

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 301-13

**AN ORDINANCE**

approving the C-P Development Plan of Lot 2 – Katy Place Heights; 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 Lot 2 – Katy Place Heights, dated August 29, 2013 as revised October 1, 2013, located on the southeast corner of Forum Boulevard and Forum Katy Parkway. The Director of Community Development shall use the design parameters set forth substantially in the same form as “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. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor



**City of Columbia  
Planning Department**

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

## Design Parameters Worksheet

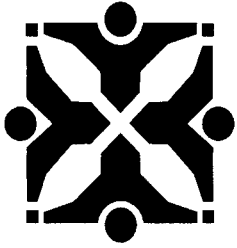
For office use:

Case #: <b>13-184</b>	Submission Date: <b>9-3-13</b>	Planner Assigned: <b>SCM</b>
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**Please provide the following information:**

1. The minimum distance between any building and any adjacent property line or street right-of-way.
 

Forum Boulevard & Forum Katy Parkway	25 feet
South Building Setback	10 feet
East Private Drive Building Setback	20 feet
2. 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.  
6 feet
3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.  
1 monument sign along Forum Katy Parkway. The sign shall meet C-3 requirements.
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. (not applicable to **M-R** districts)  
20% - 20% landscaping and 0% existing vegetation
5. The maximum height and number of light poles and type of fixtures.  
There shall be no more than four (4) "shoebox" type light standards. All light standards shall be a maximum height, as measured from the top of the 24" base, of twenty (20) feet.  
There will be building accent lights and a maximum of 5 bollard lights along sidewalks. There shall also be incidental lights over the exits.



Source: Community Development - Planning

Agenda Item No:

To: City Council

From: City Manager and Staff

Council Meeting Date: Oct 21, 2013

Re: Lot 2 - Katy Place Heights - C-P development plan request (Case 13-184)

**EXECUTIVE SUMMARY:**

A request by Dr. Kent Willett (owner) for approval of a C-P (Planned Business District) development plan to be known as "Lot 2 - Katy Place Heights". The 1.39-acre subject site is located on the southeast corner of Forum Boulevard and Forum Katy Parkway. (Case #13-184)

**DISCUSSION:**

This is a request for approval of a one-story, 14,300 square foot medical/dental clinic on C-P (Planned Business District) zoned land. The proposed use is permitted within this C-P zoning district, and the development plan meets all of the applicable C-P standards found within the City's Zoning Regulations.

At its meeting on October 10th, the Planning and Zoning Commission voted unanimously (9-0) to recommend approval of the proposed development plan. No citizens spoke on this request, and Commissioner discussion was limited to questions about general parking, setback, and screening requirements.

A copy of the Planning and Zoning Commission meeting minutes, and staff report, including locator maps, a copy of the development plan and design parameters are attached.

**FISCAL IMPACT:**

None

**VISION IMPACT:**

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None

**SUGGESTED COUNCIL ACTIONS:**

Approval of the proposed C-P development plan

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	NA
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	NA
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	NA

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
October 10, 2013**

**SUMMARY**

A request by Dr. Kent Willett (owner) for approval of a C-P (Planned Business District) development plan to be known as "Lot 2 - Katy Place Heights". The 1.39-acre subject site is located on the southeast corner of Forum Boulevard and Forum Katy Parkway. (Case # 13-184)

**DISCUSSION**

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**RECOMMENDATION**

Approval of the development plan and associated design parameters

**ATTACHMENTS**

- Locator aerial & topographic maps
- Proposed C-P development plan
- Design parameters
- Rezoning ordinance

**SITE HISTORY**

<b>Annexation date</b>	1964
<b>Zoning District</b>	C-P (Planned Business District)
<b>Land Use Plan designation</b>	Employment District
<b>Subdivision/Legal Lot Status</b>	Legally platted as Lot 2, Katy Place Heights Subdivision Plat 3

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	1.39 acres
<b>Topography</b>	Relatively flat, with drainage swale along southern property line
<b>Vegetation/Landscaping</b>	Maintained lawn, with tree-lined drainage swale along southern property line
<b>Watershed/Drainage</b>	Flat Branch Creek
<b>Existing structures</b>	None

**UTILITIES & SERVICES**

<b>Sanitary Sewer</b>	City of Columbia
<b>Water</b>	City Water & Light
<b>Fire Protection</b>	Columbia Fire Department
<b>Electric</b>	City Water & Light

**ACCESS**

<b>Forum Boulevard</b>	
<b>Location</b>	West side of site
<b>Major Roadway Plan</b>	Minor Arterial (improved & City-maintained) No additional ROW required.
<b>CIP projects</b>	None

<b>Forum Katy Parkway</b>	
<b>Location</b>	North side of site
<b>Major Roadway Plan</b>	Local Non-residential (improved & City-maintained) No additional ROW required.
<b>CIP projects</b>	None

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Westwinds Park, approximately 1,500 ft north of site. MKT connector trail is 800 ft south of site.
<b>Trails Plan</b>	N/A
<b>Bicycle/Pedestrian Plan</b>	N/A

**PUBLIC NOTIFICATION**

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on September 17, 2013.

<b>Public Information Meeting Recap</b>	Number of attendees: None Comments/concerns: None
<b>Neighborhood Association(s) Notified</b>	None
<b>Correspondence Received</b>	None as of this writing

