

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 283-08

AN ORDINANCE

approving the Regional Catholic High School O-P Development Plan; 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 Regional Catholic High School O-P Development Plan, dated August 27, 2008, located on the north side of Gans Road, approximately 1,500 feet west of the Gans Road and Gans Creek Road intersection. 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 O-P Development Plan.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2008.

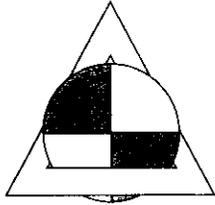
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



allstate consultants LLC
Engineering • Planning • Surveying • Investigative • Geotechnical

**Regional Catholic High School O-P Plan
Design Parameters**

July 28, 2008

- a) The minimum distance between any building and any adjacent property line or street right of way will be 25'.
- 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 will be 10'.
- c) There will be a maximum of one freestanding structure with a maximum square footage of 64 sq.ft. (per side) and a maximum height of 12 feet.
- d) The minimum percentage of the site to be maintained in open space and/or landscaping is 40%. The minimum percentage of pervious area will be 65%.
- e) There will be a maximum of 18 parking light poles with cut-off fixtures and a maximum height of 28'; 35 light poles with non-cutoff fixtures and a maximum pole height of 15'; and 12 light poles for the athletic fields with a maximum height of 80' for the baseball field and 70' for the soccer/football field

Source

Timothy Teddy

TO: City Council

FROM: City Manager and Staff

DATE: September 5, 2008

RE: A proposed O-P (Planned Office District) development plan to be known as "Regional Catholic High School O-P Plan." (Case 08-53)



Fiscal Impact

YES

NO


Other Info.

EXECUTIVE SUMMARY

The subject property, which is approximately 22.78 acres in size, is located on the north side of Gans Road, approximately 1,500 feet west of the Gans Road/Gans Creek Road intersection. The proposed O-P development plan would allow for construction of a 150,000 square foot high school, and associated athletics facilities. The plan meets all Zoning Regulation requirements.

At it's meeting of September 4, 2008, the Planning and Zoning Commission voted unanimously (9-0) to recommend approval of the proposed development plan. No one from the public spoke in opposition.

A locator map, staff report, design parameters, a reduced copy 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 O-P development plan.

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
SEPTEMBER 4, 2008**

ITEM NO. 08-53

NAME OF DEVELOPMENT

Regional Catholic High School O-P Development Plan

LOCATION

On the north side of Gans Road, approximately 1,500 feet west of the Gans Road/Gans Creek Road intersection

PROPERTY OWNER

Columbia Catholic High School

PROPERTY SIZE

Approximately 22.78 acres

EXISTING ZONING

O-P (Planned Office District)

GENERAL DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed O-P development plan would allow for construction of a 150,000 square foot high school, and associated athletics facilities, to be completed in two phases:

Phase 1: This phase is meant to accommodate an estimated initial enrollment of 220 students, and 30 employees, and includes the following construction:

- An estimated 120,000 square foot high school building, including a 1,200 seat gymnasium
- 181 parking spaces

Phase 2: This phase would accommodate future expansion of the school up to a maximum enrollment of 400 students, and 50 employees, and would add the following facilities:

- 30,000 square foot addition to the school building
- 1,000 seat stadium
- Baseball/softball field
- 160 parking spaces

ACCESS

Primary access to the site is off of Gans Road, an unimproved minor arterial street. A 50-foot half width street right-of-way is in place along the Gans Road frontage, which is the maximum width requirement for such a street. Access into and out of the site would be provided by a private driveway, with a separate side-by-side 25-foot wide entrance and exit off Gans Road.

A left turn lane is shown on the plan to provide access to the site from Gans Road. Additional right-of-way is also shown to accommodate a future right turn lane on Gans Road upon full build-out of the site. These improvements would be paid for by the developer.

PEDESTRIAN CIRCULATION

Internal walkways will consist of five-foot wide sidewalks along both sides of the driveway, extending from the school's front entrance to future public street sidewalks along Gans Road. A ten-foot wide walkway is shown surrounding the future stadium.

A five-foot wide sidewalk is shown extending from the north side of the school building to A. Perry Philips Park, a 140-acre City park that is currently in the planning stages. Future single- and multi-family residential development is expected to be built on the property bordering the east side of the site as part of the "Discovery" C-P development; however, final plans have not been submitted at this time. While interconnectivity between the school site and adjoining residential and park properties is desirable, it is not practical to indicate the precise locations of these facilities until plans are finalized for the adjacent properties.

A sidewalk would be required to be constructed by the applicant along the Gans Road frontage as a condition of final subdivision of the tract.

ON-SITE PARKING

Two hundred ^{SA 3/21} automobile parking spaces, including 19 bicycle spaces, would be provided with phase one, to accommodate an estimated initial enrollment of up to 220 students, and 30 staff. Three hundred forty-one vehicular parking spaces and 19 bicycle parking spaces would be provided upon completion of the second phase of development. This would meet the City's parking requirements.

PUBLIC UTILITIES

City water and electrical service lines are located on the north side of Gans Road, west of the site, and will need to be extended to the site by the developer.

