

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

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

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

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

Council Bill No. B 29-14

### **AN ORDINANCE**

rezoning property located north of Gans Road and west of U.S. Highway 63 (within Discovery Park Subdivision) from Districts PUD-4, O-P and C-P to Districts PUD-4, O-P and C-P; approving the statements of intent; approving the Lot 5-17, Discovery Park CP, OP, PUD-4 Development Plan; setting forth a condition for approval; 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:

#### **LOTS 7-16 AND ROW, DISCOVERY PARK SUBDIVISION PLAT 2-A**

A PORTION OF THE SURVEY RECORDED IN PLAT BOOK 47, PAGE 67, LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI. LYING NORTH OF DISCOVERY PARKWAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD AT THE NORTHWESTERNMOST CORNER OF THE SURVEY RECORDED IN PLAT BOOK 47, PAGE 67; THENCE S41°26'40"E, A DISTANCE OF 1142.54 FEET; THENCE S21°32'20"W, A DISTANCE OF 78.58 FEET; THENCE S41°26'40"E, A DISTANCE OF 315.31 FEET; THENCE S23°27'05"E, A DISTANCE OF 508.86 FEET; THENCE S8°54'00"E, A DISTANCE OF 60.92 FEET TO THE POINT OF BEGINNING;

THENCE N42° 08' 52"E, A DISTANCE OF 61.09 FEET; THENCE N42° 08' 52"E, A DISTANCE OF 108.31 FEET; THENCE N46° 25' 21"E, A DISTANCE OF 50.00 FEET; THENCE 55.83 FEET ALONG A 748.28 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S45° 42' 53"E, A DISTANCE OF 55.81 FEET); THENCE S47° 51' 08"E, A DISTANCE OF 94.79 FEET; THENCE 32.90 FEET ALONG A 220.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A

CHORD BEARING OF S43° 34' 02"E, A DISTANCE OF 32.87 FEET); THENCE 7.50 FEET ALONG A 75.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S42° 08' 50"E, A DISTANCE OF 7.50 FEET); THENCE S44° 59' 17"W, A DISTANCE OF 69.55 FEET; THENCE S50° 43' 03"W, A DISTANCE OF 13.18 FEET; THENCE S39° 16' 57"E, A DISTANCE OF 78.67 FEET; THENCE S5° 07' 55"E, A DISTANCE OF 54.44 FEET; THENCE S84° 52' 05"W, A DISTANCE OF 344.29 FEET; THENCE N8° 53' 58"W, A DISTANCE OF 258.90 FEET; THENCE N8° 53' 58"W, A DISTANCE OF 52.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 2.89 ACRES AND IS PER DISCOVERY PARK SUBDIVISION, PLAT 2-A

will be rezoned and become a part of District PUD-4 (Planned Unit Development) with a development density not exceeding four dwelling units per acre and taken away from District O-P (Planned Office District). Hereafter the property may be used for the permitted uses set forth in the statement of intent (Attachment A).

SECTION 2. 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:

**LOTS 5, 6 AND ROW, DISCOVERY PARK SUBDIVISION PLAT 2-A**

A PORTION OF THE SURVEY RECORDED IN PLAT BOOK 47, PAGE 67, LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI. LYING NORTH OF DISCOVERY PARKWAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD AT THE NORTHWESTERNMOST CORNER OF THE SURVEY RECORDED IN PLAT BOOK 47, PAGE 67; THENCE S41°26'40"E, A DISTANCE OF 1142.54 FEET; THENCE S21°32'20"W, A DISTANCE OF 78.58 FEET; THENCE S41°26'40"E, A DISTANCE OF 94.80 FEET TO THE POINT OF BEGINNING;

THENCE N24° 44' 48"E A DISTANCE OF 491.19 FEET; THENCE S65° 15' 12"E A DISTANCE OF 106.82 FEET; THENCE S25° 14' 04"E A DISTANCE OF 114.26 FEET; THENCE S26° 54' 47"E A DISTANCE OF 50.00 FEET THENCE 45.96 FEET ALONG A 75.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF N80° 38' 30"E, A DISTANCE OF 45.24 FEET); THENCE S81° 48' 12"E A DISTANCE OF 110.14 FEET; THENCE S71° 38' 15"E A DISTANCE OF 54.43 FEET; THENCE 32.80 FEET ALONG A 108.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S19° 11' 34"E, A DISTANCE OF 32.67 FEET); THENCE 29.59 FEET ALONG A 34.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S2° 57' 46"E, A DISTANCE OF

28.66 FEET); THENCE 602.28 FEET ALONG A 494.25 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S12° 56' 32"E, A DISTANCE OF 565.70 FEET); THENCE S47° 51' 08"E A DISTANCE OF 74.14 FEET; THENCE 74.30 FEET ALONG A 465.75 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S43° 16' 55"E, A DISTANCE OF 74.22 FEET); THENCE S38° 42' 42"E A DISTANCE OF 170.70 FEET; THENCE 10.07 FEET ALONG A 32.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S29° 41' 43"E, A DISTANCE OF 10.03 FEET); THENCE 22.21 FEET ALONG A 32.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF S0° 47' 53"E, A DISTANCE OF 21.76 FEET); THENCE 73.02 FEET ALONG A 108.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S0° 17' 16"E, A DISTANCE OF 71.64 FEET); THENCE S40° 02' 53"W A DISTANCE OF 52.62 FEET; THENCE S51° 17' 18"W A DISTANCE OF 62.88 FEET; THENCE 109.56 FEET ALONG A 75.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF N86° 51' 43"W, A DISTANCE OF 100.08 FEET); THENCE 7.50 FEET ALONG A 75.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF N42° 08' 50"W, A DISTANCE OF 7.50 FEET); THENCE N39° 16' 57"W A DISTANCE OF 170.40 FEET; THENCE 32.90 FEET ALONG A 220.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF N43° 34' 02"W, A DISTANCE OF 32.87 FEET); THENCE N47° 51' 08"W A DISTANCE OF 94.79 FEET; THENCE 55.83 FEET ALONG A 748.28 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF N45° 42' 53"W, A DISTANCE OF 55.81 FEET); THENCE S46° 25' 21"W A DISTANCE OF 50.00 FEET; THENCE S42° 08' 52"W A DISTANCE OF 108.31 FEET; THENCE S42° 08' 52"W A DISTANCE OF 61.09 FEET; THENCE N8° 53' 58"W A DISTANCE OF 60.92 FEET; THENCE N23° 27' 03"W A DISTANCE OF 508.86 FEET; THENCE N41° 26' 38"W A DISTANCE OF 220.51 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 11.58 ACRES AND IS PER DISCOVERY PARK SUBDIVISION, PLAT 2-A.

will be rezoned and become a part of District C-P (Planned Business District) and taken away from District PUD-4 (Planned Unit Development) and District O-P (Planned Office District). Hereafter the property may be used for the permitted uses set forth in the statement of intent (Attachment B).