Report prepared by Steve MacIntyre; Approved by Pat Zenner





Parcel Data and Aerial Photo  
Source: Boone County Assessor

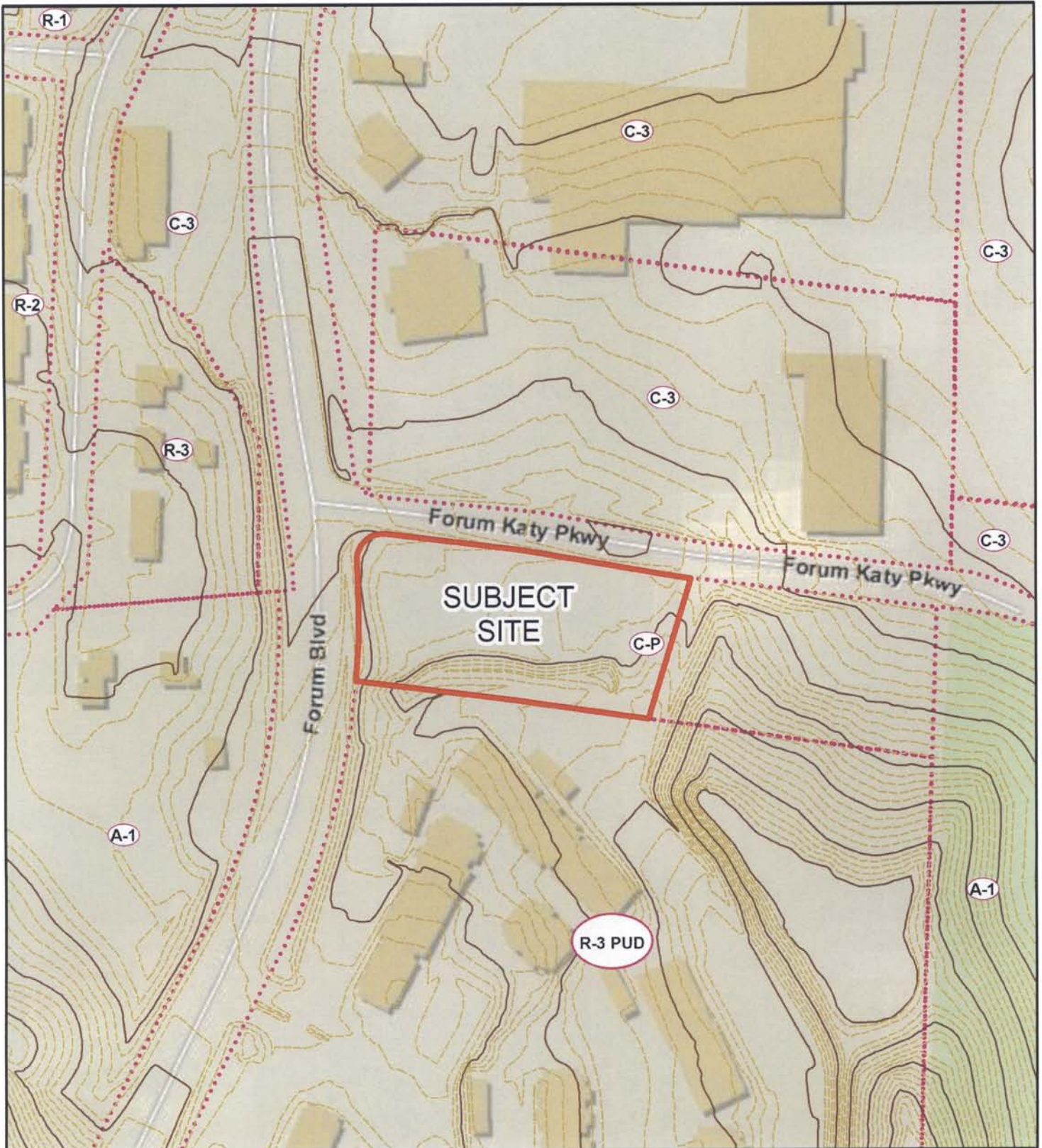
## Case 13-184: C-P Plan Katy Place Heights

0 100 200 400  
Feet

1 inch = 200 feet

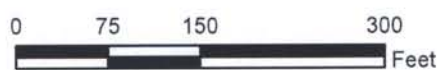






Parcel Data  
Source: Boone County Assessor

## Case 13-184: C-P Plan Katy Place Heights



1 inch = 150 feet





018325

Permanent Record  
Filed in Clerk's Office

Introduced by Hindman  
First Reading 11-15-04 Second Reading 12-6-04  
Ordinance No. 018325 Council Bill No. B 385-04

AN ORDINANCE

rezoning property located on the southeast corner of Forum Boulevard and Forum Katy Parkway from District R-3 PUD to District C-P; repealing all conflicting ordinances or parts of ordinances; and fixing the time when this ordinance shall become effective.

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

SECTION 1. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following property:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 48 NORTH, RANGE 13 WEST. COLUMBIA, BOONE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3 OF KATY PLACE HEIGHTS SUBDIVISION PLAT 2 AS RECORDED IN PLAT BOOK 25 AT PAGE 39 OF THE RECORDS OF BOONE COUNTY MISSOURI AND CONTAINING 2.57 ACRES.


will be rezoned and become a part of District C-P (Planned Commercial District) and taken away from District R-3 PUD (Planned Unit Development). Hereafter the property may be used for all C-1 uses and the following C-2 uses: bakeries; service stations, provided all fuel storage tanks are located underground; and, medical or dental clinics.

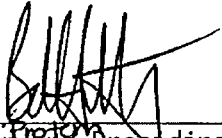
SECTION 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

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

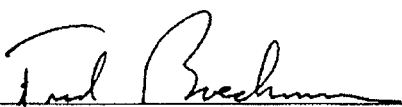
PASSED this 6th day of December, 2004.

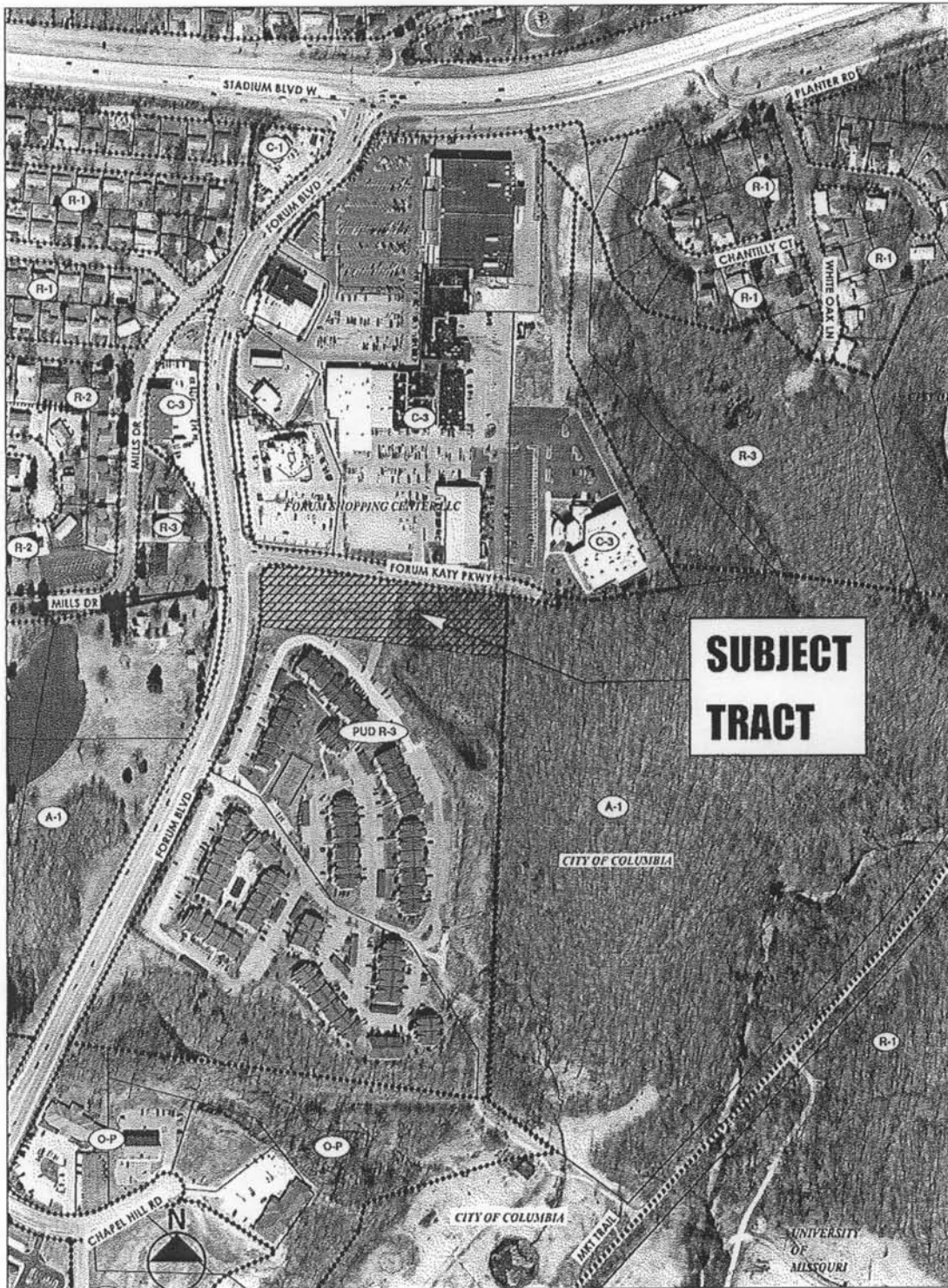
ATTEST:

  
\_\_\_\_\_  
City Clerk

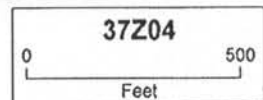
  
\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Counselor



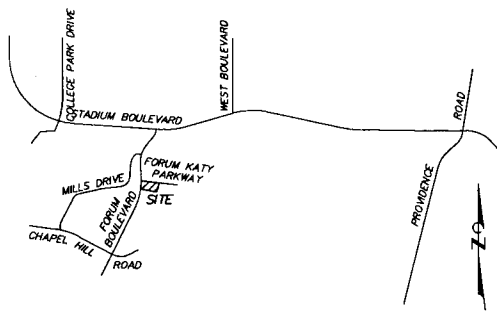
**SUBJECT  
TRACT**



# LOT 2 - KATY PLACE HEIGHTS

## C-P DEVELOPMENT PLAN

AUGUST 29, 2013  
REVISED: OCTOBER 1, 2013



SITE LOCATION MAP

NOT TO SCALE

### PROPERTY DESCRIPTION

LOT 2 - KATY PLACE HEIGHTS SUBDIVISION PLAT 3

### PROPERTY OWNER

KENT F. & MOKE A. WILLET  
1601 CHAPEL HILL ROAD, SUITE C  
COLUMBIA, MISSOURI 65203-2462

### FLOOD PLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C02900, DATED MARCH 17, 2011.

### ZONING NOTE

ZONING IS C-P, PLANNED BUSINESS DISTRICT

### CLIMAX FOREST PRESERVATION NOTE

THIS SITE DOES NOT CONTAIN CLIMAX FOREST AS DEFINED BY CITY ORDINANCE.

### LANDSCAPING NOTES

TOTAL AREA	60,590 SQ. FT.	100.0 %
BUILDING AREA	14,300 SQ. FT.	23.6 %
PAVED AREA	27,100 SQ. FT.	44.7 %
LANDSCAPE AREA	19,190 SQ. FT.	31.7 %
1 TREE/ 4,500 SQ. FT. OF PAVED AREA	6 TREES	
TOTAL NEW TREES	6 TREES	
LARGE TO MEDIUM DECIDUOUS SHADE TREES	3 TREES (50% OF TOTAL)	

### PARKING NOTE

REQUIRED PARKING	
MEDICAL OFFICE	14,300 SQ. FT. AT 1/200 SQ. FT. = 72 SPACES
	TOTAL REQUIRED = 72 SPACES
PROVIDED PARKING	
STANDARD	= 62 SPACES
ADA	= 3 SPACES
	TOTAL PROVIDED = 65 SPACES
BICYCLE	= 8 SPACES
TOTAL PROVIDED	= 73 SPACES

### LIGHTING NOTE

THERE SHALL BE NO MORE THAN FOUR (4) "SHOEBOX" TYPE LIGHT STANDARDS. ALL LIGHT STANDARDS SHALL BE A MAXIMUM HEIGHT, AS MEASURED FROM THE TOP OF THE 24" BASE, OF TWENTY (20) FEET.

### BUILDING NOTE

- THE MAXIMUM HEIGHT OF THE PROPOSED BUILDING SHALL BE FORTY FIVE (45) FEET.
- MAXIMUM ALLOWABLE BUILDING FLOOR AREA SHALL BE 15,000 SQUARE FEET (SF).
- BUILDINGS SETBACKS SHALL BE AT LEAST:  
FORUM BOULEVARD & FORUM KATY PARKWAY RIGHT-OF-WAY 25 FEET  
SOUTH BUILDING SETBACK SHALL BE 10 FEET  
EAST PRIVATE DRIVE BUILDING SETBACK SHALL BE 20 FEET

### SIGN NOTE

- THE SITE SHALL HAVE ONE MONUMENT SIGN ALONG FORUM KATY PARKWAY. THE SIGN SHALL MEET C-3 REQUIREMENTS.
- ALL WALL SIGNS SHALL MEET C-3 REQUIREMENTS.

### BENCH MARK

- BM - THE FLOW LINE (IN) OF MANHOLE SH54 LOCATED 140 FEET WEST OF THE OF THE SOUTHEAST CORNER OF LOT 2 KATY PLACE HEIGHTS SUBDIVISION PLAT 3. ELEVATION = 668.3
- TBM - CHISELED SQUARE ON WESTERMOST CORNER OF CONCRETE PAD FOR A SIGNAL CONTROL BOX LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF FORUM BOULEVARD AND FORUM KATY PARKWAY. ELEVATION = 690.14
- TBM - CHISELED SQUARE ON NORTHWEST CORNER OF CONCRETE PAD FOR A TELEPHONE PEDestal LOCATED NEAR THE NORTHEAST CORNER OF LOT 2 KATY PLACE HEIGHTS SUBDIVISION PLAT 3. ELEVATION = 682.69

### STORM WATER NOTE

ON-SITE STORM WATER DETENTION SHALL BE DESIGNED TO DISCHARGE THE PREDEVELOPMENT PEAK FLOW OR LESS FOR THE  
1 YR STORM  
2 YR STORM  
10 YR STORM  
100 YR STORM  
AS DETERMINED BY TECHNICAL RELEASE NO. 55 URBAN HYDROLOGY FOR SMALL WATERSHEDS JUNE 1986. WATER QUALITY SHALL MEET REQUIREMENTS OF CHAPTER 12A OF THE CITY OF COLUMBIA ORDINANCE. WATER QUALITY TREATMENT SHALL BE PROVIDED PER CHAPTER 12A ARTICLE V OF THE CITY OF COLUMBIA ORDINANCE.