The nearest City sanitary sewer line is located near the west side of the site. The developer will be required to extend the City public sewer line to the site.

SITE CHARACTERISTICS

The site consists of hay fields on rolling hills, with a few mature trees. It is primarily located within the Clear Creek drainage basin, except a portion of the southeast corner, which drains into the Gans Creek drainage basin. The site is upstream from Rock Bridge State Park.

LANDSCAPING/STORM WATER MANAGEMENT

Conceptual landscaping and storm water management plans for the site have been approved by the Public Works Department.

Both the plan and design parameters indicate that 65% of the site would be maintained in pervious area. Sixty percent of the site must be maintained in open space/pervious area, as dictated by the statement of intent for Tract 4, which was attached to the annexation/rezoning ordinance approved by Council on April 19, 2004 (Ord. #18043).

The conceptual storm water plan shows five bio-retention features, linked to open swales and storm sewer lines, which are intended to direct runoff from the site into Philips Lake, a 40-acre lake on City parkland that has been modified to provide regional storm water detention. A 3.3-acre drainage area on the east side of the site, which currently drains into the Gans Creek drainage basin, will be redirected to drain into Philips Lake.

SIGNS

One free standing sign is proposed for the development, which would be located at the Gans Road driveway entrance. The sign would have a maximum of 64 square feet of surface area, and would be 12 feet high, as allowed by the Sign Regulations for parcels with frontage on arterial streets under O-1 (Office District) zoning.

Three wall signs are proposed. Two 40 square foot signs are shown on the south walls of the school building, and one 20 square foot sign would be mounted on the north side. The proposed wall signs, totaling 100 square feet, do not comply with the Sign Regulations for District O-1, which would limit the site to a total of 64 square feet of wall signage.

O-P Districts are flexible regarding the height, area, placement, and number of freestanding, wall, canopy, and awning signs. Staff typically recommends that signage conform to the City's Sign Regulations for the O-1 zoning district. In this case, staff does not have any issue with the proposed wall signage exceeding the O-1 sign allowance guideline.

ON-SITE LIGHTING

A total of 17 light poles with “cut-off” luminaires are shown in and around the parking lots, with a maximum height of 28 feet. Thirty-five light poles, with 15-foot high “non-cutoff” luminaires, are shown along both sides of the entrance driveway, and along the proposed 10-foot wide walkway around the stadium. Lighting is also shown around both athletic fields, with maximum heights of 70 feet for the football/soccer stadium, and 80 feet for the baseball/softball field.

All outdoor lighting shall conform to the City’s Outdoor Lighting Regulations (Section 29-30.1).

CITY-RECOGNIZED NEIGHBORHOOD ASSOCIATIONS AFFECTED

Bearfield Meadows

PARKLAND NEEDS/GREENBELT

The subject property is situated between two new City parks. The 140-acre A. Perry Philips Park abuts its northwest boundary. The 320-acre Gans Creek Recreation Area, which is slated to become the City’s south regional park, is located on the south side of Gans Road, opposite the subject site’s south boundary. Neither park has been developed at this time; however, planning is under way to determine what amenities will be provided, and to develop specific layouts for each. No additional parkland is needed to serve the subject property.

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 O-P development plan would allow for a 150,000 square foot high school, and associated athletics facilities. The plan complies with all Zoning Ordinance requirements.