SECTION 3. 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:

**LOT 17 AND ROW, DISCOVERY PARK SUBDIVISION PLAT 2-A**

A PORTION OF THE SURVEY RECORDED IN BOOK 47, PAGE 67, LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY,

MISSOURI. LYING NORTH OF DISCOVERY PARKWAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD AT THE NORTHWESTERNMOST CORNER OF THE SURVEY RECORDED IN PLAT BOOK 47, PAGE 67; THENCE S41°26'40"E, A DISTANCE OF 1142.54 FEET; THENCE S21°32'20"W, A DISTANCE OF 78.58 FEET; THENCE S41°26'40"E, A DISTANCE OF 315.31 FEET; THENCE S23°27'05"E, A DISTANCE OF 508.86 FEET; THENCE S8°54'00"E, A DISTANCE OF 371.91 FEET; THENCE N84°52'05"E, A DISTANCE OF 344.29 FEET TO THE POINT OF BEGINNING;

THENCE N5° 07' 55"W, A DISTANCE OF 54.44 FEET; THENCE N39° 16' 57"W, A DISTANCE OF 78.67 FEET; THENCE N50° 43' 03"E, A DISTANCE OF 13.18 FEET; THENCE N44° 59' 17"E, A DISTANCE OF 69.55 FEET; THENCE 109.56 FEET ALONG A 75.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF S86° 51' 43"E, A DISTANCE OF 100.08 FEET); THENCE N51° 17' 18"E, A DISTANCE OF 62.88 FEET; THENCE N40° 02' 53"E, A DISTANCE OF 52.62 FEET; THENCE 73.02 FEET ALONG A 108.00 FOOT RADIUS CURVE TO THE RIGHT (HAVING A CHORD BEARING OF N0° 17' 16"W, A DISTANCE OF 71.64 FEET); THENCE 22.21 FEET ALONG A 32.00 FOOT RADIUS CURVE TO THE LEFT (HAVING A CHORD BEARING OF N0° 47' 53"W, A DISTANCE OF 21.76 FEET); THENCE S32° 43' 17"E, A DISTANCE OF 219.03 FEET; THENCE S22° 17' 23"E, A DISTANCE OF 75.60 FEET; THENCE S67° 42' 37"W, A DISTANCE OF 188.96 FEET; THENCE S84° 52' 05"W, A DISTANCE OF 159.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 1.37 ACRES AND IS PER DISCOVERY PARK SUBDIVISION, PLAT 2-A.

will be rezoned and become a part of District O-P (Planned Office District) and taken away from District C-P (Planned Business District). Hereafter the property may be used for the permitted uses set forth in the statement of intent (Attachment C).

SECTION 4. The City Council hereby approves the terms and conditions contained in the statements of intent dated January 13, 2014, attached hereto in substantially the same form as Attachments A, B and C and made a part of this ordinance. The statements of intent shall be binding on the owners until such time as the Council shall release such limitations and conditions on the use of the property.

SECTION 5. The City Council hereby approves the Lot 5-17, Discovery Park CP, OP, PUD-4 Development Plan, as certified and signed by the surveyor on January 13, 2014 (Sheets C101-C104), for the properties referenced in Sections 1, 2 and 3 above. The Director of Community Development shall use the design parameters set forth substantially in the same form as Attachment D (Lots 5-6 – C-P zoning), Attachment E (Lot 17 – O-P Zoning) and Attachment F (Lots 7-16 – PUD-4 Zoning), which are attached to and made a

part of this ordinance, as guidance when considering any future revisions to the C-P, O-P and PUD-4 Development Plan.

SECTION 6. Approval of the Development Plan referenced in Section 5 is subject to the condition that no building permits shall be issued until a full review and approval of the Stormwater Management Plan and Water Quality Protection System and Monitoring Plan, as required by Ordinance No. 018043, have been completed by the Director of Public Works, or the Director's designee.

SECTION 7. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 8. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

ATTEST:

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

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

APPROVED AS TO FORM:

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

**STATEMENT OF INTENT**

**DISCOVERY PARK SUBDIVISION LOTS 7-16 (Portions of Tracts 3 and 4 of Ordinance 18043)**

**January 13, 2014**

Area of Lots: 1.45 acres (less roadways)

Requested Zoning of Tract: PUD-4 (planned unit development, maximum 4 du/ac)

Requested Allowable Uses of Tract: The allowed uses of this property shall be all uses allowed in Zoning District R-1

Standards and Criteria/Design Characteristics and Statement of Intent for Lots:

1. Area of Lots: 1.45 acres (less roadways) to be developed with one single-family detached dwelling per lot
2. Minimum Lot Area (smallest lot): 6,534 square feet
3. Height and Setbacks:
  - a. The maximum building height shall not exceed 45' as measured from finished grade
  - b. Along Philips Park boundary – 25'
  - c. Sideyard (except adjoining Lot 5) – 5' (adjoining Lot 5 shall be 20')
  - d. Along all other lot lines and right-of-way – 20'
  - e. Minimum distance between detached dwellings 10'
4. Parking: The total number of parking spaces shall be the number required by the ordinances of the City of Columbia. Parking spaces shall be located in a garage or driveways. No on-street parking shall be permitted on Bretona Circle.
5. Open space/Impervious Surface areas:
  - a. Open/Green Space shall be a minimum of 65% of net lot area (lots 7-16 inclusive)
  - b. Impervious surface shall be a maximum of 45% net lot area (lots 7-16 inclusive)
6. Comprehensive Traffic Impact Study/Development Agreements:
  - a. Lots 7-16 shall be subject to the requirements specified for Tracts 3 within Ordinance # 18043
7. Stormwater/Water Quality Protection Plan:
  - a. Lots 7-16 shall be subject to the requirements specified for Tracts 3 & 4 within Ordinance #18043



Nathan Odle, Member

**STATEMENT OF INTENT**

**DISCOVERY PARK SUBDIVISION LOTS 5 & 6 (Portion of Tracts 3, 4, 5, and 9 of Ordinance 18043)**

**January 13, 2014**

Size of Lot 5: 3.80 acres (less roadways)

Size of Lot 6: 6.76 acres (less roadways)

Requested Zoning of Tract: C-P (planned commercial)

Requested Allowable Uses of Tract: The allowed uses of this property shall be all uses allowed in Zoning Districts C-1, C-2 and C-3 (including pyramiding of such zoning ordinances), excluding, however:

- a. Drive in theaters
- b. Gun clubs
- c. Machine shops
- d. Travel trailer parks
- e. Temporary shelters
- f. Self storage facilities
- g. Halfway houses
- h. Publishing and newspaper publishing
- i. Commercial parking for automobiles and light trucks
- j. Farm machinery sales and services
- k. Kennels for boarding of animals of any kind
- l. Miniature golf courses or driving ranges
- m. Automobile repair shops; provided however that automobile dealerships and all uses attendant thereto shall be a permitted use
- n. Lumber yards, unless part of a home improvement center.

Standards and Criteria/Design Characteristics and Statement of Intent for Lot:

**1. Acreage**

- a. Lot 5: 3.80 acres (less roadways) to be developed with 8 building (7 four-plex and 1 three-plex)
- b. Lot 6: 6.76 acres (less roadways) to be developed with 6 24-unit buildings

**2. Total Square Footage:**

- a. Lot 5: 38,696 square feet (deductions from Tracts 3, 4, & 9 allocations as shown Exhibit A "Building Footprint Allocations" prepared by Columbia Civil Engineering Group dated January 13, 2014.
- b. Lot 6: 201,870 square feet (deductions from Tracts 4, 5 & 9 allocations as shown Exhibit A "Building Footprint Allocations" prepared by Columbia Civil Engineering Group dated January 13, 2014.

**3. Height and Setbacks:**

- a. The maximum building height shall not exceed 45' (Lot 5) and 60' (Lot 6) as measured from finished grade.
- b. Along Philips Park boundary and Nocona Parkway – 25'
- c. Along interior roads and property lines – 20'
- d. Minimum distance between detached dwellings 12'

4. Parking: The total number of parking spaces shall be the number required by the ordinances of the City of Columbia. Parking spaces shall be located in a garage, exterior lot, exterior parking lot, parking lot with open carports, driveways to individual units, or any combination thereof.
5. Open space/Impervious Surface areas:
  - a. Open/Green Space shall be a minimum of 70% (Lot 5) and 30% (Lot 6)
  - b. Impervious surface shall be a maximum of 30% (Lot 5) and 70% (Lot 6)
6. Comprehensive Traffic Impact Study/Development Agreements:
  - a. Lots 5 and 6 shall be subject to the requirements specified for Tracts 3, 4, 5, & 9 within Ordinance # 18043
7. Stormwater/Water Quality Protection Plan:
  - a. Lots 5 and 6 shall be subject to the requirements specified for Tracts 3, 4, 5, & 9 within Ordinance #18043



Nathan Odle, Member

**STATEMENT OF INTENT**

**DISCOVERY PARK SUBDIVISION LOT 17 (portion Tracts 4 & 5 of Ordinance 18043)**

**January 13, 2014**

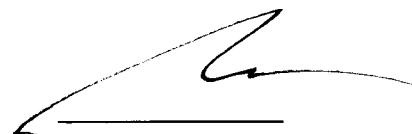
Size of Tract: 0.90 acres (less roadways)

Requested Zoning of Tract: O-P (planned office)

Requested Allowable Uses of Tract: Allowable uses shall include all uses permitted in the O-1 Zoning District (including pyramiding of such zoning ordinances).

