB: The maximum height that that means above grade, and so forth.

MR. MARSHALL: Mr. Neff, the architect, will answer.

MR. LAMB: I'm talking about the eleven lights on poles.

MR. NEFF: Chris Neff, 1402 Rehagen Boulevard, Jefferson City. In the concept-review meeting, we discussed that, just as a general guideline, under 25 feet is where you would start with lampposts of this height. We chose 24 feet to get started, and that would be overall height from wherever it starts on grade to the top of the light fixture, so -- and so, this was kind of a first draft of what we would do to light it.

MR. LAMB: So, it's not 24 feet plus the 3-foot pedestal?

MR. NEFF: No. No. Overall height would mean from top to bottom.

MR. LAMB: And I'm sure you have been here and heard us talk about this before, and we would

encourage you to make them 20 feet if you can.

MR. NEFF: Okay. I just had one clarification on the question that was asked about the gable lights. We have designed, in the past, some logos in the gable lens -- a Premier Bank logo -- and lit them with an accent light on a pole. And the 15-foot height was roughly the height of where that logo was in the drive-in, and that's what we have done to accent that at night.

MR. WADE: Further questions? Thank you. Anyone else wishing to speak in support of this proposal? Anyone wishing to speak in opposition?

PUBLIC HEARING CLOSED

MR. WADE: Commissioners?

MR. RICE: I think this looks really nice.

MR. WADE: Is that a motion?

MR. RICE: Yes. I make a motion that we recommend approval.

MS. CURBY: I'll second.

MR. RICE: I don't want to forestall any discussion here, but --

MR. WADE: We'll have all the discussion we need on the motion.

MR. RICE: Okay.

MR. WADE: Discussion on the motion? The motion has been made and seconded to recommend approval. Discussion on the motion, Commissioners? Roll call, please.

MR. LAMB: The motion has been made and seconded to recommend approval of Item 19-CP-06, a proposed C-P development plan known as "Premier Bank," approximately 3.59 acres in size, located at the northeast corner of Nifong Boulevard and Bethel Street.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Brodsky, Mr. Cady, Ms. Curby, Mr. Lamb, Mr. Rice, Mr. Wade, Mr. Wheeler. Motion carries 7-0.