### STREAM BUFFER NOTE

THIS PROPERTY IS NOT SUBJECT TO THE STREAM BUFFER ORDINANCE, AS DEFINED BY CHAPTER 12A ARTICLE X OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

APPROVED BY THE PLANNING AND ZONING COMMISSION,  
COLUMBIA, MISSOURI, ON \_\_\_\_\_

DOUG WHEELER, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF  
COLUMBIA, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013

ROBERT MCDAVID, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK

### LEGEND

---	PROPERTY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND FIBER OPTIC LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	WATER LINE
---	TREE & BRUSH LINE
---	EXISTING CONTOUR
---	TEST PIT
---	IRON
---	DRILL HOLE
---	CONTROL POINT
---	ELECTRIC METER
---	FIRE HYDRANT
---	LIGHT STANDARD
---	PVC
---	REINFORCED CONCRETE PIPE
---	TELEPHONE PEDestal
---	WATER VALVE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED UNDERGROUND ELECTRIC
---	PROPOSED UNDERGROUND TELEPHONE
---	PROPOSED STORM SEWER
---	PROPOSED FIRE HYDRANT & VALVE
---	THRUST BLOCK

### UTILITY NOTES

THE LOCATIONS, SIZES, AND MATERIAL TYPES OF UNDERGROUND UTILITIES INDICATED ON THE PLAT, NOT VISIBLE OR APPARENT FROM THE SURFACE, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS FROM A MISSOURI ONE CALL SYSTEM LOCATE, OR UTILITY COMPANY RECORDS AND WERE NOT VERIFIED IN THE FIELD.

WATER  
CITY OF COLUMBIA WATER & LIGHT DEPARTMENT  
P.O. BOX 6015  
COLUMBIA, MISSOURI 65205  
CONTACT: TOMAS ZAJACK 573-874-7794  
12" PVC ALONG EAST SIDE FORUM BOULEVARD  
6" PVC ALONG SOUTH SIDE OF PROPERTY AS SHOWN

ELECTRIC  
CITY OF COLUMBIA WATER & LIGHT DEPARTMENT  
P.O. BOX 6015  
COLUMBIA, MISSOURI 65205  
CONTACT: DAN CLARK 573-874-7730  
UNDERGROUND LINE ALONG SOUTH SIDE FORUM KATY PARKWAY  
UNDERGROUND LINE ALONG EAST SIDE FORUM BOULEVARD

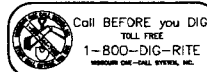
GAS  
AMEREN MISSOURI  
210 ORR STREET  
COLUMBIA, MISSOURI 65201  
CONTACT: BRUCE DARR 573-876-3030  
2" PLASTIC LINE TO THE NORTH SIDE OF THE METAL BUILDING LOCATED ON NORTH SIDE OF FORUM KATY PARKWAY NORTHEAST OF THE SITE.

TELEPHONE  
CENTURYLINK  
625 E. CHERRY STREET  
COLUMBIA, MISSOURI 65201  
CONTACT: DUANE MCGEE 573-886-3503  
UNDERGROUND FIBER OPTIC ALONG SOUTH SIDE FORUM KATY PARKWAY  
UNDERGROUND FIBER OPTIC ALONG EAST SIDE FORUM BOULEVARD

TELEVISION  
MEDIACOM  
801 N. COLLEGE AVENUE  
COLUMBIA, MISSOURI 65201  
CONTACT: BOB BOWEN 573-443-1536  
NONE IN VICINITY

SANITARY SEWER  
CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT  
P.O. BOX 6015  
COLUMBIA, MISSOURI 65205  
CONTACT: STEVE HUNT 573-874-7250  
AS SHOWN

STORM SEWER  
CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT  
P.O. BOX 6015  
COLUMBIA, MISSOURI 65205  
CONTACT: TOM WELLMAN 573-874-7250  
AS SHOWN



### SURVEY CONTROL POINTS

POINT NUMBER	NORTH	EAST	ELEVATION	DESCRIPTION
CP1	252.21	382.29	682.31	DRILL HOLE
CP15	62.04	378.11	673.09	DRILL HOLE
CP477	228.01	24.28	692.03	DRILL HOLE