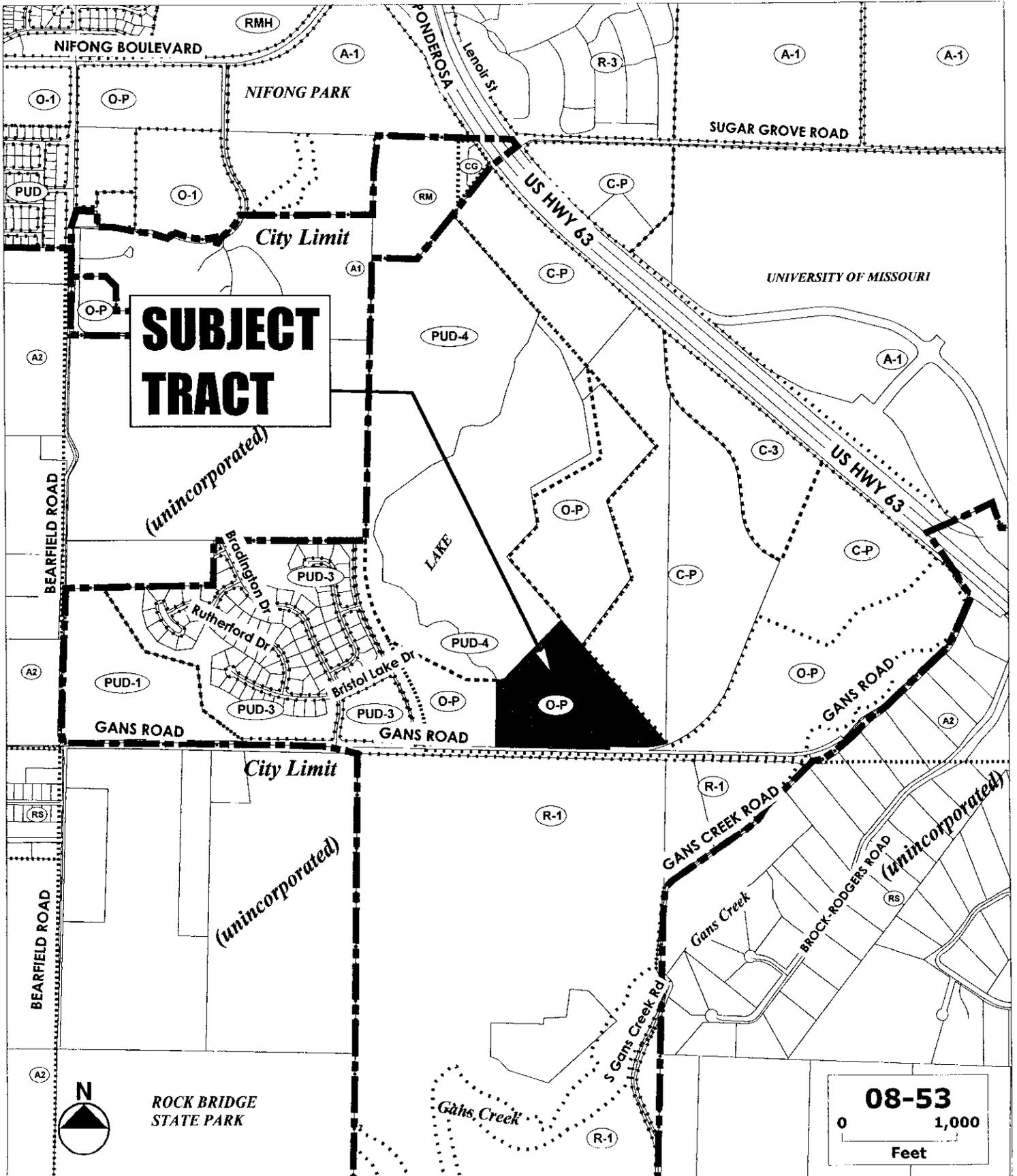
Staff has identified no problems with the proposal.

STAFF RECOMMENDATION

The staff recommends approval of the proposed O-P development plan.

Report prepared by SM

Approved by [Signature]



SUBJECT TRACT

(unincorporated)

City Limit

(unincorporated)