Standards and Criteria/Design Characteristics and Statement of Intent for Lot:

1. Acreage: 0.90 acres (less roadways), to be developed with two 4-plex residential buildings.
2. Total Square Footage: 13,424 square feet (deductions from Tract 4 & 5 allocations as shown Exhibit A "Building Footprint Allocations" prepared by Columbia Civil Engineering Group dated January 13, 2014.
3. Height and Setbacks:
  - a. The maximum building height shall not exceed 45' as measured from finished grade.
  - b. Along Nocona Parkway – 25'
  - c. Along interior roads and property lines except between Lots 16 & 17 – 20'
  - d. Between Lots 16 & 17 – 5'
  - e. Minimum distance between detached dwellings 14.9'
4. Parking: The total number of parking spaces shall be the number required by the ordinances of the City of Columbia. Parking spaces shall be located in a garage, exterior lot, exterior parking lot, parking lot with open carports, driveways to individual units, or any combination thereof.
5. Open space/Impervious Surface areas:
  - a. Open/Green Space shall be a minimum of 60%
  - b. Impervious surface shall be a maximum of 40%
6. Comprehensive Traffic Impact Study/Development Agreements:
  - a. Lot 17 shall be subject to the requirements specified for Tracts 4 & 5 within Ordinance # 18043
7. Stormwater/Water Quality Protection Plan:
  - a. Lot 17 shall be subject to the requirements specified for Tracts 4 & 5 within Ordinance #18043



Nathan Odle, Member

Exh. 6. + A  
January 13, 2014



3301 Berrywood Dr., Suite 103 Columbia, MO 65201

(ph) 573-999-7821

Project Number: 112003-1  
Project: Discovery

Building Footprint Allocations (Basis from Development Agreement - Ordinance 018043)

Tract 9	Area (Ac.)	Percent of Lot	Building Footprint	Total Space
Lot 1	5.15	100%	0	0
Lot 2	6.32	100%	15,565	93,390
Partial Lot 3	1.62	91%	0	0
Lot 4	1.68	100%	0	0
Partial Lot 5	2.15	57%	18,848	37,696
Partial Lot 6	3.16	47%	22,430	67,290
Totals	20.09	Acres	56,843	198,376
Allotted From Development Agreement			75,000	250,000
Balance Available			18,157	51,624

Tract 4	Area (Ac.)	Percent of Lot	Building Footprint	Total Space
Partial Lot 5	0.11	3%	1,000	1,000
Partial Lot 6	0.03	0%	0	0
Partial Lot 7	0.21	99%	0	0
Partial Lot 8	0.07	36%	0	0
Partial Lot 9	0.05	29%	0	0
Partial Lot 11	0.06	28%	0	0
Partial Lot 13	0.16	54%	0	0
Lot 10	0.19	100%	0	0
Lot 12	0.18	100%	0	0
Lot 14	0.19	100%	0	0
Lot 15	0.15	100%	0	0
Lot 16	0.19	100%	0	0
Partial Lot 17	0.38	42%	4,000	4,000
Toalton HS			43,560	79,224
Totals	1.97	Acres	48,560	84,224
Allotted From Development Agreement			200,000	425,000
Balance Available			151,440	340,776

\* (total is per plans, base is estimate)

NOTE - Per Exhibit D, Paragraph 2, apartments/dwelling units shall be calculated at 1000 SF EA in Tract 4

Tract 5	Area (Ac.)	Percent of Lot	Building Footprint	Total Space
Partial Lot 6	3.57	53%	44,860	134,580
Partial Lot 17	0.52	58%	4,712	9,424
Totals	4.09	Acres	49,572	144,004
Allotted From Development Agreement			400,000	700,000
Balance Available			350,428	555,996

REVISED  
1/13/14

Lot 5 &amp; 6 - C-P Zoning



**City of Columbia  
Planning Department**

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

## Design Parameters Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
13-222	12/23/13	Zenner

**Please provide the following information:**

- The minimum distance between any building and any adjacent property line or street right-of-way.  
 Lot 6 - 20', 25' along Nocona Parkway  
 Lot 5 - 20' on ROW, 25' along property line abutting Philips Park
- 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.  
 All buildings - 20' to ROW/Prop. line Parking lot, Min - 7.2'
- The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.  
 two monument signs - Each 12' high, 64 square feet in area each.
- 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)  
 Lot 5 72% open, Lot 6 34% open. The landscaping will contain 4 types of vegetation per Ord. 29-25 and screening will be provided where required per Ord. to 80% opaque, 8' in 4 sea.
- The maximum height and number of light poles and type of fixtures.  
 Lighting shall be 20' tall max., full cut-off fixtures. Number is unknown at this time, but will be in accordance with Ord. 29-30.1. A Photometric plot will be provided with the final constr. plans

Lot 17 - O-P Zoning



**City of Columbia**  
**Planning Department**

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

## Design Parameters Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
13-222	12/23/13	Zenner

**Please provide the following information:**

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

Lot 17 - 12' to adjoining Lot 16

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.

In excess of 20'. Building will be closest at 12'

3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.

No freestanding signs are planned for this Lot

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)

Lot 17 70% open. The landscaping will contain 4 types of vegetation per Ord. 29-25 and screening will be provided where required per Ord. to 80% opaque, 8' in 4 sea.

5. The maximum height and number of light poles and type of fixtures.

No lighting is planned other than street lighting for this tract project.

Lots 7-16 - PUD-4 zoning



**City of Columbia**  
**Planning Department**

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

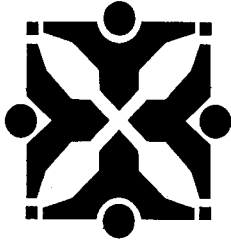
## Design Parameters Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
13-222	12/23/13	Zenner

**Please provide the following information:**

1. The minimum distance between any building and any adjacent property line or street right-of-way.  
 20' on buildings adjacent to Lot 5, 5' interior lot lines and to Lot 17, 20' to ROW, 25' to Philips Park
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.  
 5' minimum
3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.  
 No freestanding signs are planned for these Lots
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)  
 Lots are estimated to be 70% open. The landscaping will contain 4 types of vegetation per Ord. 29-25.
5. The maximum height and number of light poles and type of fixtures.  
 No lighting is planned other than street lighting for this tract project.



Source: Community Development - Planning 

Agenda Item No:

To: **City Council**  
From: **City Manager and Staff** 

**Council Meeting Date:** Feb 3, 2014

**Re:** Discovery Park Subdivision Lots 5-17 rezoning and development plan request (Case 13-222)

**EXECUTIVE SUMMARY:**

A request by P1316, LLC (owner) to rezone portions of property known as Discovery Park Subdivision (formerly Philips Farm) from PUD-4, O-P, and C-P to PUD-4, O-P, and C-P and for approval of a PUD-4, O-P, and C-P development plan to be known as "Lots 5-17 Discovery Park Subdivision". The subject 15.84 acre tract is located east of A. Perry Philips Park, north of Gans Road, and west of US Highway 63. (Case # 13-222)

**DISCUSSION:**

The subject site is part of Tract 3, 4, 5, and 9 of the Philips Farm annexation and permanent zoning approved in April 2004. The purpose of this application is two-fold: First to rezone portions of Tracts 3, 4, 5, and 9 so that lots lines created match zoning district lines and second to approve site-specific development plans that will permit site development to proceed forward.

