

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 499-06

AN ORDINANCE

approving the C-P Development Plan of Missouri Cotton Exchange; 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 Missouri Cotton Exchange, dated October 27, 2006, located on the north side of Buttonwood Drive, west of Gray Oak Drive. 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 October 16, 2006, marked "Exhibit B" which is attached to and made a part of this ordinance, replaces the statement of intent attached to Ordinance No. 19047 passed on June 5, 2006.

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

PASSED this _____ day of _____, 2007.

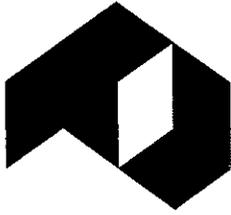
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



A CIVIL GROUP

CIVIL ENGINEERING • PLANNING • SURVEYING

NOVEMBER 03, 2006

Chuck Bondra
Planning Department

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PLANNING DEPT.

Re: Design Parameters for Missouri Cotton Exchange GP Plan

Dear Mr. Bondra:

The following are the proposed design parameters for the Missouri Cotton Exchange C-P Plan:

1. THE MAXIMUM GROSS SQUARE FOOTAGE OF BUILDING FLOOR AREA ON THE SITE IS 10,500 SQ.FT.
2. THE MINIMUM DISTANCE BETWEEN ANY BUILDING AND ANY ADJACENT PROPERTY LINE OR STREET RIGHT OF WAY IS 26 FEET
3. THE MAXIMUM HEIGHT OF ANY BUILDING ON THE SITE IS 30 FT.
4. 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.
5. THE MINIMUM PERCENTAGE OF THE SITE TO BE MAINTAINED IN OPEN SPACE IS 18%.
6. THE MAXIMUM NUMBER OF FREESTANDING SIGNS ON THE SITE IS ONE WITH 64 SQ.FT. OF SURFACE AREA AND 12 FT. MAX HEIGHT.
7. THE MINIMUM PERCENTAGE OF THE SITE TO BE MAINTAINED IN LANDSCAPING IS 18%.

1010 FAY STREET
COLUMBIA, MISSOURI
PHONE: 573-817-5750 FAX: 573-817-1677

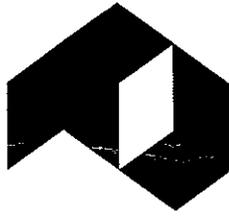
THE DESIGN PARAMETERS SHALL BECOME PART OF THE
ORDINANCE APPROVING THE CP DEVELOPMENT PLAN

Sincerely,

A Civil Group

A handwritten signature in black ink that reads "Tyler Kilgore". The signature is written in a cursive style with a large, prominent initial 'T'.

Tyler Kilgore



A CIVIL GROUP

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OCT 20 2006
PLANNING DEPT.

March 24, 2006 (revised 4/13/06 & revised 10/16/06)

Statement of Intent:

LOT 602 OF THE ADMINISTRATIVE PLAT OF OAK FOREST PLAT II.
REQUESTED REZONING FROM O1 TO C-P.

Intended Uses:

Uses to include all C-1 uses and the operation of a retail screen-printing and embroidery business, such as Missouri Cotton Exchange. The sale of packaged alcoholic beverages and bars will be excluded from the uses.

Maximum Gross Square Footage of Building Floor Area Proposed: 10,500 sf.

Maximum Building Height Proposed: 30.0 ft.

Minimum Percentage of the Site to be Maintained in Open Space: 18 %

Thank You.



Patrick M. Devaney M.S., E.I.

Source

Timothy Teddy

TO: City Council
FROM: City Manager and Staff
DATE: December 8, 2006



RE: A proposed C-P (Planned Business District) development plan known as "Missouri Cotton Exchange." The subject property, which is approximately .99 acre in size, is located on the north side of Buttonwood Drive, west of Gray Oak Drive. The proposed C-P development plan would allow for a 10,433 square-foot retail facility. This proposal includes a request to amend the "statement of intent," which was approved at the time the property was rezoned from O-1 to C-P in June 2006. The change to the "statement of intent" would increase the maximum building floor area allowed from 10,000 square feet to 10,500 square feet. (Case 28-CP-06)



Fiscal Impact

YES



Other Info.

EXECUTIVE SUMMARY

This proposal would allow for a 10,433 square foot retail and manufacturing establishment. Maximum building height proposed is 20 feet nine inches.

At its meeting of December 7, 2006, the Planning and Zoning Commission voted unanimously (6-0) 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 the revised statement of intent.

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
DECEMBER 7, 2006**

ITEM NO. 28-CP-06

NAME OF DEVELOPMENT

Missouri Cotton Exchange - C-P Development Plan

Note: This proposal includes a request to amend the March 24, 2006 "statement of intent," which limited building size on the site to 10,000 square feet. The proposed, revised statement of intent allows for a building size of up to 10,500 square feet.

LOCATION

On the north side of Buttonwood Drive, west of Gray Oak Drive

PROPERTY SIZE

Approximately 0.99 acre

EXISTING ZONING

C-P (Planned Business District)

HISTORY

The subject property was annexed into the City in 1969 and zoned A-1. In 1988 it was rezoned from A-1 to O-1. In June 2006 it was rezoned from O-1 to C-P.

GENERAL DESCRIPTION OF PROPOSED DEVELOPMENT

The proposal is to construct a 10,433 square foot retail and manufacturing establishment. Building height is proposed to be 20', 9."

EXISTING CONDITIONS

	<u>ZONING</u>	<u>LAND USE</u>
SITE	C-P	Vacant
NORTH	R-1	Church

SOUTH	C-1	Vacant
EAST	C-P	Furniture store
WEST	O-1	Dental office

ACCESS

The site has street frontage on Buttonwood Drive, an improved, local non-residential street. Internal access will consist of a driveway looping around the building and having access onto Buttonwood Drive on the east and west sides of the building. Staff has identified no access problems with this proposal.