08-53

0 1,000 Feet



ROCK BRIDGE STATE PARK

Gans Creek

UNIVERSITY OF MISSOURI

NIFONG BOULEVARD

NIFONG PARK

SUGAR GROVE ROAD

US HWY 63

US HWY 63

GANS ROAD

GANS ROAD

GANS ROAD

GANS CREEK ROAD

BROCK-RODGERS ROAD

BEARFIELD ROAD

BEARFIELD ROAD

S Gans Creek Rd

Bodington Dr
Rutherford Dr
Bristol Lake Dr

LAKE

RMH

A-1

R-3

A-1

A-1

O-1

O-P

O-1

RM

C-P

C-P

PUD-4

A-1

A2

O-P

PUD

C-3

O-P

C-P

C-P

PUD-1

PUD-4

O-P

O-P

O-P

R-1

R-1

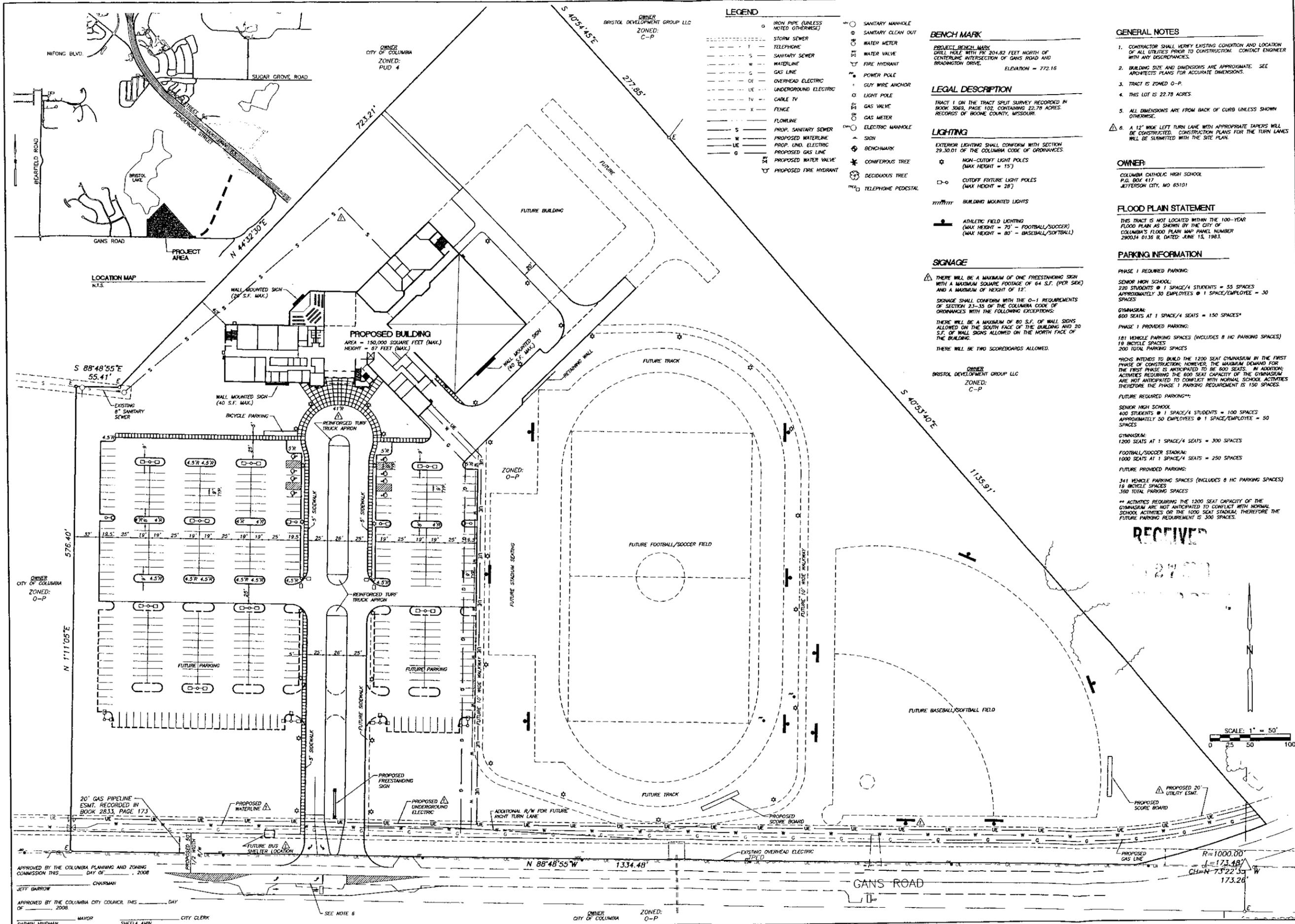
A2

RS

A2

R-1

RS



LEGEND

—	IRON PIPE (UNLESS NOTED OTHERWISE)
---	STORM SEWER
- - -	TELEPHONE
- - -	SANITARY SEWER
- - -	WATERLINE
- - -	GAS LINE
- - -	OVERHEAD ELECTRIC
- - -	UNDERGROUND ELECTRIC
- - -	CABLE TV
- - -	FENCE
- - -	FLOWLINE
- - -	PROP. SANITARY SEWER
- - -	PROP. WATERLINE
- - -	PROP. UND. ELECTRIC
- - -	PROP. GAS LINE
- - -	PROP. WATER VALVE
- - -	PROP. FIRE HYDRANT
○	SANITARY MANHOLE
○	SANITARY CLEAN OUT
○	WATER METER
○	WATER VALVE
○	FIRE HYDRANT
○	POWER POLE
○	GUY WIRE ANCHOR
○	LIGHT POLE
○	GAS VALVE
○	GAS METER
○	ELECTRIC MANHOLE
○	SIGN
○	BENCHMARK
○	CONIFEROUS TREE
○	DECIDUOUS TREE
○	TELEPHONE PEDESTAL

BENCH MARK
PROJECT BENCH MARK
DRILL HOLE WITH PK 204.82 FEET NORTH OF CENTERLINE INTERSECTION OF GANS ROAD AND BRADINGTON DRIVE.
ELEVATION = 772.16

LEGAL DESCRIPTION
TRACT 1 ON THE TRACT SPLIT SURVEY RECORDED IN BOOK 306B, PAGE 102, CONTAINING 22.78 ACRES, RECORDS OF BOONE COUNTY, MISSOURI.

LIGHTING
EXTERIOR LIGHTING SHALL CONFORM WITH SECTION 29.30.01 OF THE COLUMBIA CODE OF ORDINANCES.
NON-CUTOFF LIGHT POLES (MAX HEIGHT = 15')
CUTOFF FIXTURE LIGHT POLES (MAX HEIGHT = 28')
BUILDING MOUNTED LIGHTS
ATHLETIC FIELD LIGHTING (MAX HEIGHT = 70' - FOOTBALL/SOCCER) (MAX HEIGHT = 80' - BASEBALL/SOFTBALL)

SIGNAGE
THERE WILL BE A MAXIMUM OF ONE FREESTANDING SIGN WITH A MAXIMUM SQUARE FOOTAGE OF 64 S.F. (PER SIDE) AND A MAXIMUM HEIGHT OF 12'.
SIGNAGE SHALL CONFORM WITH THE O-1 REQUIREMENTS OF SECTION 23-35 OF THE COLUMBIA CODE OF ORDINANCES WITH THE FOLLOWING EXCEPTIONS:
THERE WILL BE A MAXIMUM OF 80 S.F. OF WALL SIGNS ALLOWED ON THE SOUTH FACE OF THE BUILDING AND 20 S.F. OF WALL SIGNS ALLOWED ON THE NORTH FACE OF THE BUILDING.
THERE WILL BE TWO SCOREBOARDS ALLOWED.