**Zoning Analysis -**

Per Ordinance 18043 the Philips Farm was divided into nine development tracts and zoned a combination of PUD 4, C-P, O-P, and C-3. The uses intended on the nine tracts included a mixture of residential, commercial, office, and institutional. Ordinance 18043 included specific Statements of Intent for each of the "planned" zoning classifications as well as several other exhibits and conditions associated with development of the acreage.

Limited development has occurred on the site since its annexation and zoning in 2004. In November 2013, the first 18 lots of Discovery Park Subdivision were platted east of the A Perry Philips Park in preparation for development activity. Several of the proposed lot lines did not match the existing zoning boundaries applied to Tracts 3, 4, 5, and 9. The applicant was informed that prior to proceeding with site development "corrective" zoning requests would be required on these tracts to ensure that future development was compliant with the provisions of Ordinance 18043 and the zoning boundaries matched the platted lot boundaries.

The zoning portion of this request proposes to reallocate the existing PUD 4, C-P, and O-P zoning applicable to lots 5-17 of Discovery Park Subdivision such that the new zoning boundaries match the platted lot lines. At present there are approximately 2.27 acres of PUD 4, 9.90 acres of C-P, and 3.23 acres of O-P. The proposed rezoning would redistribute these acreages approximately as follows: 2.89 acres of PUD 4, 11.58 acres of C-P, and 1.37 acres of O-P. Additionally, new Statements of Intent (SOI's) for each of the newly defined PUD 4, C-P, and O-P zoned areas have been submitted. The new SOI's mirror the provisions found within the original SOI's approved as part of Ordinance 18043; however, have development restrictions tied directly to the submitted development plans.

The proposed acreage adjustments and rezoning requests are not viewed as significant since site specific development plans are being submitted which will govern future site improvements. Furthermore, the revised SOI's are found to be compliant with development parameters (density, building cover, height, uses, setbacks) as were specified within the SOI's approved as part of Ordinance 18043.

**Development Plans -**

The proposed development plan for this request is broken into three sections - PUD-4 (lots 5-16), C-P (lots 5 and 6), and O-P (lot 17). A total of 193 residential units are proposed to be built on the developable acreage.

The PUD 4 portion of the development plan would be restricted to development of single-family detached dwellings on lots no smaller than 6,534 sq.ft with a maximum height of 45-feet. 65% open space will be maintained across the 1.45 acres of developable land. The smallest lot that could have been developed under the SOI provisions of Ordinance 18043 was 5,000 sq.ft.

The C-P portion of the development plan is proposed to be improved with a total building square footage of 240,566 sq.ft and will include a combination of residential units as follows: 1 tri-plex, 7 four-plex, and 6 24-unit multi-family buildings. While C-P zoning is sought the SOI and development plan specifically identify the aforementioned uses. Any deviation from these uses would require submission of a new rezoning request to modify the SOI and development plan. A total of 70% open space is proposed on Lot 5 and 30% on Lot 6.

The O-P portion of the development plan is proposed to be improved with 13,424 square feet of building area that will accommodate 2 four-plex buildings. While O-P zoning is sought the SOI and development plan specifically identify the aforementioned uses. Any deviation from these uses would require submission of a new rezoning request to modify the SOI and development plan. A total of 60% open space is proposed on Lot 17.

The annexation and zoning of Philips Farm occurred prior to the adoption of the current Chapter 12A stormwater requirements. As such, the SOI's for Tracts 3, 4, 5, and 9 included specific criteria relating to stormwater/water quality protection. The SOI criteria specifically states that a stormwater/water quality protection plan be presented with each development plan and that the proposed improvements must be in place prior to issuance of a certificate of occupancy. The applicant has submitted the required plan; however as of this writing, Public Works staff has not completed its evaluation to ensure that such plan meets the specific development criteria articulated in the standards. Such evaluation and assurance of full regulatory compliance will be required prior to building permit issuance.

At its January 23, 2014, meeting the Planning and Zoning Commission voted unanimously 6-0-1 (one abstention) to approve the development plan subject to no building permits being issued until a full review of the stormwater/water quality protection plan as required by Ordinance 18043 had been completed by the Public Works Department. In arriving at its decision the Commissioners sought clarification why the proposed rezoning application was not for PUD zoning and the development was being recommended with the stormwater plan condition.

Staff explained that the choice to not require rezoning to PUD was in effort to maintain consistency with the original zoning designations and all the effort that went into establishing them. Staff further explained that the stormwater condition was to provide an additional check and balance, prior to building construction, that the specific conditions relating to stormwater were truly addressed. The applicant's engineer addressed the Commission and offered to answer any of their questions. No one from the public spoke regarding the project.

A copy of the staff report, including locator maps, the development plan and design parameters, and meeting excerpts are attached.

**FISCAL IMPACT:**

None

**VISION IMPACT:**

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

None

**SUGGESTED COUNCIL ACTIONS:**

Approval of the proposed rezoning request and the PUD 4, C-P and O-P development plan subject to no building permits being issued until a full review of the stormwater/water quality protection plan as required by

Ordinance 18043 had been completed by the Public Works Department as recommended by the Planning and Zoning Commission.

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  
January 23, 2014**

**SUMMARY**

A request by P1316, LLC (owner) to rezone portions of property known as Discovery Park Subdivision (formerly Philips Farm) from PUD-4, O-P, and C-P to PUD-4, O-P, and C-P and for approval of a PUD-4, O-P, and C-P development plan to be known as "Lots 5-17 Discovery Park Subdivision". The subject 15.84 acre tract is located east of A. Perry Philips Park, north of Gans Road, and west of US Highway 63. (Case # 13-222).

**DISCUSSION**

The subject site is part of Tract 3, 4, 5, and 9 of the Philips Farm annexation and permanent zoning approved in April 2004. The ordinance approving this annexation included PUD 4, C-P and O-P Statement of Intent (SOIs) that provided the parameters by which development of each Tract could occur. In November 2013, the first 18 lots of Discovery Park Subdivision were platted. At the time of platting the applicant was informed that several of the proposed lot lines did not match the existing zoning boundaries and that prior to obtaining development plan approvals "corrective" zoning requests would be required. The purpose of the "corrective" zoning was to ensure that development plan boundaries matched zoning boundaries and that the SOI provisions were being followed.

The Philips Farm was approved to be used for residential, commercial, office, and institutional uses. A total of nine development tracts were created as part of the zoning and annexation. Since 2004 development has been limited; however, is highlighted by the development of the A Perry Philips Park and the Bristol Lake Subdivision. The proposed development will replace what was previously owned by Jose Linder and intended to be developed as a mixture of residential, commercial, and office space.

Included with this request is the desire to rezone portions of Tracts 3, 4, and 5 to accommodate a combination of single-family detached residences (Lots 7-16) and a variety multi-family housing types (Lots 5-6). Additionally, this request will fulfill the development plan requirements associated with the planned zoning district designations of each development tract.

The existing acreage is currently zoned PUD-4 (Tract 3), C-P (Tract 4), and O-P (Tract 5). Presently there are approximately 2.27 acres of PUD 4, 9.90 acres of C-P, and 3.23 acres of O-P. The proposed rezoning would redistribute these acreages approximately as follows: 2.89 acres of PUD 4, 11.58 acres of C-P, and 1.37 acres of O-P. The changes in the zoning will ensure that zoning district boundary matches the development lots. The attached "existing zoning" and "proposed zoning" graphics show the proposed redistribution.

The proposed rezonings will only affect Lots 5-17 as shown on the Discovery Park Subdivision Plat 2A. Additional rezoning actions will be required as future lots within Discovery Park Subdivision are presented for review. At this time the variations in acreage allotments are not viewed as significant since specific development plans are being presented with each rezoning request and the intensity of development is less than what was previously permitted.

The development plans (attached) submitted with each of the proposed rezoning requests have been reviewed for compliance against the original SOI's and their specific development standards. This review has determined that the proposed development intensity, building coverage, and dimensional standards are in compliance with the original SOI's established during the 2004 annexation and permanent zoning process. To ensure that future development of these areas does not deviate from what is shown on the development plans revised SOI's have been prepared.