PEDESTRIAN CIRCULATION

A sidewalk will be required to be constructed along the Buttonwood Drive frontage. Internal sidewalks are shown on the plan on the east and west sides of the proposed building.

ON-SITE PARKING

Twenty six vehicle parking spaces are required. Thirty one spaces are shown on the plan. Since the parking lot for the site has less than 50 spaces, no bicycle parking is required and none is shown on the plan.

PUBLIC UTILITIES

All City utilities are available to the site.

FIRE PROTECTION SERVICE

This area is served by the Columbia Fire Department.

SITE CHARACTERISTICS

The subject site is undeveloped, is gently-sloping and has a few trees on the northern half. It is in the Hinkson Creek drainage basin.

LANDSCAPING/STORM WATER MANAGEMENT

Landscaping and storm water management plans have been approved by the Public Works Department. The plan shows that 29 percent of the site will be in open space. Fifteen percent is the minimum requirement.

SIGNS

The proposed plan shows one freestanding monument sign, located east of the westernmost driveway. The sign will be no larger than 64 square feet in size and no taller than 12 feet in height. One wall sign of not more than 64 square feet in size is also proposed. Both the free standing and the wall sign would be in compliance with the sign regulations for District C-3.

Staff has identified no sign problems in regard to this proposal.

ON-SITE LIGHTING

Lighting will consist of "accent lighting and approximately 6 wall-mounted lights, directed downward on the exterior of the building."

CITY-RECOGNIZED NEIGHBORHOOD ASSOCIATIONS AFFECTED

The Meadows, Stadium Heights, Grindstone/Rock Quarry, Rockbridge, and Greenbriar/Trail Ridge

PARKLAND NEEDS/GREENBELT

Neighborhood parkland is not an issue in this case.

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

DISCUSSION

This proposal would allow for a 10,433 square foot commercial facility. The amended statement of intent allows for an additional 500 square feet of floor area. The additional building size allowance is necessary since the proposed building is slightly larger than what was anticipated at the time the property was rezoned.

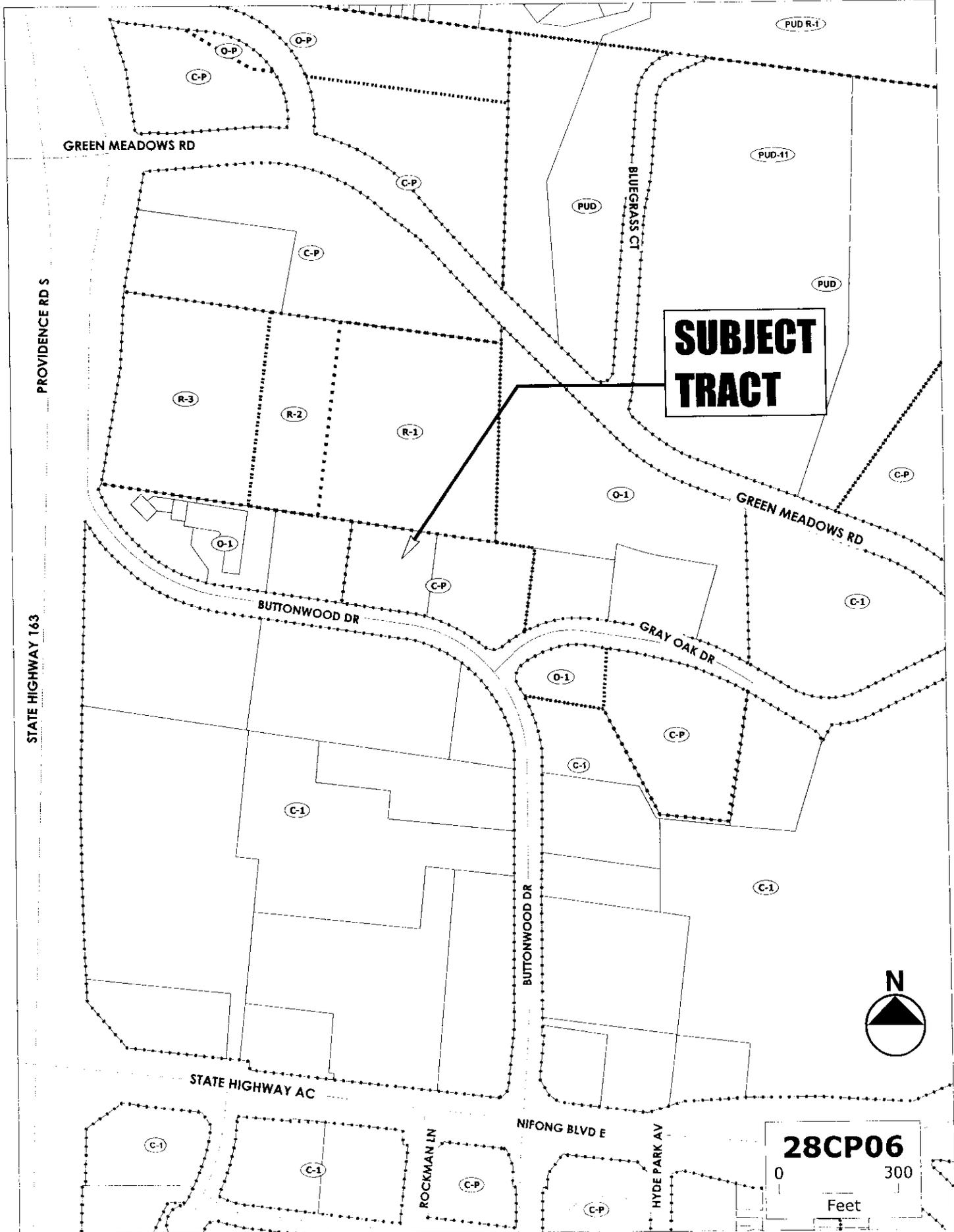
The plan meets all Zoning Regulation requirements and staff has identified no problems.