GENERAL NOTES

- CONTRACTOR SHALL VERIFY EXISTING CONDITION AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECT'S PLANS FOR ACCURATE DIMENSIONS.
- TRACT IS ZONED O-P.
- THIS LOT IS 22.78 ACRES.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- A 12' WIDE LEFT TURN LANE WITH APPROPRIATE TAPERS WILL BE CONSTRUCTED. CONSTRUCTION PLANS FOR THE TURN LANE WILL BE SUBMITTED WITH THE SITE PLAN.

OWNER:
COLUMBIA CATHOLIC HIGH SCHOOL
P.O. BOX 417
JEFFERSON CITY, MO 65101

FLOOD PLAIN STATEMENT
THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA'S FLOOD PLAIN MAP PANEL NUMBER 290034 0135 B, DATED JUNE 15, 1983.

PARKING INFORMATION
PHASE 1 REQUIRED PARKING:
SENIOR HIGH SCHOOL:
220 STUDENTS @ 1 SPACE/4 STUDENTS = 55 SPACES
APPROXIMATELY 30 EMPLOYEES @ 1 SPACE/EMPLOYEE = 30 SPACES
GYMNASIUM:
600 SEATS AT 1 SPACE/4 SEATS = 150 SPACES*
PHASE 1 PROVIDED PARKING:
181 VEHICLE PARKING SPACES (INCLUDES 8 HC PARKING SPACES)
19 BICYCLE SPACES
200 TOTAL PARKING SPACES
*2015 INTENDS TO BUILD THE 1200 SEAT GYMNASIUM IN THE FIRST PHASE OF CONSTRUCTION; HOWEVER, THE MAXIMUM DEMAND FOR THE FIRST PHASE IS ANTICIPATED TO BE 800 SEATS. IN ADDITION, ACTIVITIES REQUIRING THE 800 SEAT CAPACITY OF THE GYMNASIUM ARE NOT ANTICIPATED TO CONFLICT WITH NORMAL SCHOOL ACTIVITIES THEREFORE THE PHASE 1 PARKING REQUIREMENT IS 150 SPACES.
FUTURE REQUIRED PARKING**:
SENIOR HIGH SCHOOL:
400 STUDENTS @ 1 SPACE/4 STUDENTS = 100 SPACES
APPROXIMATELY 50 EMPLOYEES @ 1 SPACE/EMPLOYEE = 50 SPACES
GYMNASIUM:
1200 SEATS AT 1 SPACE/4 SEATS = 300 SPACES
FOOTBALL/SOCCER STADIUM:
1000 SEATS AT 1 SPACE/4 SEATS = 250 SPACES
FUTURE PROVIDED PARKING:
341 VEHICLE PARKING SPACES (INCLUDES 8 HC PARKING SPACES)
18 BICYCLE SPACES
359 TOTAL PARKING SPACES
** ACTIVITIES REQUIRING THE 1200 SEAT CAPACITY OF THE GYMNASIUM ARE NOT ANTICIPATED TO CONFLICT WITH NORMAL SCHOOL ACTIVITIES OR THE 1000 SEAT STADIUM THEREFORE THE FUTURE PARKING REQUIREMENT IS 300 SPACES.