Lots 7-16 seek PUD 4 plan approval. The development proposed on these lots will be for single-family detached dwellings. The smallest lots within this PUD would be 6,534 sq.ft and will limit structures to a maximum of 45-feet in height. 65% open space will be maintained within the 1.45 acres.

Lots 5 & 6 seek C-P plan approval for a total building square footage of 240,566 sq.ft. While C-P zoning is sought the SOI specifically identifies a combination of 1 tri-plex, 7 four-plex, and 6 24-unit multi-family buildings as the intended uses. These uses match that shown on the C-P plan. If the applicant were to deviate from such a use mix a full resubmission of the C-P plan would be required and new public hearings would be held. A total of 70% open space is proposed on Lot 5 and 30% on Lot 6.

Lot 17 seeks O-P plan approval for a total building square footage of 13,424 square feet. While O-P zoning is sought the SOI specifically identifies a combination of 2 four-plex buildings as the intended uses. This use matches that shown on the O-P plan. If the applicant were to deviate from such a use mix a full resubmission of the O-P plan would be required and new public hearings would be held. A total of 60% open space is proposed on Lot 17.

The annexation and zoning of Tracts 3, 4, and 5 pre-date the adoption of the current Chapter 12A stormwater requirements. As such, annexation and zoning of the Philips Farm included a set of specific stormwater standards. The SOI's for Tracts 3, 4, and 5 indicate that a stormwater/water quality protection plan must be presented with each development plan and that the proposed improvements must be in place prior to issuance of a certificate of occupancy. The applicant has submitted the required plan; however as of this writing, Public Works staff has not completed its evaluation to ensure that such plan meets the specific development criteria articulated in the standards.

With the exception of the full stormwater/water quality protection plan review, the site plans for the proposed PUD 4, C-P, and O-P areas have been reviewed by both internal and external departments and found to comply with the standards of the original SOI's and those for "planned" district as stated within the Zoning Ordinance.

### **RECOMMENDATION**

Approval of the proposed rezoning requests and the proposed PUD 4, C-P, and O-P development plan to be known as "Lots 5-17 Discovery Park Subdivision"; subject to no building permits being issued until full review of the stormwater/water quality protection plan has been completed by the Public Works Department and found to comply with the standards specified within Ordinance 18043 governing the development of the subject site.

### **SUPPORTING DOCUMENTS (ATTACHED)**

- Aerial/zoning and natural features maps
- Development plan
- Revised SOI Lots 7-16, Lots 5 & 6, and Lot 17
- Design parameters Lots 7-16, Lot 5 & 6, Lot 17
- Existing zoning and proposed zoning graphic

### **SITE CHARACTERISTICS**

<b>Area (acres)</b>	15.84 acres (inclusive of right-of-ways)
<b>Topography</b>	Gently sloping to west toward lake
<b>Vegetation/Landscaping</b>	None. Site has been mass graded
<b>Watershed/Drainage</b>	Clear Creek
<b>Existing structures</b>	None

### **HISTORY**

<b>Annexation date</b>	2004
<b>Zoning District</b>	C-P
<b>Land Use Plan designation</b>	Commercial District
<b>Previous Subdivision/Legal Lot Status</b>	Legally platted as Lot 2, Discovery Park Plat 2A

## **UTILITIES & SERVICES**

All City services are available to the site.

## **ACCESS**

<b>Nocona Parkway</b>	
<b>Location</b>	East side of site
<b>Major Roadway Plan</b>	Major Collector (to be built), requiring 66-76 ft of ROW. No additional ROW required.
<b>CIP projects</b>	None
<b>Sidewalk</b>	5-ft sidewalk required

<b>Kentsfield Lane</b>	
<b>Location</b>	Center of site
<b>Major Roadway Plan</b>	Residential Street (to be built), 50 ft ROW provided. No additional ROW required.
<b>CIP projects</b>	None
<b>Sidewalk</b>	5-ft sidewalk required

<b>Bretona Circle</b>	
<b>Location</b>	Western side of site
<b>Major Roadway Plan</b>	Residential Street (to be built), 50 ft ROW provided. No additional ROW required.
<b>CIP projects</b>	None
<b>Sidewalk</b>	5-ft sidewalk required

## **PARKS & RECREATION**

<b>Neighborhood Parks</b>	A Perry Philips Park (immediately east)
<b>Trails Plan</b>	No trails planned adjacent to site.
<b>Bicycle/Pedestrian Plan</b>	Urban Trails/Pedway along Ponderosa

## **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 November 12, 2013.

<b>Public information meeting recap</b>	Number of attendees: 1 Comments/concerns: None
<b>Notified neighborhood association(s)</b>	Lenoir Woods
<b>Correspondence received</b>	None as of this writing