STAFF RECOMMENDATION

Approval of the C-P development plan and the amended statement of intent

Report prepared by eNB

Approved by JT



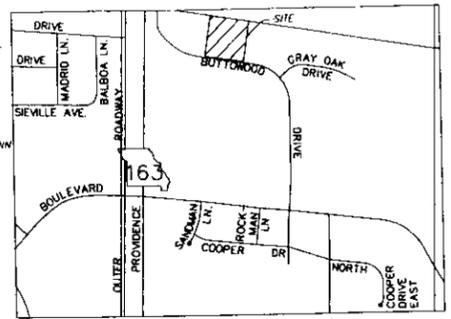
MISSOURI COTTON EXCHANGE

10/18/2006

FLOOD PLAIN STATEMENT

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA FLOOD PLAIN MAPS.

OWNER:
JEFF & BARBARA GLENN
C/O JEFF GLENN
701 W BRANDON RD.
COLUMBIA, MO 65203
(573) 442-3527



LOCATION MAP
NOT TO SCALE

LEGEND

- LP LIGHT POLE
- STREET SIGN
- WM EXISTING WATER METER
- GP GUARD POST
- FH EXISTING FIRE HYDRANT
- WM EXISTING WATER VALVE
- E EXISTING IRON PIPE
- (R) REMOVE
- S SET-IRON
- (REC.) RECORD
- ♿ HANDICAPPED PARKING
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ EXISTING SANITARY CLEANOUT
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PP POWER POLE
- ROOF DRAIN
- GW GUY WIRE
- X EXISTING FENCE
- U/E EXISTING UNDERGROUND ELECTRIC
- U/E EXISTING UNDERGROUND TELEPHONE
- EXISTING GAS
- OE EXISTING OVER-HEAD ELECTRIC
- S EXISTING SANITARY
- W EXISTING WATER
- U/E PROPOSED UNDERGROUND ELECTRIC
- W PROPOSED WATER
- G PROPOSED GAS
- S PROPOSED SANITARY
- T PROPOSED UNDERGROUND TELEPHONE
- PROPOSED STORM SEWER

SITE DATA

ZONING: C-1
ACREAGE: 0.99 ACRES
LOCATION: NORTHEAST OF BUTTWOOD DRIVE SOUTH OF CHRISTIAN CHAPEL SUBDIVISION LOT 1

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY EXISTING CONDITION AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
2. BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECT'S PLANS FOR ACCURATE DIMENSIONS.
3. TRACT IS ZONED C-1.
4. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
5. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS SHOWN OTHERWISE.
6. DRIVEWAY APPROACHES, SIDEWALKS IN RIGHT-OF-WAY AND H.C. RAMPS ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
7. ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED AS SOON AS GENERAL GRADING OPERATIONS ARE COMPLETE. VEGETATIVE COVER CAN NOT BE ESTABLISHED PRIOR TO THE ONSET OF WINTER. AN ALTERNATIVE METHOD OF STABILIZATION SHALL BE USED UNTIL VEGETATIVE COVER IS ESTABLISHED.

SIGNAGE AND LIGHTING

SIGNS WILL INCLUDE 1 WALL SIGN NO BIGGER THAN 64 SQ. FT. (SIGN A) AND 1 FREESTANDING SIGN WITH SIZE NO BIGGER THAN 64 SQ. FT. AND HEIGHT NO TALLER THAN 12 FT (SIGN B). LIGHTING WILL CONSIST OF ACCENT LIGHTING AND APPROXIMATELY 6 WALL MOUNTED LIGHTS DIRECTED DOWNWARD ON THE EXTERIOR OF THE BUILDING.

BENCHMARK DATA

TOP OF FIRE HYDRANT LOCATED 72.5 FEET NORTHEAST OF THE CENTERLINE CENTERLINE OF BUTTWOOD DRIVE AND GRAY OAK DRIVE.
ELEV. = 729.28

PARKING DATA

RETAIL 1 SPACE/ 200 SQ. FT. : 308.28/ 200 SQ. FT. = 15.47
MANUFACTURING 1 SPACE/ 600 SQ. FT. : 348.95/ 600 SQ. FT. = 5.80
OFFICE 1 SPACE/ 300 SQ. FT. : 450.89/ 300 SQ. FT. = 1.50
WHOLESALE DISTRIBUTION 1 SPACE/ 1000 SQ. FT. : 2086.3/ 1000 SQ. FT. = 2.07
WAREHOUSE 1 SPACE/ 2000 SQ. FT. : 1339.57/ 2000 SQ. FT. = 0.67
TOTAL = 25.51
25.51 PARKING SPACES AS REQUIRED BY CITY OF COLUMBIA REGULATIONS INCLUDING 1 HANDICAPPED SPACE
31 SPACES SHOWN INCLUDING 2 HANDICAPPED SPACES

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING LOT 602 OF THE ADMINISTRATIVE PLAT OF OAK FOREST PLAT 11 AS RECORDED IN BOOK 2553, PAGE 88 OF THE BOONE COUNTY RECORDS AND CONTAINING 0.99 ACRES.