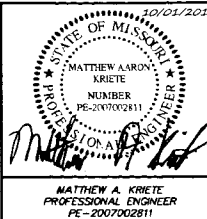
### SHEET INDEX

C-1	COVER
C-2	CP-DEVELOPMENT PLAN
L-100	LANDSCAPE PLAN
SL1	LIGHTING PLAN

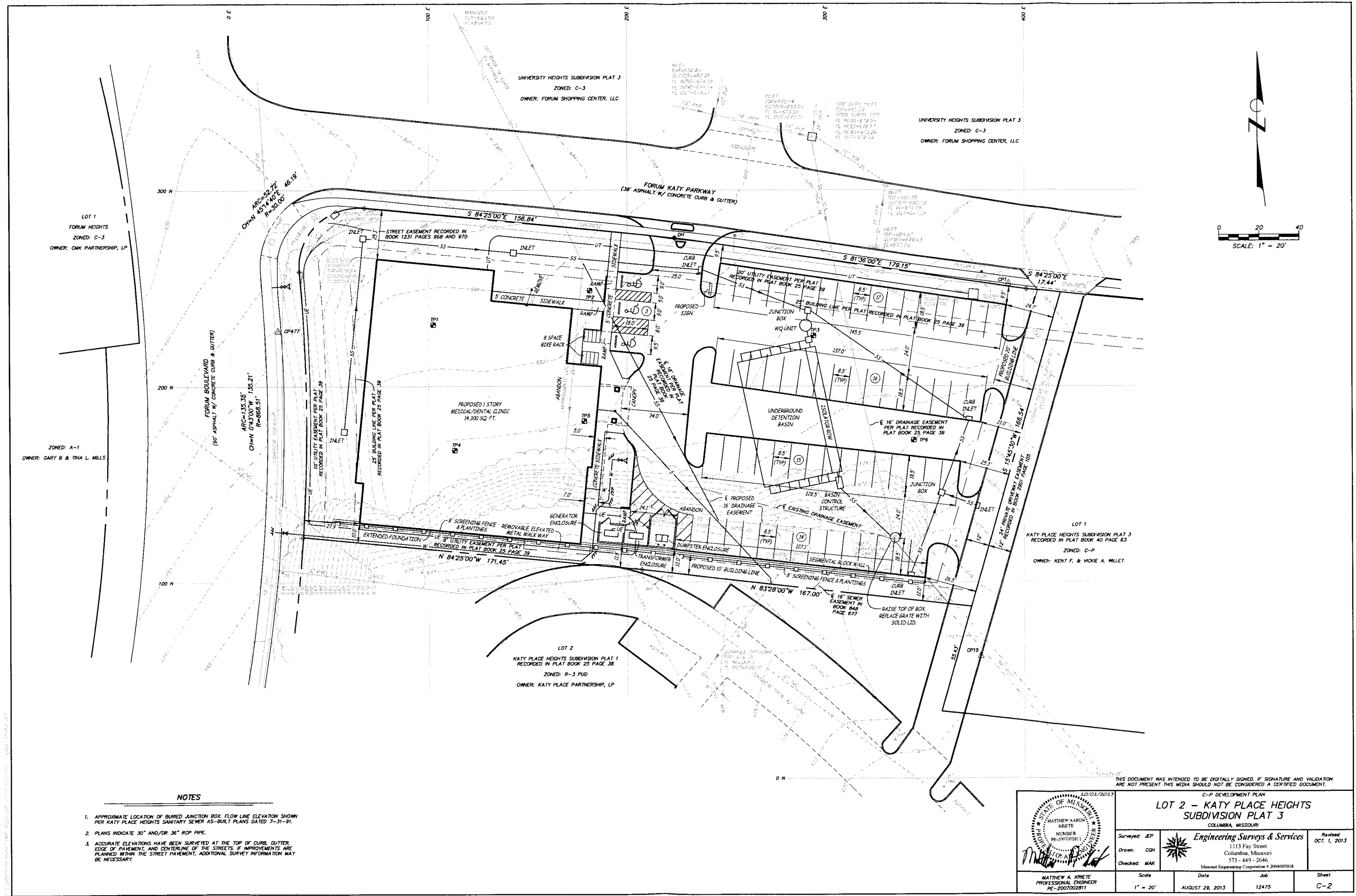
THIS DOCUMENT WAS INTENDED TO BE DIGITALLY SIGNED. IF SIGNATURE AND VALIDATION ARE NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

THIS IS A CONCEPTUAL SITE PLAN FOR C-P REVIEW ONLY, NOT FOR CONSTRUCTION

C-1 12475

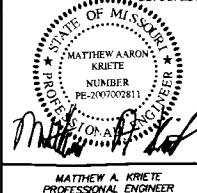


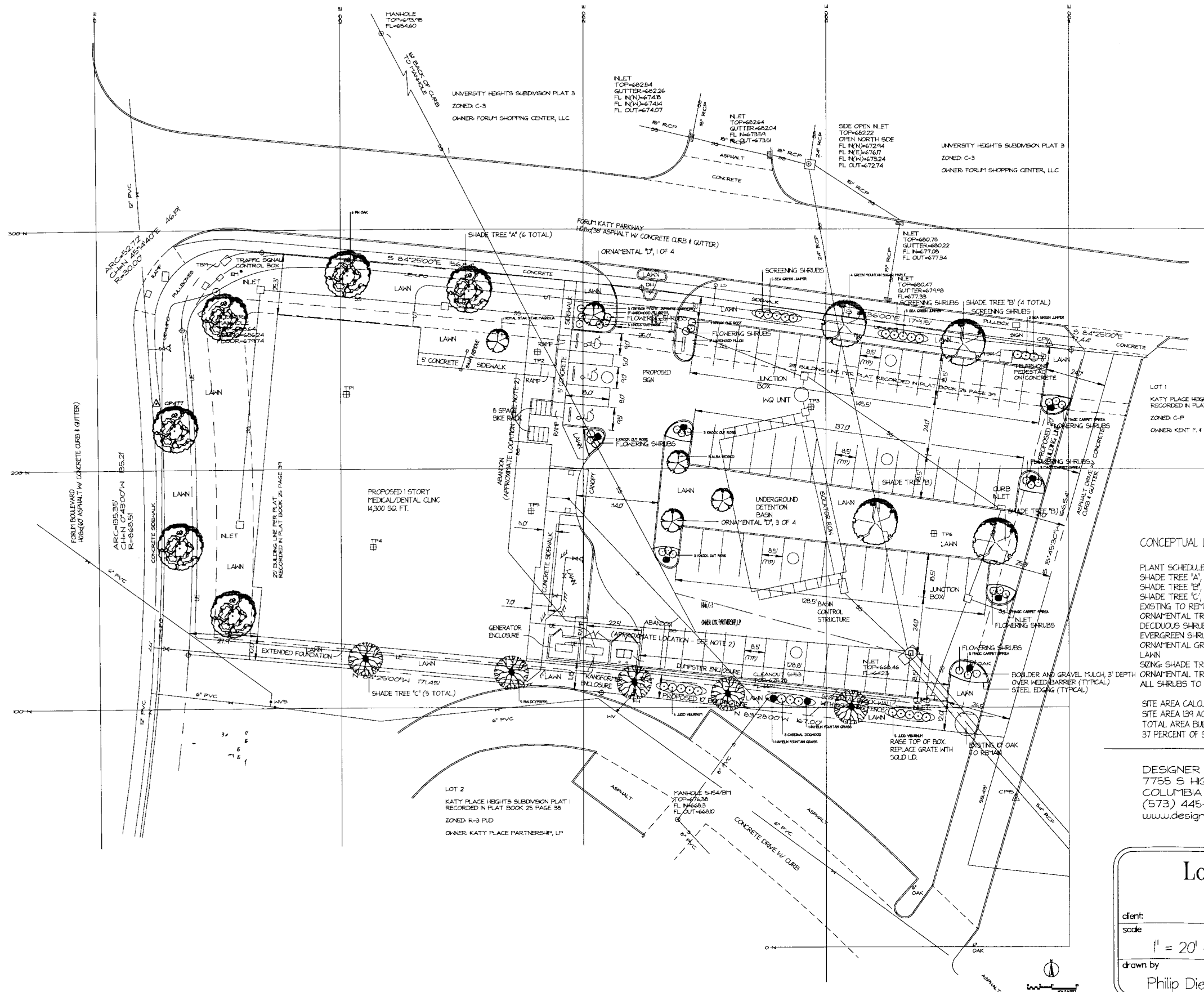




NOTES

- APPROXIMATE LOCATION OF BURIED JUNCTION BOX, FLOW LINE ELEVATION SHOWN PER KATY PLACE HEIGHTS SANITARY SEWER AS-BUILT PLANS DATED 7-31-91.
- PLANS INDICATE 30" AND/OR 36" RCP PIPE.
- ACCURATE ELEVATIONS HAVE BEEN SURVEYED AT THE TOP OF CURB, GUTTER, EDGE OF PAVEMENT, AND CENTERLINE OF THE STREETS. IF IMPROVEMENTS ARE PLANNED WITHIN THE STREET PAVEMENT, ADDITIONAL SURVEY INFORMATION MAY BE NECESSARY.