Report prepared/approved by Patrick Zenner



Boone County Assessor's Office, Sanborn Map Company

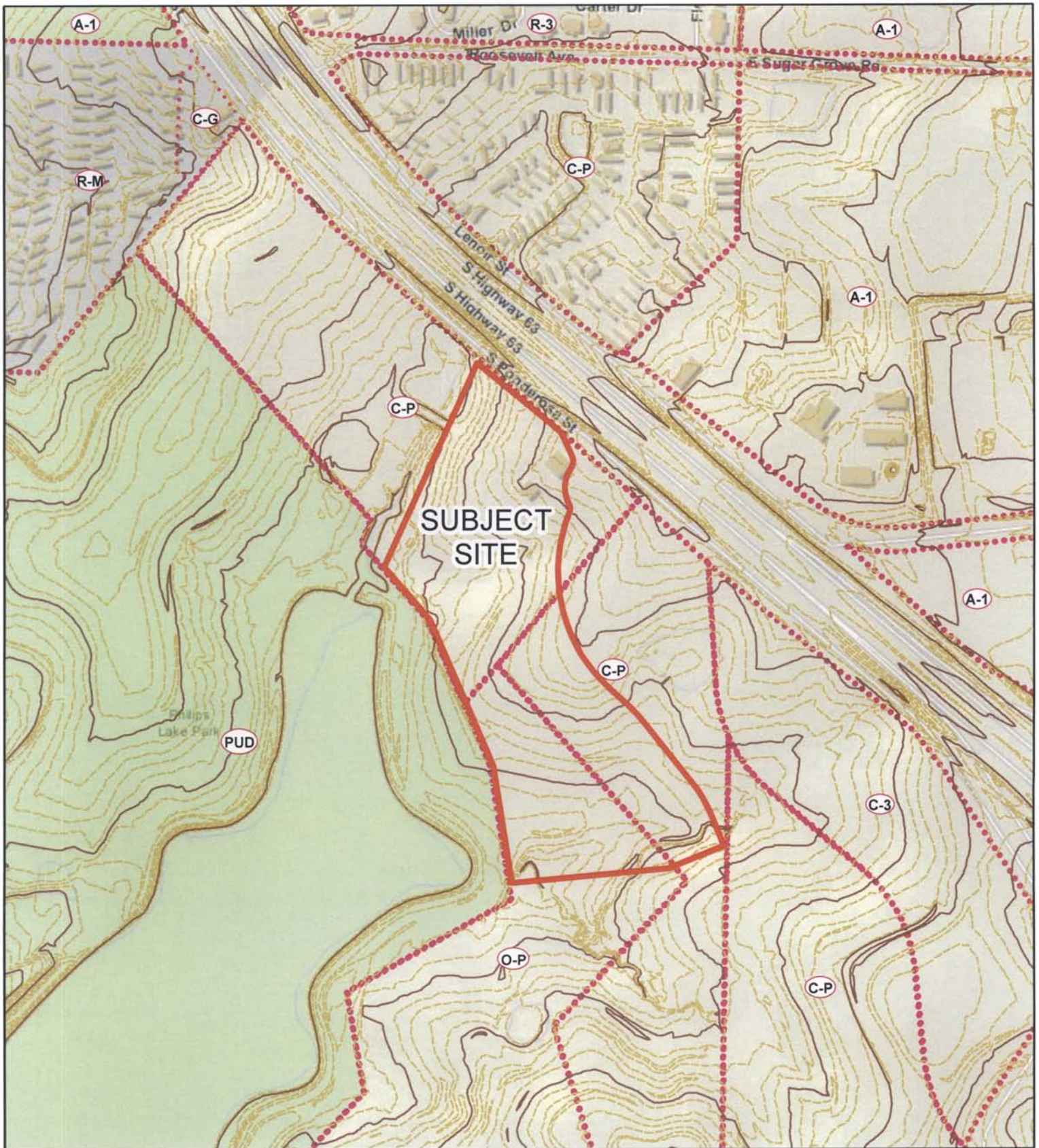


## 13-222: DiscoveryPark Subdivision Lots 5-17

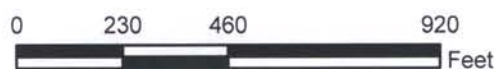


Parcel Data Source: Boone County Assessor

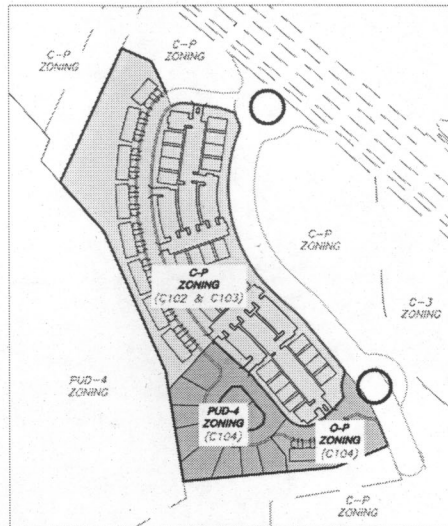
Created by The City of Columbia - Community Development Department



## 13-222 Discovery Park Subdivision Lots 5-17



- LEGEND**
- EXISTING SANITARY MANHOLE  
PROPOSED SANITARY MANHOLE  
EXISTING SANITARY CLEANOUT  
PROPOSED SANITARY CLEANOUT  
EXISTING FIRE HYDRANT  
PROPOSED FIRE HYDRANT  
EXISTING GUY WIRE  
EXISTING LIGHT POLE  
PROPOSED LIGHT POLE  
EXISTING ELECTRIC METER  
PROPOSED ELECTRIC METER  
EXISTING GAS METER  
PROPOSED GAS METER  
EXISTING WATER METER  
PROPOSED WATER METER  
EXISTING CABLE BOX  
EXISTING ELECTRIC TRANSFORMER  
PROPOSED ELECTRIC TRANSFORMER  
EXISTING TELEPHONE BOX  
EXISTING UTILITY POLE  
EXISTING WATER VALVE  
PROPOSED WATER VALVE  
PROPOSED HANDICAPPED SPACE  
EXISTING HANDICAPPED SPACE  
IRON PIPE CAP #2001006115  
EXISTING SET  
RECORD BORE HOLE  
BENCH MARK  
DRILL HOLE  
IRON PIPE  
REBAR  
MONUMENT  
PERMANENT MONUMENT  
RIGHT OF WAY MARKER  
STONE  
EXISTING STREET SIGN  
EXISTING BOLLARD  
EXISTING ROOF DRAIN  
EXISTING SPRINKLER VALVE  
EXISTING MUXBOX  
EXISTING FLAGPOLE  
BOONE COUNTY SURVEY  
FINISH GRADE  
TOP OF CURB  
TOP OF PAVEMENT  
FINISH FLOOR  
RADIAL LINE  
CENTERLINE  
0.000  
00.00 AC  
ACRES  
EXISTING FENCE  
PROPOSED FENCE  
EXISTING UNDERGROUND ELECTRIC  
PROPOSED UNDERGROUND ELECTRIC  
EXISTING OVER-HEAD ELECTRIC  
PROPOSED OVER-HEAD ELECTRIC  
EXISTING UNDERGROUND TELEPHONE  
PROPOSED UNDERGROUND TELEPHONE  
EXISTING OVER-HEAD TELEPHONE  
PROPOSED OVER-HEAD TELEPHONE  
EXISTING FIBER OPTIC CABLE  
PROPOSED FIBER OPTIC CABLE  
EXISTING GAS  
PROPOSED GAS  
EXISTING SANITARY  
PROPOSED SANITARY  
EXISTING SANITARY FORCEMAIN  
PROPOSED SANITARY FORCEMAIN  
EXISTING WATER  
PROPOSED WATER  
EXISTING STORM SEWER  
PROPOSED STORM SEWER  
EXISTING CABLE TELEVISION  
PROPOSED ROOF DRAIN  
EXISTING FLOWLINE (E)  
EXISTING TREELINE  
PRESERVED TREELINE  
BROKEN CURB  
EXISTING CONTOUR  
ZONING LINE



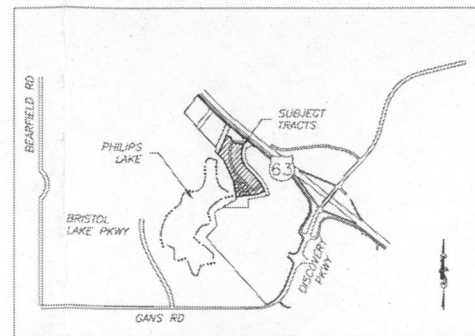
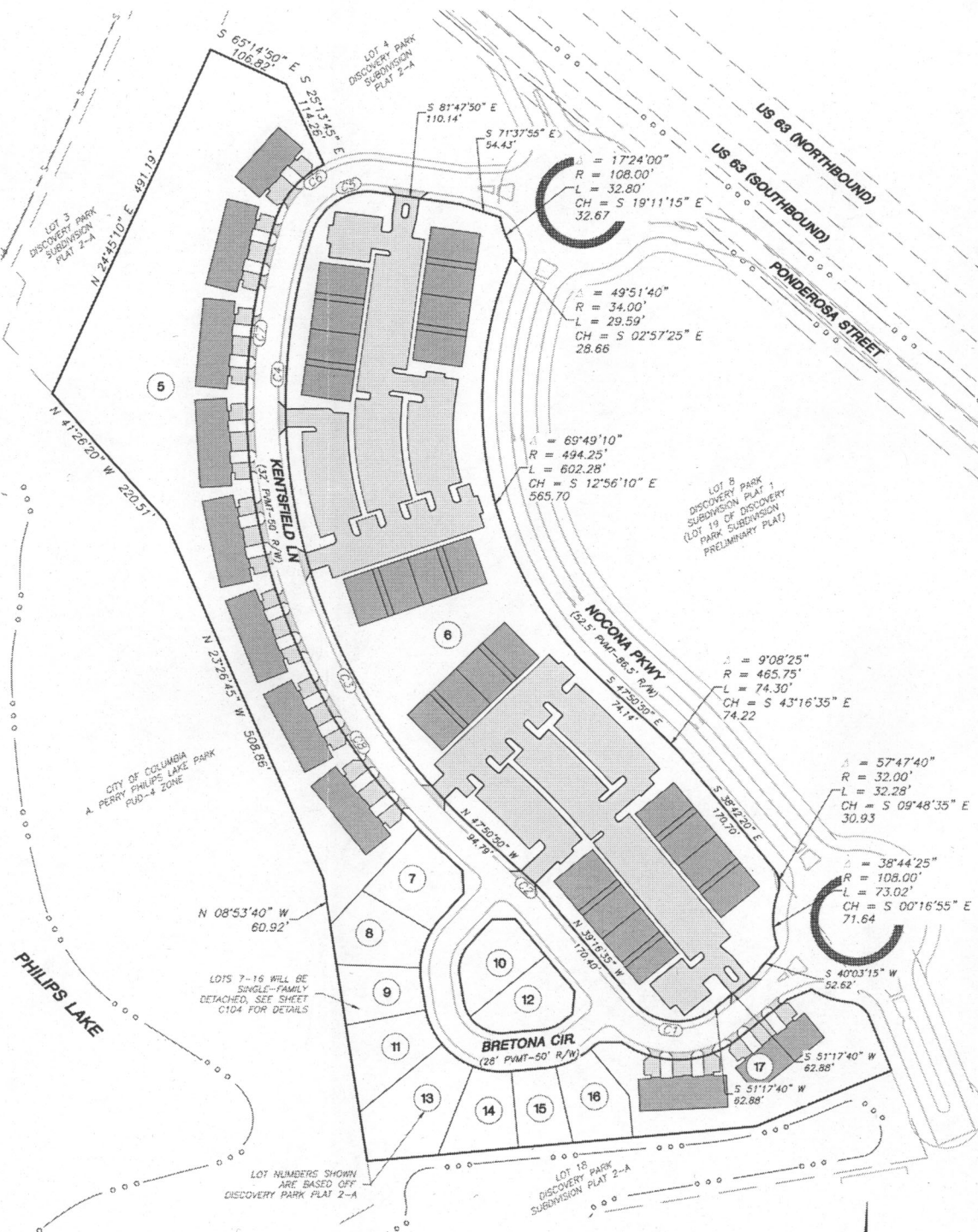
ZONING DETAIL