JAY GEBHARDT, LS-2001001909

UTILITIES

WATER

CITY OF COLUMBIA
P.O. BOX 8015
COLUMBIA, MISSOURI 65205
CONTACT: DONNE NICHOLSON
(573)874-7532

NATURAL GAS

AMEREN UE
P.O. BOX 8015
COLUMBIA, MISSOURI 65205
CONTACT: GARY WHIPPLER
(573) 874-3030

ELECTRICITY

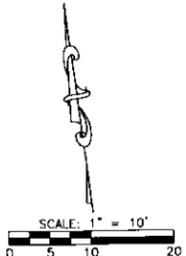
CITY OF COLUMBIA
P.O. BOX 8015
COLUMBIA, MISSOURI 65205
CONTACT: JOHN TROYER
(573)874-7321

CABLE TV

METACOM
801 NORTH COLLEGE AVENUE
COLUMBIA, MISSOURI 65201
CONTACT: JIMMY RUNYON
(573)443-1535

SANITARY SEWER

CITY OF COLUMBIA
P.O. BOX 8015
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: ANDY LISTER
(573)874-7564



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SITE PLAN

Plotted by: tyler; 31 Oct 2006 - 2:59pm



A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
153 WILKES BLVD., SUITE 406
COLUMBIA, MO 65401
PHONE: (573)874-5750 FAX: (573)874-4071

DATE	DESCRIPTION	BY	JOB NO.	DATE
10/27/06	CITY COMMENTS	JAG	GLENO6.02	10/18/06
10/18/06	CITY COMMENTS	PAT	GLENO6.02	10/18/06

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

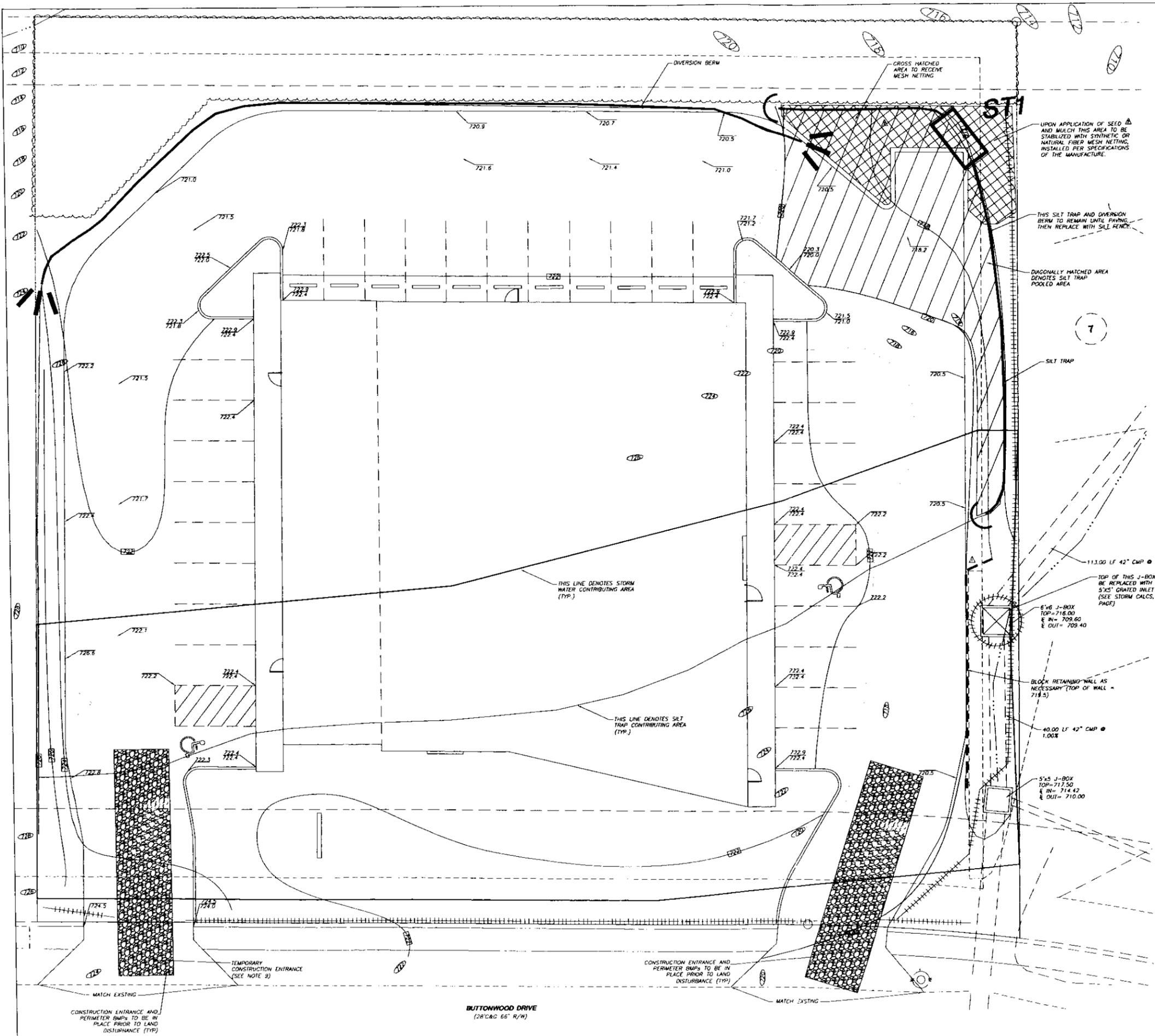
APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL THIS DAY OF 2006.