REGIONAL CATHOLIC HIGH SCHOOL
O-P PLAN
SITE LAYOUT
COLUMBIA, MO

REVISED:
08-27-08



RECEIVED

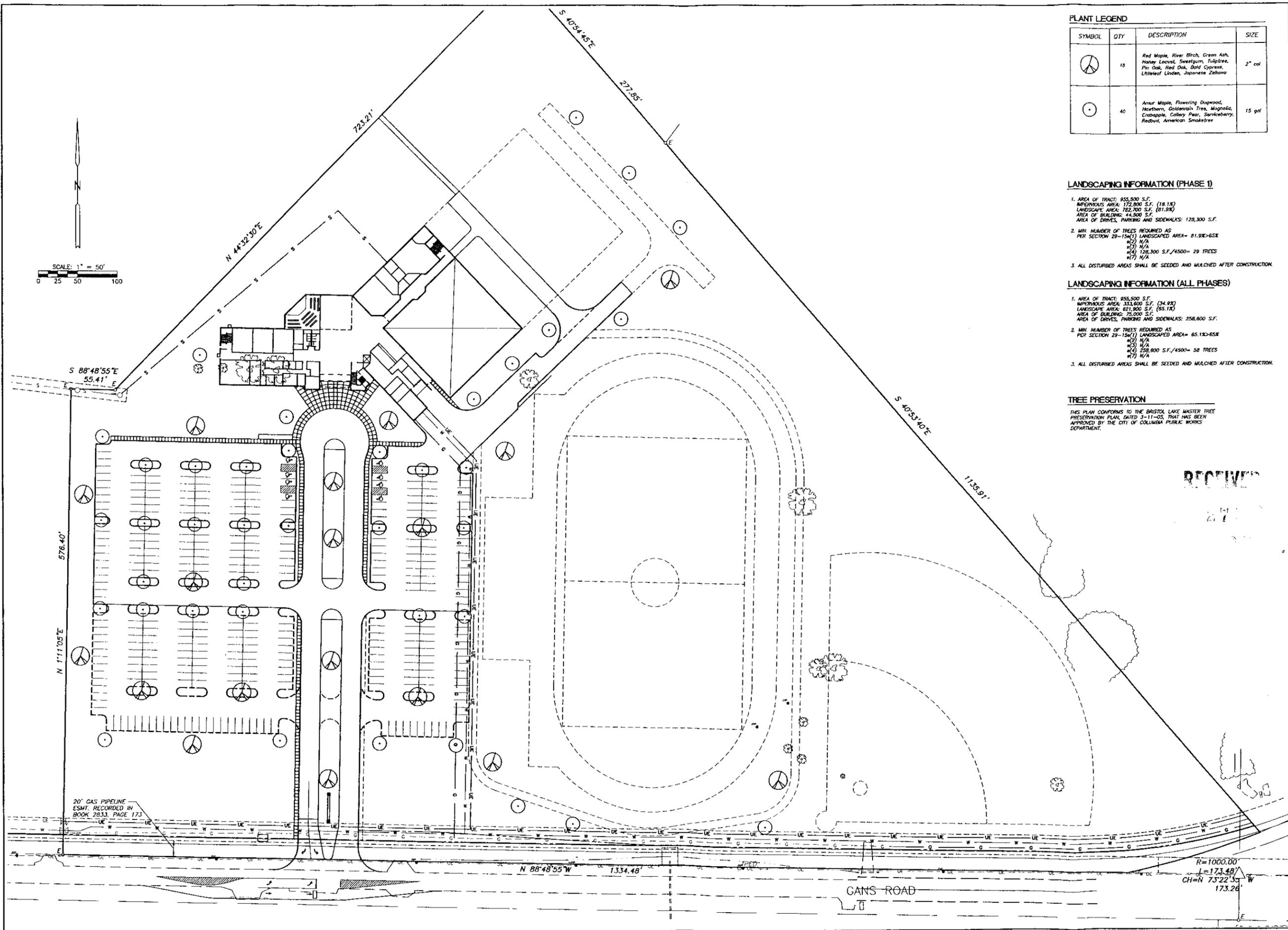
SCALE: 1" = 50'

APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2008
JEFF BARRON CHAIRMAN
APPROVED BY THE COLUMBIA CITY COUNCIL THIS _____ DAY OF _____, 2008
DARWIN BRIDMAN MAYOR SHEILA AMIN CITY CLERK

ALLSTATE AC CONSULTANTS
3111 LEONORE INDUSTRIAL BLVD.
COLUMBIA, MO 65201
(573) 785-8799
ENGINEERING • PLANNING • SURVEYING • ELECTROTECHNICAL • INVESTIGATIVE

DATE: 6-25-08
JOB NUMBER: 07065 02
SCALE: 1" = 50'

SHEET 1 OF 3



SCALE: 1" = 50'
0 25 50 100

PLANT LEGEND

SYMBOL	QTY	DESCRIPTION	SIZE
	18	Red Maple, River Birch, Green Ash, Honey Locust, Sweetgum, Tulip tree, Pin Oak, Red Oak, Bald Cypress, Littleleaf Linden, Japanese Zelkova	2" cal
	40	Amur Maple, Flowering Dogwood, Hawthorn, Goldenrain Tree, Magnolia, Crabapple, Callery Pear, Serviceberry, Redbud, American Smoke tree	15 gal

LANDSCAPING INFORMATION (PHASE 1)

1. AREA OF TRACT: 955,500 S.F.
IMPERVIOUS AREA: 172,800 S.F. (18.1%)
LANDSCAPE AREA: 782,700 S.F. (81.9%)
AREA OF BUILDING: 14,500 S.F.
AREA OF DRIVES, PARKING AND SIDEWALKS: 128,300 S.F.
2. MIN. NUMBER OF TREES REQUIRED AS PER SECTION 29-15a(1)
LANDSCAPED AREA = 81.9% = 65%
 (1) N/A
 (2) N/A
 (3) N/A
 (4) 128,300 S.F./4500 = 29 TREES
 (7) N/A
3. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AFTER CONSTRUCTION.

LANDSCAPING INFORMATION (ALL PHASES)

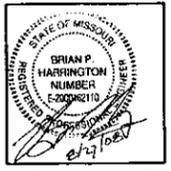
1. AREA OF TRACT: 955,500 S.F.
IMPERVIOUS AREA: 333,600 S.F. (34.9%)
LANDSCAPE AREA: 621,900 S.F. (65.1%)
AREA OF BUILDING: 75,000 S.F.
AREA OF DRIVES, PARKING AND SIDEWALKS: 258,600 S.F.
2. MIN. NUMBER OF TREES REQUIRED AS PER SECTION 29-15a(1)
LANDSCAPED AREA = 65.1% = 65%
 (1) N/A
 (2) N/A
 (3) N/A
 (4) 258,600 S.F./4500 = 58 TREES
 (7) N/A
3. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AFTER CONSTRUCTION.