PARKING DATA:			
LOT	USE	REQUIRED	PROVIDED
5	MULTI-FAMILY UNITS (2.5 SPACES PER UNIT)	31 UNITS x 2.5 = 78 SPACES	82 SPACES (1 GARAGE & 1 DRIVEWAY SPACE PER UNIT)
	VISITOR SPACES	31 / 5 = 7	16 SPACES
	BICYCLE SPACES	8 SPACES	8 SPACES
	TOTAL	78 + 7 + 8 = 77	86
6	2 BR. APARTMENT (2 SPACES PER UNIT)	144 UNITS x 2 = 288 SPACES (TO INCLUDE 12 H/C SPACES)	288 (INCLUDING 12 H/C SPACES)
	VISITOR SPACES	144 / 5 = 29 SPACES	46 SPACES
	BICYCLE SPACES	317 x 5% = 16 SPACES	24 SPACES
	TOTAL	288 + 29 + 16 = 301	358
7-16	S/F DETACHED HOME (2 SPACES PER HOME)	10 HOMES x 2 = 20 SPACES	20 SPACES (1 GARAGE & 1 DRIVEWAY SPACE)
17	MULTI-FAMILY UNITS (2.5 SPACES PER UNIT)	8 UNITS x 2.5 = 20 SPACES	16 SPACES (1 GARAGE & 1 DRIVEWAY SPACE PER UNIT)
	VISITOR SPACES	8 / 5 = 2 SPACES	4 SPACES
	BICYCLE SPACES	4 SPACES	4 SPACES
	TOTAL	20 + 2 + 4 = 18	24

IMPERVIOUS AREAS			
LOT	LOT AREA	IMPERVIOUS (SQ.FT. & AC)	
LOT 5	165,530	40,235	1.13
LOT 6	293,595	192,595	4.42
LOT 17	39,205	12,840	0.29

CURVE DATA TABLE					
NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	75.00	117.06	89°25'45"	N 83°59'30" W	105.54
C2	220.00	32.90	8°34'10"	N 43°33'42" W	32.87
C3	748.28	395.38	30°16'27"	N 32°42'34" W	390.79
C4	748.28	458.73	35°07'30"	N 00°00'36" W	451.58
C5	75.00	105.57	80°38'58"	N 57°52'39" E	97.07
C6	125.00	99.35	45°32'23"	S 40°19'21" W	96.76
C7	798.28	489.38	35°07'30"	S 00°00'36" E	481.76
C8	798.28	421.80	30°16'27"	S 32°42'34" E	416.91

PLAN SHEET INDEX	
COVER	C101
LOT 5 & 6 DEVELOPMENT PLAN	C102
LOT 5 & 6 CONCEPTUAL LANDSCAPE AND CONCEPTUAL STORM WATER PLAN	C103
LOT 7-17 PLAN	C104



LOCATION MAP

**SITE DATA**

ZONING: CP, OP, PUD-4  
ACREAGE: 13.06  
LOCATION: LOCATED IN SECTION 32-T48N-R12W,  
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

**OWNER:**

P1318, LLC  
3301 BERRYWOOD DRIVE  
COLUMBIA, MO 65201  
(573) 875-5246

**GENERAL NOTES:**

- MAXIMUM BUILDING HEIGHT FOR LOT 6 SHALL BE NO GREATER THAN 80 FEET AND FOR LOTS 5, 7-17 SHALL BE NO GREATER THAN 45 FEET.
- TRACT IS ZONED C-P, O-P, AND PUD-4 (SEE DETAIL THIS SHEET).
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- DRIVEWAY APPROACH AND H.C. RAMPS ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
- THIS PROJECT MAY BE COMPLETED IN MULTIPLE PHASES.
- DEVELOPER WILL COORDINATE WITH COLUMBIA WATER AND LIGHT FOR THE DESIGN OF ELECTRIC AND WATER LINES TO SERVE THIS AREA.
- DEVELOPER WILL COORDINATE WITH AMEREN U/E FOR DESIGN OF NATURAL GAS SERVICE FOR THIS AREA IF NEEDED.

**BENCHMARK DATA**

GNR GRS ALUMINUM DISK STAMPED 80-15

THE STATION IS 0.6 MILE SOUTH OF THE US HWY 63, OLD HWY 63 AND NEW HAVEN RD. INTERSECTION, 32.5 FT. SOUTHWEST OF PONDERSA ST. ELEV: 789.72  
(THE PUBLISHED ELEVATION FOR THIS MONUMENT IS 788.87 ±0.33')

**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST BEING LOTS 5 THROUGH 17 OF DISCOVERY PARK SUBDIVISION PLAT 2-A, IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI.

**SIGNAGE**

THERE ARE TWO (2) MONUMENT SIGNS PROPOSED, EACH WHICH WILL BE A MAXIMUM OF 12 FEET TALL AND NOT EXCEED 64 SQUARE FEET. DIRECTIONAL SIGNS MAY BE INSTALLED AT BUILDING ENTRANCES AS NEEDED.

**LIGHTING**

LIGHT POLES SHOWN SHALL BE FULL-CUTOFF SHOEBOX FIXTURES, BOWARD AND DOWNWARD DIRECTED, WHICH MAY BE RELOCATED OR CHANGED IN TOTAL NUMBER BY THE LIGHTING ENGINEER WITHOUT ADDITIONAL APPROVAL. MAXIMUM LIGHT POLE HEIGHT WILL BE 20 FEET. BUILDING MOUNTED LIGHTING IS UNKNOWN AT THIS TIME. ALL OUTDOOR LIGHTING SHALL BE SHOWN ON A FUTURE LIGHTING PLAN THAT WILL COMPLY WITH CHAPTER 29-30.1 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

**STREAM BUFFER STATEMENT**

THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 124 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

**FLOOD PLAIN STATEMENT**

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP #290019C0295D DATED MARCH 17, 2011.

**UTILITIES**

**NATURAL GAS**

AMEREN U/E  
P.O. BOX M  
COLUMBIA, MISSOURI 65205  
CONTACT: BRUCE CHARR  
(573) 876-3030

**SANITARY SEWER**

CITY OF COLUMBIA  
P.O. BOX 6015  
PUBLIC WORKS DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: ALLISON ANDERSON  
(573) 874-7250

**TELEPHONE**

CENTURYLINK  
620 E. CHERRY  
COLUMBIA, MISSOURI 65205  
CONTACT: DON WILSON  
(573) 888-3500

**CABLE TV**

MEDIACOM  
901 NORTH COLLEGE AVENUE  
P.O. BOX 8015  
COLUMBIA, MISSOURI 65205  
CONTACT: JIMMY RUNYON  
(573) 443-1535

**WATER**

CITY OF COLUMBIA  
P.O. BOX 6015  
WATER & LIGHT DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: DONNIE NICHOLSON  
(573) 874-7315

**ELECTRICITY**

CITY OF COLUMBIA  
P.O. BOX 6015  
WATER & LIGHT DEPARTMENT  
COLUMBIA, MISSOURI 65205  
CONTACT: JONI TROYER  
(573) 874-7321

REVISED  
1/13/14

RECEIVED AND ACCEPTED BY THE COLUMBIA CITY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_, 2014.