BUTTWOOD DRIVE
Δ (28° C&G 65° R/W)

JERRY WADE, CHAIRMAN
DARWIN A HINDMAN, MAYOR
SHEELA AMIN, CITY CLERK

LAND PRESERVATION PLAN MISSOURI COTTON EXCHANGE

10/18/2006



SILT TRAP DETAILS	REQUIRED VOLUME, FT ³	PONDED AREA (FT ²)	ELEVATION (FT)	HEIGHT OF SEDIMENT TRAP, FT (5' MAX)	PONDED AREA (FT ²)	CONTRIBUTING AREA (ACRES)	SEDIMENT TRAP ID
OUTLET STRUCTURE (ROCK OR PIPE)	1072	1072	718	4	2109	0.99	ST1

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH THE CITY OF COLUMBIA REGULATIONS IN REGARDS TO LAND DISTURBANCE.
2. THE EROSION CONTROL MEASURES ARE SHOWN ON THE PLAN USING SYMBOLS. REFER TO THE LEGEND FOR A LIST AND MEANING OF THE SYMBOLS.
3. ALL AREAS DISTURBED SHALL BE SEEDED AND MULCHED AFTER ALL CONSTRUCTION IS COMPLETE AND BE IN COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN. SEEDING MAY BE PHASED SO THAT GROUND COVER IS ESTABLISHED SOONER.
4. THE FINAL CONTOURS SHOWN ARE APPROXIMATE, AND MAY BE CHANGED IN THE FIELD WITH THE PUBLIC WORKS ENGINEERING DEPT. APPROVAL. THE GOAL BEING TO GRADE THE SITE TO MINIMIZE OR ELIMINATE POSSIBLE DRAINAGE PROBLEMS FROM OCCURRING IN THE FUTURE.
5. THE CONTRACTOR SHALL BE REQUIRED TO HAVE COMPACTION TESTING PERFORMED ON ALL FILL AREAS. THIS DATA MUST BE RECORDED IN A FORM THAT THE AREAS TESTED CAN BE RELOCATED ON A PLAN. THE TESTING REQUIRED SHALL BE ONE PASSING TEST FOR EACH 8 INCHES OF FILL ON EACH LOT WITHIN THE FILLED AREAS.
6. THIS TRACT IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI.

EROSION CONTROL NARRATIVE:

1. THE PROJECT CONSISTS OF CREATING A BUILDING ALONG WITH ITS REQUIRED INFRASTRUCTURE. THIS INCLUDES CONSTRUCTION OF THE BUILDING(S), PARKING LOT, SANITARY SEWERS, STORM SEWERS, ELECTRIC, GAS, WATER, TELEPHONE, AND CABLE TV UTILITIES. IN MY OPINION, THERE ARE NO SIGNIFICANT SITUATION OR EROSION CONTROL PROBLEMS ON THE SITE AT THIS TIME.
2. TO MY KNOWLEDGE THERE ARE NO EXISTING OFF-SITE EROSION SITUATION PROBLEMS DOWN STREAM FROM THIS DEVELOPMENT. THE DEVELOPMENT WILL HAVE MINOR IMPACTS TO THE RECEIVING STREAMS IMMEDIATELY DOWN STREAM FROM THE SITE DURING THE 6 TO 12 MONTHS OF CONSTRUCTION OF THE DEVELOPMENT. AFTER CONSTRUCTION, LAND DISTURBANCE ACTIVITIES WILL DIMINISH AND THEIR EFFECTS OFF-SITE WILL DECREASE TO VERY MINOR IMPACT.
3. THE CURRENT RUNOFF FACTORS INCLUDE SEASONAL LEAF COVER ON TREES AND PLANTS AND FESCUE PASTURES. THE SITE WILL CHANGE FROM APPROXIMATELY 0% IMPERVIOUS AREA TO APPROXIMATELY 70% IMPERVIOUS AREA.
4. THE PEAK DISCHARGE FOR THE 25-YEAR STORM ON THE ENTIRE SITE = $Q = CMA = 0.90 \times 8 \times 0.99 = 7.128$ 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 PROJECT SHALL INCLUDE THE PHASES OF: CLEARING, GRADING, PARKING LOT AND BUILDING CONSTRUCTION. THE ENTIRE SITE SHALL BE GRADED AT ONE TIME AND ALL SURFACES SHALL NOT BE DEMOLISHED FOR, AND SHALL BE STABLE AND NON-EROSIVE WITHIN, THE LESSER OF 30 WORKING DAYS OR 120 CALENDAR DAYS AFTER COMPLETION OF THE WORK AUTHORIZED BY THE LAND DISTURBANCE PERMIT. ALL STOCKPILES 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 PROTECTIVE MEASURES AND TO ASSURE THAT PREVENTATIVE MAINTENANCE EFFORTS WILL BE CARRIED OUT WHEN NEEDED. ALL AREAS SHALL BE RESEEDED AFTER GRADING IS COMPLETE.
9. ALL TEMPORARY CONSTRUCTION ENTRANCES SHALL BE 12" W X 50' L X 6" DEEP, 2" WASH STRONE.
10. DISTURBED AREA IS 0.99 ACRES, WHICH IS LESS THAN 1.0 ACRE, THUS NO STATE PERMIT IS REQUIRED.

STORM CALCS:

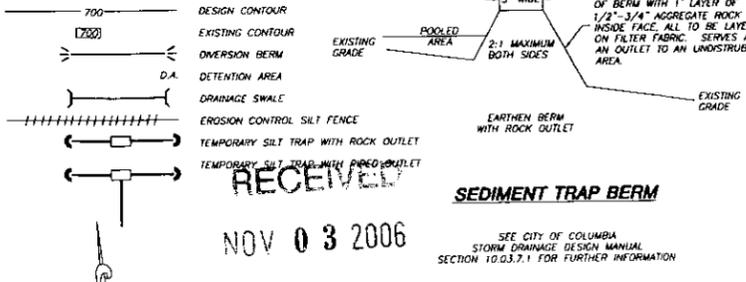
EXISTING CONDITIONS:
 6' x 6' J-BOX, TOP = 716, E IN = 709.60, E OUT = 709.40
 CULVERT EXISTING J-BOX IS 42" CMP @ 4.46%
 CONTRIBUTING AREA TO EXISTING CULVERT = 13.28 ACRES
 FLOW RATE TO EXISTING CULVERT = 98.38 CFS
 FULL FLOW CAPACITY OF EXISTING CULVERT = 110.50 CFS @ 11.49 FPS
 CONTRIBUTING AREA TO PROPOSED CATCH BASIN = 0.34 ACRES
 FLOW RATE TO PROPOSED CATCH BASIN = 2.47 CFS
 TOTAL FLOW THROUGH PIPE (EXIST + PROPOSED) = 98.38 CFS + 2.47 CFS = 98.85 CFS
 CONFIRMATION: 98.85 CFS < 110.50 CFS : CULVERT WILL HANDLE ADDITIONAL FLOW