		C-P DEVELOPMENT PLAN	
		LOT 2 - KATY PLACE HEIGHTS SUBDIVISION PLAT 3 COLUMBIA, MISSOURI	
Surveyed: JEP	Drawn: CGH	Checked: MAK	Scale: 1" = 20'
Date: AUGUST 28, 2013		Job: 12475	Sheet: C-2
Matthew A. Kriete Professional Engineer PE-2007002811		Engineering Surveys & Services 1113 Fay Street Columbia, Missouri 573 - 449 - 2646 Missouri Engineering Corporation # 2004005018	
Revised: OCT. 1, 2013			



Key	Qty	Botanical Name	Common Name
Trees			
AsG	4	Acer saccharum 'Green Mountain'	GREEN MOUNTAIN SUGAR MAPLE
CaA	3	Cercis canadensis 'Alba'	ALBA REDBUD
MbR	1	Magnolia stellata 'Royal Star'	ROYAL STAR STAR MAGNOLIA
Op	6	Quercus palustris	PN OAK
Td	5	Taxodium distichum	BALD CYPRESS
Vb	10	Viburnum x juddi	JUDD VIBURNUM
Shrubs			
Bic	3	Berberis thunbergii 'Crimson Pygmy'	CRIMSON PYGMY JAPANESE BARBERRY
CsG	3	Cornus stolonifera 'Cardinal'	CARDINAL DOGWOOD
JcS	3	Juniperus chinensis 'Sea Green'	SEA GREEN JUNIPER
Rr	9	Rosa 'Knock Out'	KNOCK OUT ROSE
Rr	6	Rosa 'Knock Out'	KNOCK OUT ROSE
SjM	12	Spiraea japonica 'Magic Carpet'	MAGIC CARPET SPIREA
Ornamental Grasses			
PdH	2	Pennisetum alopecuroides 'Hamelin'	HAMELIN FOUNTAIN GRASS

CONCEPTUAL LANDSCAPE PLAN: AUGUST VERSION

PLANT SCHEDULE  
SHADE TREE 'A' SIX (6) TOTAL CONTINUE LINE OF OAKS FROM KATY PLACE APARTMENTS  
SHADE TREE 'B' FOUR (4) TOTAL  
SHADE TREE 'C' FIVE (5) TOTAL  
EXISTING TO REMAIN ONE (1) OF OAK  
ORNAMENTAL TREE FIVE (5) TOTAL  
DECIDUOUS SHRUBS  
EVERGREEN SHRUBS  
ORNAMENTAL GRASSES AND PERENNIALS  
LAWN  
SIZING: SHADE TREES TO BE 2" CALIPER B&B;  
ORNAMENTAL TREES TO BE 1 1/2" CALIPER B&B;  
ALL SHRUBS TO BE #3 CONTAINER OR EQUIVALENT.

SITE AREA CALCULATIONS  
SITE AREA 139 ACRES; 60,548.4 SF  
TOTAL AREA BUILDING, ADDITIONS, PARKING & IMPERVIOUS SURFACES = 89 ACRES; 53,864 SF; 64 PERCENT OF SITE  
37 PERCENT OF SITE LANDSCAPED; 22,403 SF.

DESIGNER LANDSCAPE LLC  
7755 S HIGH POINT LANE  
COLUMBIA MO 65203  
(573) 445-6010  
www.designerlandscape.com



Lot 2 - Katy Place Heights  
SUBDIVISION PLAT 3  
COLUMBIA MO 65203

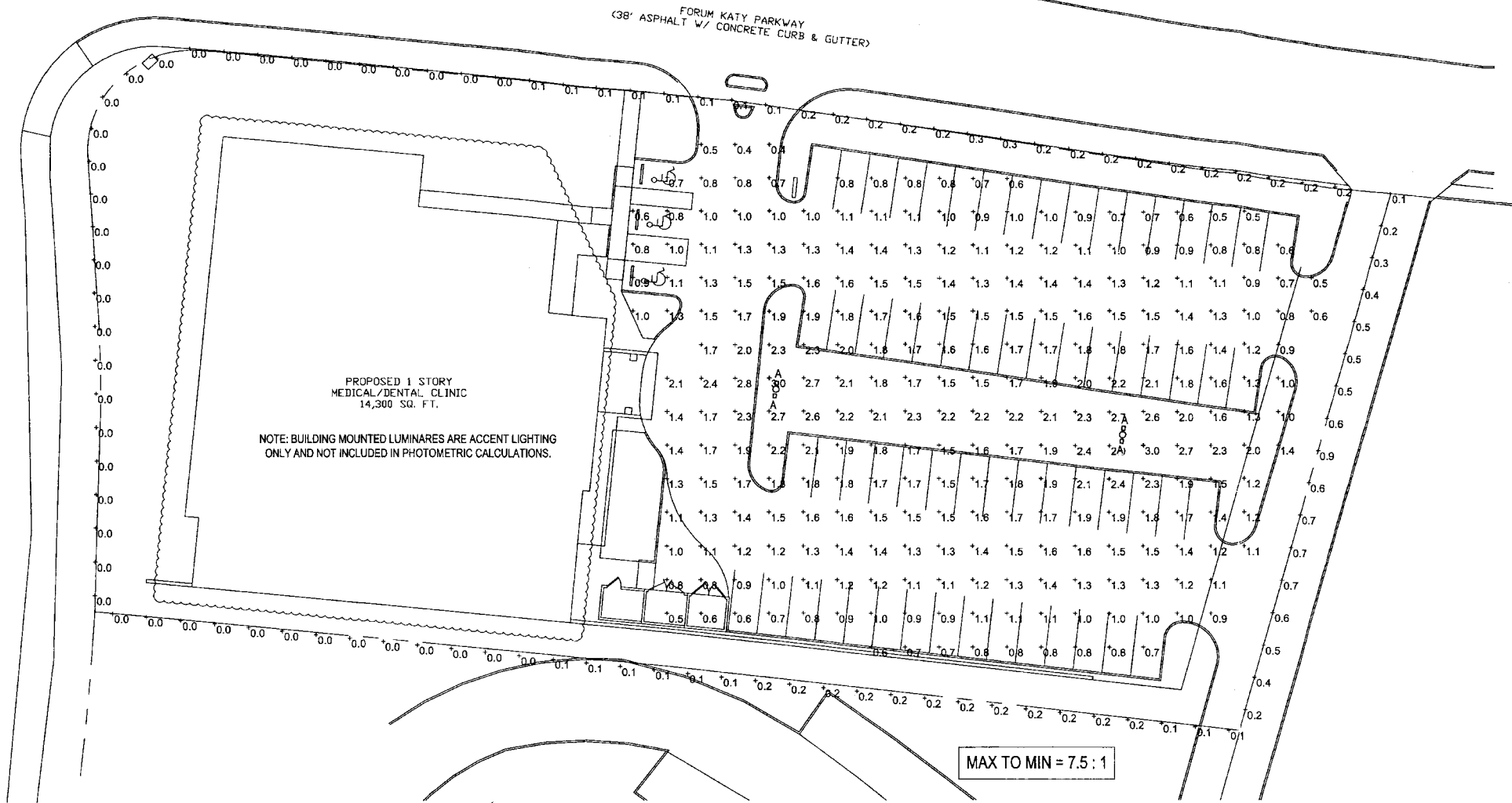
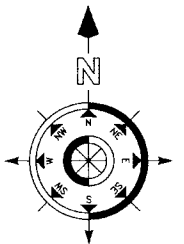
client:	date:	revision:
scale:	August 2013	October 2013
1" = 20' - 0"	checked by:	drawing #
Philip Dierker		L-100