TREE PRESERVATION

THIS PLAN CONFORMS TO THE BRISTOL LAKE MASTER TREE PRESERVATION PLAN, DATED 3-11-05, THAT HAS BEEN APPROVED BY THE CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT.

REGIONAL CATHOLIC HIGH SCHOOL
 O-P PLAN
 LANDSCAPE PLAN
 COLUMBIA, MO

REVISED:
08-27-08



ALLSTATE CONSULTANTS
 3111 LINDEN INDUSTRIAL BLVD.
 COLUMBIA, MO 65201
 (573) 873-8799

ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL • INVESTIGATIVE

THIS IS A PRELIMINARY PLAN AND NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF ALLSTATE CONSULTANTS, L.L.C.

DATE
6-25-08

JOB NUMBER
07085.02

SCALE
1" = 50'

SHEET
3
3 OF 3

REGIONAL CATHOLIC HIGH SCHOOL



Front View

Chapel View

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
September 4, 2008

4) PUBLIC HEARINGS

08-53 A request by Columbia Catholic High School for approval of an O-P development plan to be known as "Regional Catholic High School O-P Plan," located on the north side of Gans Road, approximately 1,500 feet west of the Gans Road/Gans Creek intersection, containing approximately 22.78 acres.

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

Staff report was given by Mr. Steve MacIntyre of the Planning and Development Department. Staff recommends approval of the proposed O-P development plan.

MR. BARROW: Thank you. Are there any questions? Well, I'd like to open the public hearing. Before I do, I'll state what our rules are, and that is, the first -- everyone coming to speak should state their name and address for the record and speak into the microphones because our proceedings are recorded; that's how our minutes are kept. And we'll ask the people who are in support of a proposal to come forward. The first person will get six minutes to speak, subsequent speakers will get three minutes. Then we'll ask for opponents of a proposal to come forward. The first speaker will get six minutes, subsequent speakers will get three minutes.

PUBLIC HEARING OPENED

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

MR. BECK: Chairman Barrow, members of the Commission, City Staff, first, thanks for your service to our community, and, second, for the opportunity to present what we think is an exciting plan for a new regional Catholic high school here in Columbia. My name is Ray Beck, and I reside at 201 Sappington Drive.

MR. BARROW: Thank you.

MR. BECK: We are -- I'm the volunteer project director for this new regional high school here in Columbia. We're proposing a master plan for the entire site along with a master plan for the structures and athletic fields on the site, although all of it would not be -- it would be phased in over a number of years. We have had several volunteer committees working in the areas of fund-raising, curriculum, a financing plan, construction-type work that would occur on the project, and I might point out all these volunteers have been doing an excellent job and working a number of hours trying to come up with a good plan for the school. Our curriculum committee has developed a first-class educational/athletic program complete with building and other space requirements. Our building committee has been working with Peckham & Wright Architects, who is here this evening, to design a state-of-the-art plan and facility. We made sure that what we propose complies with the development parameters of the approved Bristol

Lake Development Plan when it was originally all brought to the City. Under the Bristol Lake Development Plan, our proposed school is a specific permitted use that was shown on that particular plan. During our planning and design process, we have communicated and worked closely with our development neighbors. We've had several meetings with them to the east and the west. And, as you know, to the west is the City, and to the north, we met with the department -- the Parks and Rec Department to determine some partnerships, possibly, this type of thing in the future. The plan, as approved by our committees, was presented to our parishes and approved by our diocese in Jefferson City. In addition, we took it upon ourselves to invite over 75 neighboring property owners to an informational meeting. We invited all the neighbors, 2,700 feet north and south of our site from Highway 63 to the east to Rock Quarry Road on the west. I might point out only two neighbors attended, but we believe during our session with them, that we were able to answer all their questions that they brought up. We've worked closely with City staff throughout the process. There were no inquiries at our August 11th zoning information meeting hosted by the Planning and Development Department. I think that was sort of new in your overall process; however, there was some people for other issues there, I might say, but there was no one on this particular issue. Of course, you all have the staff report. And with me tonight, we have representatives from the architect firm, we have the civil-engineering firm, as well as the members of our curriculum and building committee are here, and we would be happy to address any questions you have. And I want to thank you for your careful consideration of our plan, and we're available, again, to answer any questions. And, of course, we would appreciate your approval -- approved recommendation to our City Council. Thank you very much.

MR. BARROW: Are there any questions of this speaker? Yes, Ms. Curby?

MS. CURBY: I'm just curious about the -- I assume this is the chapel on the north side?

MR. BECK: Yes.

MS. CURBY: Why you need --

MR. BECK: That's shown in that lower corner there.