6' x 6' CATCH BASIN, WITH 5' x 5' GRATED INLET (TOP)
 FOR 3" PONDED DEPTH, 25 SF OF GRATE AREA, $Q_{cap} = 67.20$ CFS
 CONFIRMATION: 67.20 CFS > 2.47 CFS : GRATED INLET WILL HANDLE FLOW

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 TRANSPORTED, STORED OR USED FOR MAINTENANCE, CLEARING 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 PROGRAM, POST OFFICE BOX 176, JEFFERSON CITY, MO 65102, 1-800-361-4827, OF ANY OIL SPILLS OR IF HAZARDOUS SUBSTANCES ARE FOUND DURING THE PROSECUTION OF WORK UNDER THIS PERMIT.

LEGEND



NOV 03 2006

LAND PRESERVATION PLAN



SEE CITY OF COLUMBIA
STORM DRAINAGE DESIGN MANUAL
SECTION 10.03.7.1 FOR FURTHER INFORMATION

Plotted by: lyle; 02 Nov 2006 - 11:30am



A CIVIL GROUP
 CIVIL ENGINEERING, PLANNING, SURVEYING
 113 WILKES BLVD. SUITE 450
 COLUMBIA, MO 65201
 PHONE: (314) 517-5700 FAX: (314) 517-4471

DATE: 10/18/06	DESIGN BY: JAG	DATE: 10/18/06
DATE: 10/18/06	ENGR: JAG	DATE: 10/18/06
DATE: 10/18/06	CITY COMMENTS: TAK	DATE: 10/18/06
DATE: 10/18/06	DESCRIPTION: G1FN06.02	DATE: 10/18/06

LANDSCAPING PLAN
MISSOURI COTTON EXCHANGE

10/18/2006

LANDSCAPING/TREE PRESERVATION NOTES

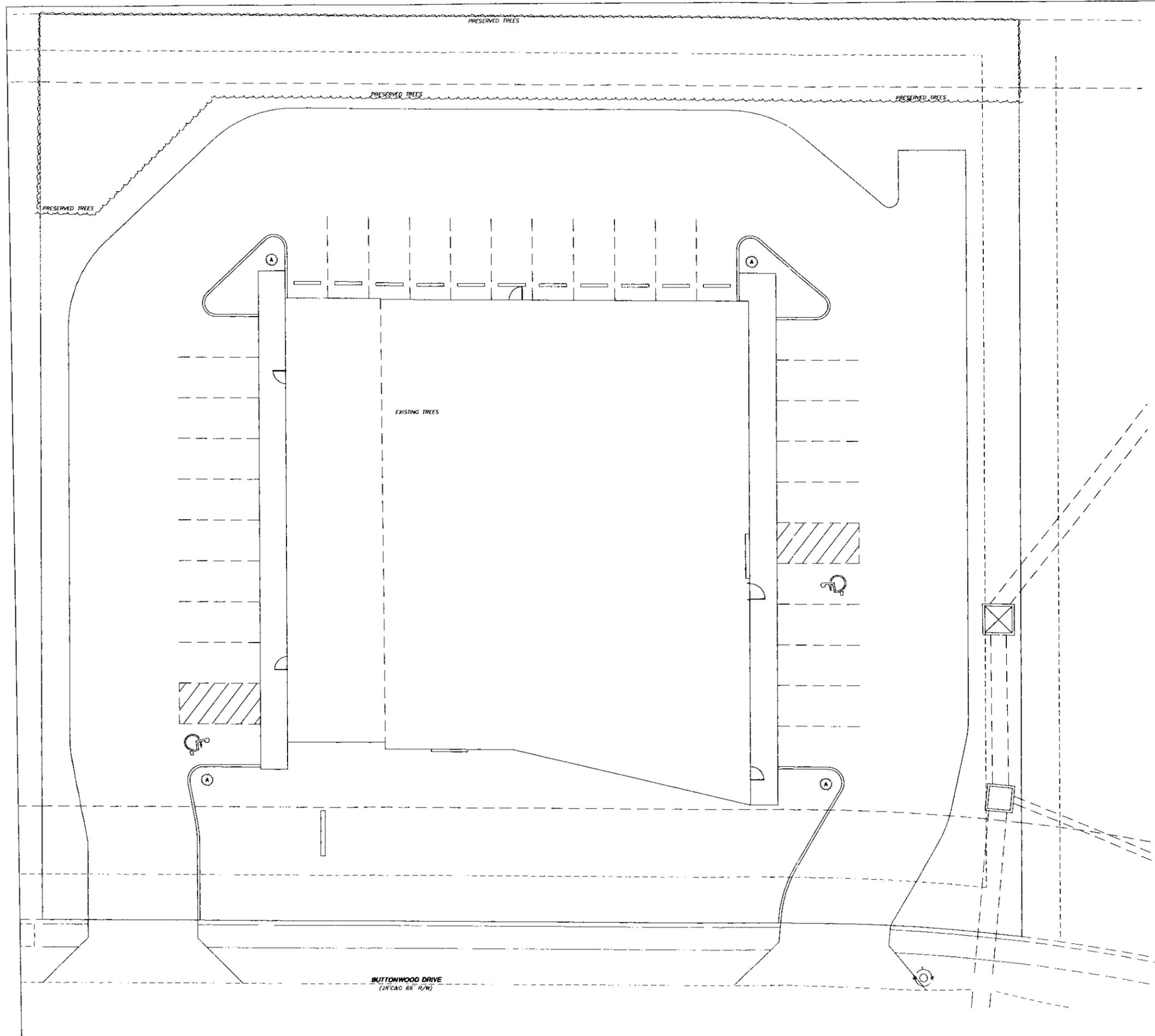
1. TOTAL AREA OF LOT = 0.98 AC. = 43141 SQ.FT.
 TOTAL PAVED AREA = 17847.88 SQ.FT. (41%)
 TOTAL FUTURE BUILDING AREA = 10432.55 SQ.FT. (24%)
 TOTAL IMPERVIOUS AREA = 30607.75 SQ.FT. (71%)
 TOTAL AREA OF LANDSCAPING = 12542.74 SQ.FT. (29%)
2. ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
3. 17847.88 SQ. FT. / 4,500 = 3.97 OR 4 TREES REQUIRED.
 * NEW SHADE TREES SHOWN ON SITE.
4. LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.