DRAWINGS ARE THE PROPERTY OF TIMBERLAKE ENGINEERING AND MAY NOT BE COPIED OR USED IN WHOLE OR PART WITHOUT THE WRITTEN PERMISSION OF TIMBERLAKE ENGINEERING.

DO NOT SCALE THIS DRAWING.  
SOME DEVIATION FROM SCALE MAY OCCUR.

REVISIONS:	DATE:
BUILDING FOOTPRINT REVISED	09-27-2013

THE PROFESSIONAL ENGINEER'S SEAL ON THIS DRAWING HAS BEEN AFFIXED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 327, RSMO. IN AFFIXING THIS SEAL, THE ENGINEER TAKES RESPONSIBILITY FOR THE WORK SHOWN ON THIS DRAWING ONLY, AND HEREBY DISCLAIMS ANY AND ALL RESPONSIBILITY FOR OTHER PROJECT DRAWINGS NOT DIRECTLY BEARING THIS SEAL.



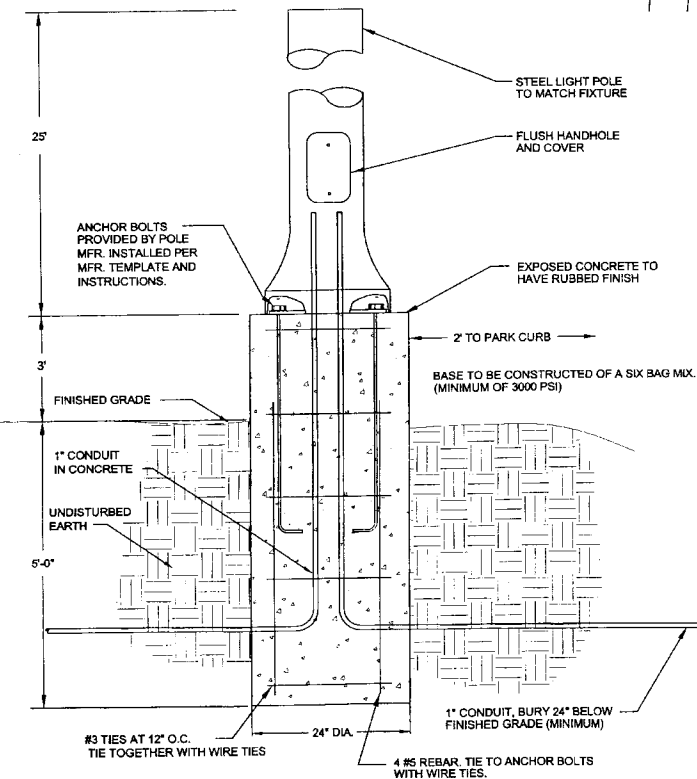
SITE PHOTOMETRIC / LIGHTING PLAN

SCALE = 1" = 20'-0"

NOTES:

1. MAX / MIN. RATIOS CALCULATED PER LIGHTING ORDINANCES, BASED ON 95% OF POINTS, LOWER AND UPPER 2.5% EXCLUDED.
2. I, MARK TIMBERLAKE, DO HEREBY CERTIFY THAT THE SUBMITTED PHOTOMETRIC LIGHTING PLAN SHOWN HERE FULLY COMPLIES WITH CITY OF COLUMBIA CODE OF ORDINANCES, SECTION 29-30.1 OUTDOOR LIGHTING REGULATIONS.

LIGHTING SCHEDULE								REMARKS
MARK	MANUFACTURER	MODEL NO.	TYPE	VOLTS	AMPS	LAMPS	MOUNTING	
A	LITHONIA	DSX2 LED 80C 1000 40K TSW MVOLT HS	LED POLE LIGHT	120 / 208	2.3 / 1.35	LED	POLE	POLE: SSS 25 4G DM28. VERIFY VOLTAGE COORD. COLOR WITH OWNER
* OR EQUAL								



TYPICAL LIGHT POLE DETAIL  
NOT TO SCALE



Mark Timberlake, P.E.  
E-22105

Date



SITE LIGHTING PLAN

KATY PLACE HEIGHTS - SITE  
LIGHTING

COLUMBIA, MO

DATE: 08-19-2013 SHEET NO.

DRAWN BY: AJH

DESIGNED/CHECKED BY: AJH

PROJECT NO: 13195

SCALE: 1" = 20'-0"

SL1

**EXCERPTS  
PLANNING AND ZONING COMMISSION  
OCTOBER 10, 2013**

**13-184 A request by Dr. Kent Willett (owner) for approval of a C-P (Planned Business District) development plan to be known as “Lot 2 - Katy Place Heights”. The 1.39-acre subject site is located on the southeast corner of Forum Boulevard and Forum Katy Parkway.**

DR. PURI: May we have a Staff report, please.

Staff report was given by Mr. Steven MacIntyre of the Planning and Development Department. Staff recommends approval of the development plan and associated design parameters.