MS. CURBY: Right. Why would you need a sign there? Would that be for people on the lake to look over and see that that's the chapel or --

MR. BECK: Well, I think it was felt by the committee it would be desirable to have it. Actually, the building was designed in a manner that it would be very, hopefully, pleasing to the neighborhood. You know, it's a brick building all around. And in some respects, it almost has two fronts, really. The chapel side almost looks like the front of a building, and it really looks really nice to where they came up with several alternative plans and this was the one selected. So, I think it was just felt like it would be desirable to have an identification of the sign.

MS. CURBY: Okay. Well, since there are no roads or anything back there --

MR. BECK: We think there will be a lot of people coming around the lake area where we have a great walkway, which we intend to connect into, I might point out, and, ultimately, this will connect all the

way down to the state park and all the way across the interchange. That's the overall plan. And, of course, you all are aware the road is projected to be -- the interchange projected to be completed and the road along that may connect to I-70 and Providence. Thank you very much.

MR. BARROW: I've got a question.

MR. BECK: I'm sorry?

MR. BARROW: More out of curiosity, I was just wondering what other Catholic high schools there are in our region. I know there's Helias in Jefferson City and --

MR. BECK: Sedalia. There's probably about three to five, I know of -- I'm aware of. None are real close to Columbia except Helias. It's got probably over 600 people -- students in it. And I might, just as an aside, say -- I've been asked why I've been working on this high school. I think it's time I went to the City of 46 years, you know, hiring people, and it's also the case at the University that there have been a lot of questions that come up late in the hiring process as to what there is for alternative educational facilities in the community. We have an outstanding public-school system and, by the way, in speaking with their leadership, they're supportive of the school, and this provides another alternative. And if you'll notice the ratings of Columbia as far as education, the only area Columbia was rated down in somewhat was the area of private alternatives. We've got a C-plus compared to everything else was rated high -- high rating, and this will fill that gap, probably, or help fill that gap.

MR. BARROW: Thank you, Mr. -- Colonel Beck. Thank you very much.

MR. BECK: We don't have anyone else unless you have questions, they're available to answer questions.

MR. BARROW: Is there anyone else in the audience who would like to speak in support of this? Seeing no one. Is there anyone who would like to speak in opposition to it? Is there anyone who would like to speak at all on this issue?

PUBLIC HEARING CLOSED

MR. BARROW: Discussion, Commissioners? Yes, Mr. Brodsky?

MR. BRODSKY: I think this is a fairly straightforward proposal. I like the location being around parks -- schools around parks. They're talking about that with the public high school that's going to the north. I really -- this is probably one of the more ideal planned development plans that I've seen. I plan to support it.

MR. BARROW: Ms. Curby?

MS. CURBY: It's a very attractive site for a school, and I think the plan makes sense. There's a lot of parking, but, I guess, given the proximity to a large amount of people, there has -- at this point, cars may be getting people there. But other than the parking being just kind of right out in front, I understand why the building would be at the back and looking over the lake. And I think it's an attractive plan and I plan to support it.

MR. BARROW: Mr. Rice?

MR. RICE: Yeah. I also intend to support this. My only concern on the face of it would be traffic; you know, the football games and that sort of thing generate quite a bit of traffic. But it looks to me as though road improvements will be done by the developer as part of this development, and, ultimately, there would be turn lanes and such on Gans Road, so I think that problem should be -- will be addressed in the long run.

MR. BARROW: Mr. Wheeler?

MR. WHEELER: Well, I agree with -- I actually think, in some regards, this is a better location than the one the public-school system picked, at least, you know, from an access standpoint and the improved roadways. I would make a recommendation that we -- or a motion that we recommend approval of the C-P development plan --

MR. CADY: O-P.

MR. WHEELER: Or O-P -- sorry.

MR. REICHLIN: I'll second that.

MR. BARROW: It's been moved and seconded. Discussion on the motion? Ms. Peters?

MS. PETERS: I just wanted to comment on I like the concept very well. I'm appreciative that they have bioretention features to keep the runoff from going towards Gans, and they seem to have a number of retention basins, and I think that's a nice concept. It's very nicely done architecturally. My hope is that we can do as good a job on the third high school -- third public high school, since this is technically the fourth high school in Columbia, and I intend to support it.

MR. BARROW: Well, I'm going to support it, too, and I won't say what you said because I agree and would have said the same thing. But I would like to compliment the church and the people who have been working on this in terms of reaching out to the neighbors -- all the neighbors and really taking a very methodical approach to getting input from them. I think it's going to be a beautiful project. I think it's going to be a big asset to this City because I think the more variety we have for educational opportunities, the more -- you know, different students have different needs for class size and all that sort of stuff. And so, I'm really happy and I'm going to support this. Further discussion? Roll call, please.

MR. BRODSKY: The motion has been made and seconded recommending approval of an O-P development plan to be known as "Regional Catholic High School O-P Plan," located on the north side of Gans Road, containing approximately 22.78 acres.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Peters, Mr. Reichlin, Mr. Rice, Mr. Wheeler, Ms. Anthony, Mr. Barrow, Mr. Brodsky, Mr. Cady, Ms. Curby. Motion carries 9-0.