PLANT SCHEDULE

SYMBOL	QUANTITY	PLANT SPECIES	SIZE
A	4	RED MAPLE	2"

△ TREE PRESERVATION NOTES

TOTAL AREA OF EXISTING TREES ON SITE = 15757.48 SQ.FT.
 TOTAL AREA OF PRESERVED TREES ON SITE = 4364.82 SQ.FT.
 TOTAL PERCENTAGE OF TREES SAVED = 28%



RECEIVED
 NOV 03 2006
 PLANNING DEPT.

LANDSCAPING PLAN

Plotted by: Tyler, 02 Nov 2006 - 11:31am

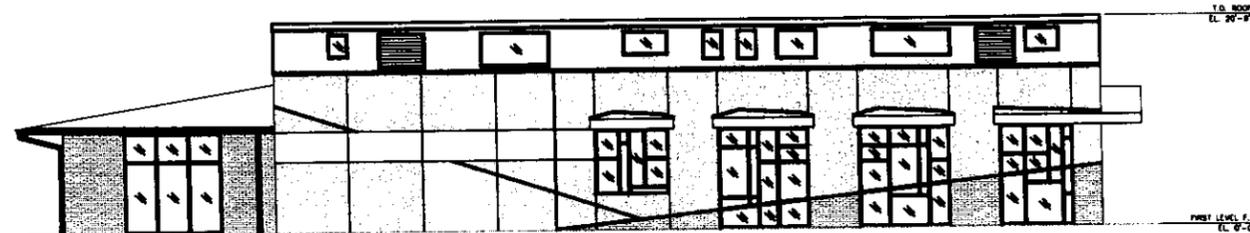
<p>A CIVIL GROUP CIVIL ENGINEERING, PLANNING, SURVEYING 1123 WILKES BLVD., SUITE 450 COLUMBIA, MD 21046 PHONE: (410) 301-5750 FAX: (410) 301-1611</p>		DATE: 10/18/06
		DRAWN BY: TAK CHECKED BY: JAG IN CHARGE: PAT DRAWING NO: GLENNO6.01
SCALE: 1" = 10' 0 5 10 20	CITY COMMENTS: TAK CITY COMMENTS: TAK CITY COMMENTS: TAK	SHEET 3 OF 4