DR. PURI: Any questions of the Staff? Mr. Wheeler?

MR. WHEELER: Could you give us some idea of what this setback on the building to the north of this is?

MR. MACINTYRE: Building to the north of the subject site?

MR. WHEELER: Yeah, Forum Katy Parkway. So I guess what I'm looking for is, is this going to be significantly further forward?

MR. MACINTYRE: Yes, it would be. You mean as opposed to the building located on the northeast corner of the intersection?

MR. WHEELER: Yes, sir.

MR. MACINTYRE: Absolutely. Certainly the northeast corner is developed with a structure that has all of the parking -- or most of the parking in the front or toward the corner, whereas the subject site has the building in front, so the parking is in the back from that intersection. A little more additional information about the site, it does slope downward from the street, and the building will be slightly lower perhaps from the street than the site to the northeast corner, which is moving up the hill. I apologize. I don't have any topographic maps here to show you that.

MR. WHEELER: Thank you.

DR. PURI: Ms. Loe?

MS. LOE: Does the community have any input on the screening or are there any City requirements for that?

MR. MACINTYRE: Sometimes there are additional screening requirements that typically are addressed at the time of rezoning, if there are concerns of adjacent neighbors or stakeholders. We do have a minimum requirement though that requires an eight-foot screening fence with landscaping, or it could be modified to allow for all landscaping as long as it reaches 80 percent opacity and the wall -- it could be a mason wall -- a masonry wall as opposed to a wooden fence or other variations of that.

MS. LOE: There is some landscaping in conjunction with that eight-foot fence shown on the plan?



MR. MACINTYRE: That's correct. There will be landscaping and it's required to be located on the residential side of the fence.

DR. PURI: Mr. Vander Tuig?

MR. VANDER TUIG: The driveway across the Forum Katy Parkway, is that right-in/right-out? Directly across-- well, that --

MR. MACINTYRE: This one here?

MR. VANDER TUIG: -- would be my follow-up question, but somewhat directly across from the --

MR. MACINTYRE: On the development plan? Pardon me.

MR. VANDER TUIG: Yeah. It's the one left.

MR. MACINTYRE: Okay. So you mean the existing drive --

MR. VANDER TUIG: There -- right there, yeah.

MR. MACINTYRE: As far as I know, this isn't restricted. It's --

MR. ZENNER: It's full access.

MR. TEDDY: It's full access.

MR. MACINTYRE: -- full access.

MR. VANDER TUIG: Full access?

MR. ZENNER: Both of them are full access actually.

MR. MACINTYRE: I believe so.

MR. VANDER TUIG: But we have a right-in/right-out on this particular one? And I'm also curious about whether there's any comments from the traffic engineer about the placement of that drive and why it's not directly across from the one across the street?

MR. MACINTYRE: Pardon me while I flip back to the development plan here. There was a concern expressed about the offset of this driveway in the concept review, and it certainly has been set back to the satisfaction of our City's traffic engineer. The right-in/right-out restriction, I don't recall what the particular rationale was for that. I expect it has to do with concerns about stacking distance offset from the Forum Boulevard intersection. And it has been reviewed and approved, of course, by our traffic engineers.

MR. VANDER TUIG: Okay. Thanks.

MR. MACINTYRE: If you don't mind, I'll point that there are two additional drive entrances on the east side of the site as well -- I'm sure you've noticed -- and that is a full access on the existing eastern driveway.

DR. PURI: Any other questions of the Staff? I see none. Anybody wishing to speak about this item, please approach the podium.

#### **PUBLIC HEARING OPENED**

MR. KRIETE: Good evening. I'm Matthew Kriete; I'm with Engineering Surveys and Services, offices at 1113 Fay Street. I'm the civil engineer on this project. I think Mr. MacIntyre's done a good

job explaining this project. I think it's generally straightforward, but I heard a few questions. Just make sure we're clear. In terms of the building line, there's a 25-foot building line in Forum Boulevard and a 25-foot building line on Forum Katy Parkway. The building itself is pushed out towards that building line, so that gives you a good idea on the separation. Of course, there is a curve on Forum, so you get additional separation beyond that. Second, on screening, again, it does meet City requirements. There are trees placed, shrubs placed also in front of the fence toward the residential side so you're not looking at this constant wooden fence or vinyl fence or whatever it might be. Exact material, what that fence might be, is still unknown at this point, but it will meet the requirements of the City ordinance. And then, the driveway, it was discussed in the concept review. Concerns were noted from the City's traffic engineer that a full access driveway could be problematic there due to the separation from the signal at Forum and Forum Katy Parkway. Agreed, and have left that as a right-in/right-out. With the right-in/right-out, since there's no cross traffic with the driveway directly adjacent, they really don't need to line up and there's really no real concerns of interaction between those two. So if there's any other questions, I'd be happy to answer those.

DR. PURI: Mr. Wheeler?

MR. WHEELER: Just out of curiosity, and I must of passed over this because I'm sure it's in the Staff report, but are you just meeting or are you exceeding your parking requirement for 14,300 square feet?

MR. KRIETE: We are meeting it -- exceeding it by one space.

MR. WHEELER: Okay. Thank you.

DR. PURI: Any other questions of this speaker, Commissioners? I see none. Thank you, Mr. Kriete.

MR. KRIETE: Thank you.

DR. PURI: Anyone else like to speak about this item? I see no one.

#### **PUBLIC HEARING CLOSED**

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

MR. LEE: This seems pretty straightforward to me and in keeping with the neighborhood, and I would make a motion to approve.

DR. PURI: We have a motion on the floor.

MR. STANTON: Second.

DR. PURI: Mr. Stanton second. Mr. Wheeler?

MR. WHEELER: Just discussion on the motion for a second.

DR. PURI: Okay.

MR. WHEELER: I have no doubt that they've met their 25-foot setback, I mean, undoubtedly, but I think this is one of those cases where it would've been nice if we had lost eight parking spaces and knocked it backward about, you know, 15 or 20 feet. So, you know, sometimes, once in a while, the parking requirement bites us and I think this is one of the cases where, in my opinion, it would've

conformed and looked better if we'd set it back just a little bit further. But I won't hold it up for that and I will support it.

DR. PURI: Any other discussions on the motion? Okay. May we have a voting call, please?

MR. STRODTMAN: Yes, Mr. President. A motion has been made and seconded for Item No. 13-184, request by Dr. Kent Willett for a C-P development plot to be known as Lot 2 - Katy Place Heights, located at the southwest [sic] corner of Forum Boulevard and Forum Katy Parkway.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Lee, Ms. Loe, Dr. Puri, Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Mr. Tillotson, Mr. Vander Tuig, Mr. Wheeler. Motion carries 9-0.**