X:\PROJECTS\GLENNO6\GLENNO6-01\GLENNO6-01.DWG LANDSCAPE

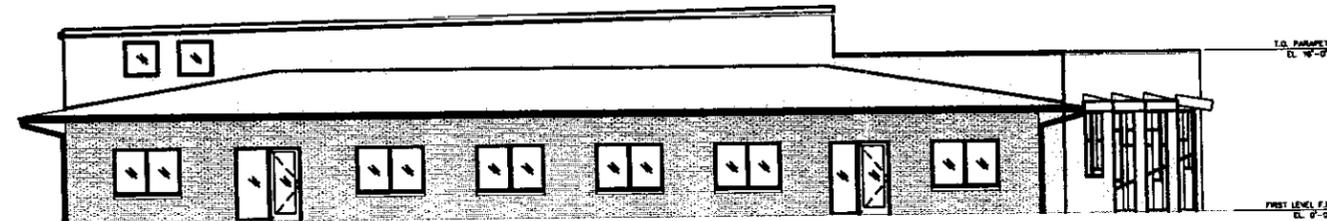
BUILDING ELEVATION DETAIL SHEET
MISSOURI COTTON EXCHANGE

10/18/2006

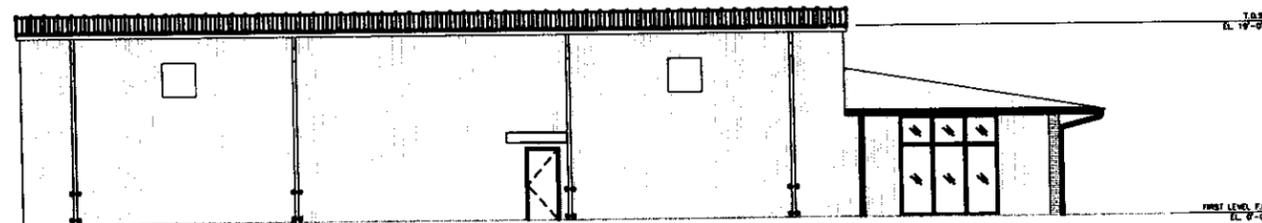
FRONT SOUTH FACE OF BUILDING



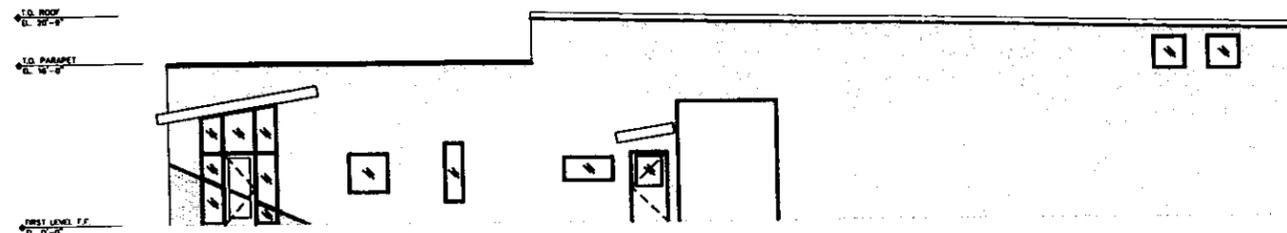
LEFT SIDE WEST FACE OF BUILDING



REAR NORTH FACE OF BUILDING



RIGHT EAST FACE OF BUILDING

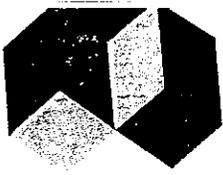


DESIGN PARAMETERS
 1. THE MAXIMUM HEIGHT OF ANY BUILDING ON THE SITE IS 30 FT. FOR CURRENT PROPOSED ELEVATIONS SEE DETAIL ON THIS PAGE

RECEIVED
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 PLANNING DEPT.

Peckham & Wright
 Architects, Inc.

SITE PLAN		Plotted by: lyle; 31 Oct 2006 - 3:00pm	
<p>A CIVIL GROUP CIVIL ENGINEERING, PLANNING, SURVEYING 123 WILCOX BLVD., SUITE 450 COLUMBIA, MD 21050 PHONE: (301)811-9750, FAX: (301)811-1071</p>		DESIGNED BY	TAK
		DATE	10/18/06
DRAWN BY	JAG	CHECKED BY	PAT
PROJECT	GLEN06.02	SHEET	4 OF 4



March 24, 2006 (revised 4/13/06)

Statement of Intent:

LOT 602 OF THE ADMINISTRATIVE PLAT OF OAK FOREST PLAT II.
REQUESTED REZONING FROM O1 TO C-P.

Intended Uses:

Uses to include all C-1 uses and the operation of a retail screenprinting and embroidery business, such as Missouri Cotton Exchange. The sale of packaged alcoholic beverages and bars will be excluded from the uses.

Maximum Gross Square Footage of Building Floor Area Proposed: 10,000 sf.

Maximum Building Height Proposed: 30.0 ft.

Minimum Percentage of the Site to be Maintained in Open Space: 18 %

Thank You.

Patrick M. DeVaney M.S. EI

~~OLD~~

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
December 7, 2006

28-CP-06 A proposed C-P development plan known as "Missouri Cotton Exchange," located on the north side of Buttonwood Drive, west of Gray Oak Drive, containing approximately .99 acres.

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 amended statement of intent.

MR. WADE: Are there any questions of staff?

PUBLIC HEARING OPENED

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

MR. GEBHARDT: Good evening. My name is Jay Gebhardt, and I live at 711 West Ash. Pretty straightforward request. If you guys have got questions, I'll be glad to answer them. The architect for this project apparently didn't read the statement of intent, and so, that's why we're 400 square feet over the limit, but, other than that, I'm not aware of any problems. So, if you have any questions, I'd be glad to answer them. Thank you very much.

MR. WADE: Thank you. It's a pleasure not to talk about lighting, isn't it, Mr. Gebhardt? Anyone else wishing to speak to this proposal?

PUBLIC HEARING CLOSED

MR. WADE: Commissioners? Mr. Brodsky?

MR. BRODSKY: No. I believe Mr. Barrow wins.

MR. BARROW: I'm jumping in here. Man, I'm the bulldog tonight.

MR. WADE: I guess. I didn't notice your --

MR. CADY: He had his hand up.

MR. BARROW: I just want to keep moving things. Yeah. Once again, I'm generally leery of, you know, when someone comes in with a plan and then wants to switch it up, because sometimes it's a bait and switch. But this, once again, looks like, you know, almost a housekeeping detail. And I wanted to praise the staff for asking for the inclusion of the building elevations, and I wanted to thank the landowner or developer for providing them. I think that really helps with the decision. But I am going to be happy to support this, and I move that we recommend approval of this change to the plan. Is that what we're doing?

MR. WADE: Approval of the --

MR. HOLDEN: Plan and statement of intent.

MR. CADY: You're approving the plan and the revision.

MR. BARROW: Yeah. The plan and the revision of the statement of intent. That's what I intend to move.

MR. WADE: You're approving the plan and the amended statement of intent?

MR. BARROW: That's what I intend to move.

MR. HOLDEN: Second.

MR. WADE: The motion has been made and seconded that we recommend approval of the C-P plan and the amended statement of intent. Discussion on the motion? A lesson from this: I think the architect ought to always get, early on, a copy of the statement of intent. Roll call, please.

MR. LAMB: The motion has been made and seconded to recommend approval of Item 28-CP-06, a proposed C-P development plan to be known as "Missouri Cotton Exchange," located on the north side of Buttonwood Drive, west of Gray Oak Drive, containing approximately .99 acres. The motion is for approval of the development plan and the accompanying revision to the statement of intent.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Brodsky, Mr. Cady, Mr. Holden, Mr. Lamb, Mr. Wade, Mr. Barrow. Motion carries 6-0.