ROBERT MCCABD, MAYOR

SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING & ZONING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_, 2014

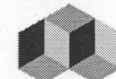
DR. RAMAN FLURI, CHAIRMAN

LOT 5-17, DISCOVERY PARK  
SECTION 32, TOWNSHIP 48 NORTH, RANGE 12  
WEST, COLUMBIA, BOONE COUNTY, MISSOURI  
CP, OP, PUD-4 COVER SHEET

PROJECT  
MANAGEMENT BY:

**COLUMBIA**  
Civil Engineering Group  
Columbia, MO  
3301 BERRYWOOD DRIVE SUITE 105 COLUMBIA, MO 65201  
PHONE (573) 875-5246

PLAN  
PREPARED BY:



**A CIVIL GROUP**  
-CIVIL ENGINEERING-  
-PLANNING-  
-SURVEYING-

3401 BROADWAY  
BUSINESS PARK COURT  
SUITE 105  
COLUMBIA, MO 65203  
PH: (573) 817-5750  
FAX: (573) 817-1677  
CERTIFICATE OF AUTHORITY:  
2001006116

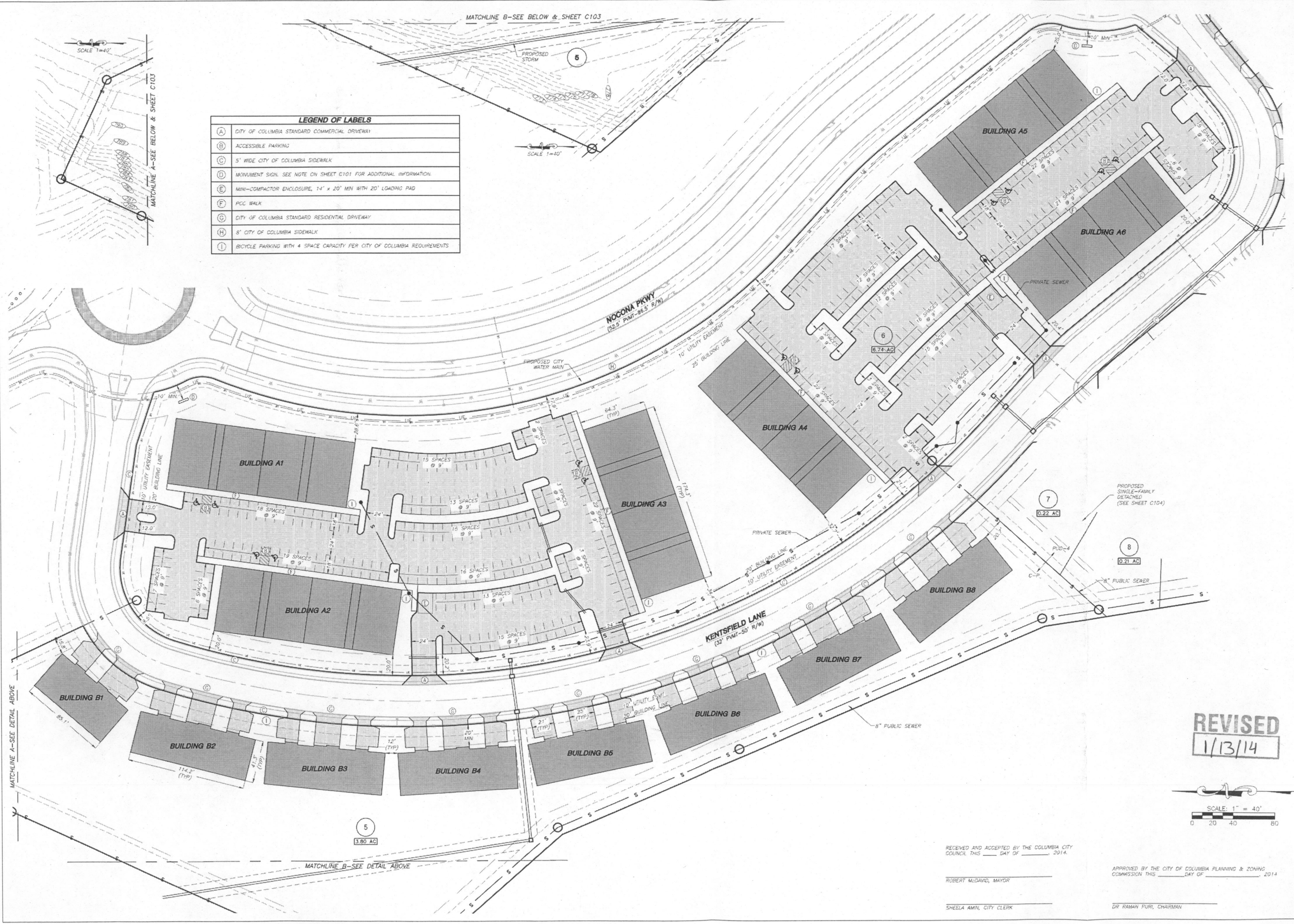
THIS DOCUMENT HAS BEEN SIGNED,  
SEALED AND DATED ELECTRONICALLY.



CHRISTOPHER M. SANDER  
PE-2001004658  
JANUARY 13, 2014

REVISIONS
1-14 CITY COMMENTS
2-12 CITY COMMENTS

ACS PROJECT # CCEG13-05
DRAWING # CCEG13-05
DRAWN BY: SMH
SHEET C101
SHEET 1 OF 4



LEGEND OF LABELS	
(A)	CITY OF COLUMBIA STANDARD COMMERCIAL DRIVEWAY
(B)	ACCESSIBLE PARKING
(C)	5' WIDE CITY OF COLUMBIA SIDEWALK
(D)	MONUMENT SIGN. SEE NOTE ON SHEET C101 FOR ADDITIONAL INFORMATION.
(E)	MINI-COMPACTOR ENCLOSURE, 14' x 20' MIN WITH 20' LOADING PAD
(F)	PCC WALK
(G)	CITY OF COLUMBIA STANDARD RESIDENTIAL DRIVEWAY
(H)	8' CITY OF COLUMBIA SIDEWALK
(I)	BICYCLE PARKING WITH 4 SPACE CAPACITY PER CITY OF COLUMBIA REQUIREMENTS

LOT 5-17, DISCOVERY PARK  
SECTION 32, TOWNSHIP 48 NORTH, RANGE 12  
WEST, COLUMBIA, BOONE COUNTY, MISSOURI

CP, OP, PUD-4 DEVELOPMENT PLAN

PROJECT  
MANAGEMENT BY:

**COLUMBIA**  
Civil Engineering Group  
Columbia, MO  
3301 BERRYWOOD DRIVE, SUITE 103, COLUMBIA, MO 65201  
PHONE (573) 989-7821

PLAN  
PREPARED BY:

**A CIVIL GROUP**  
-CIVIL ENGINEERING-  
-PLANNING-  
-SURVEYING-  
3401 BROADWAY  
BUSINESS PARK COURT  
SUITE 103  
COLUMBIA, MO 65203  
PH: (573) 817-5750  
FAX: (573) 817-1677  
CERTIFICATE OF AUTHORITY:  
2001006116

THIS DOCUMENT HAS BEEN SIGNED,  
SEALED AND DATED ELECTRONICALLY.

CHRISTOPHER M. SANDER,  
PE-2001004658  
JANUARY 13, 2014

RECEIVED AND ACCEPTED BY THE COLUMBIA CITY  
COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING & ZONING  
COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

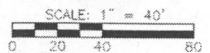
DR RAMAN PURI, CHAIRMAN

REVISIONS

1-8-14	CITY COMMENTS
2-9-14	CITY COMMENTS

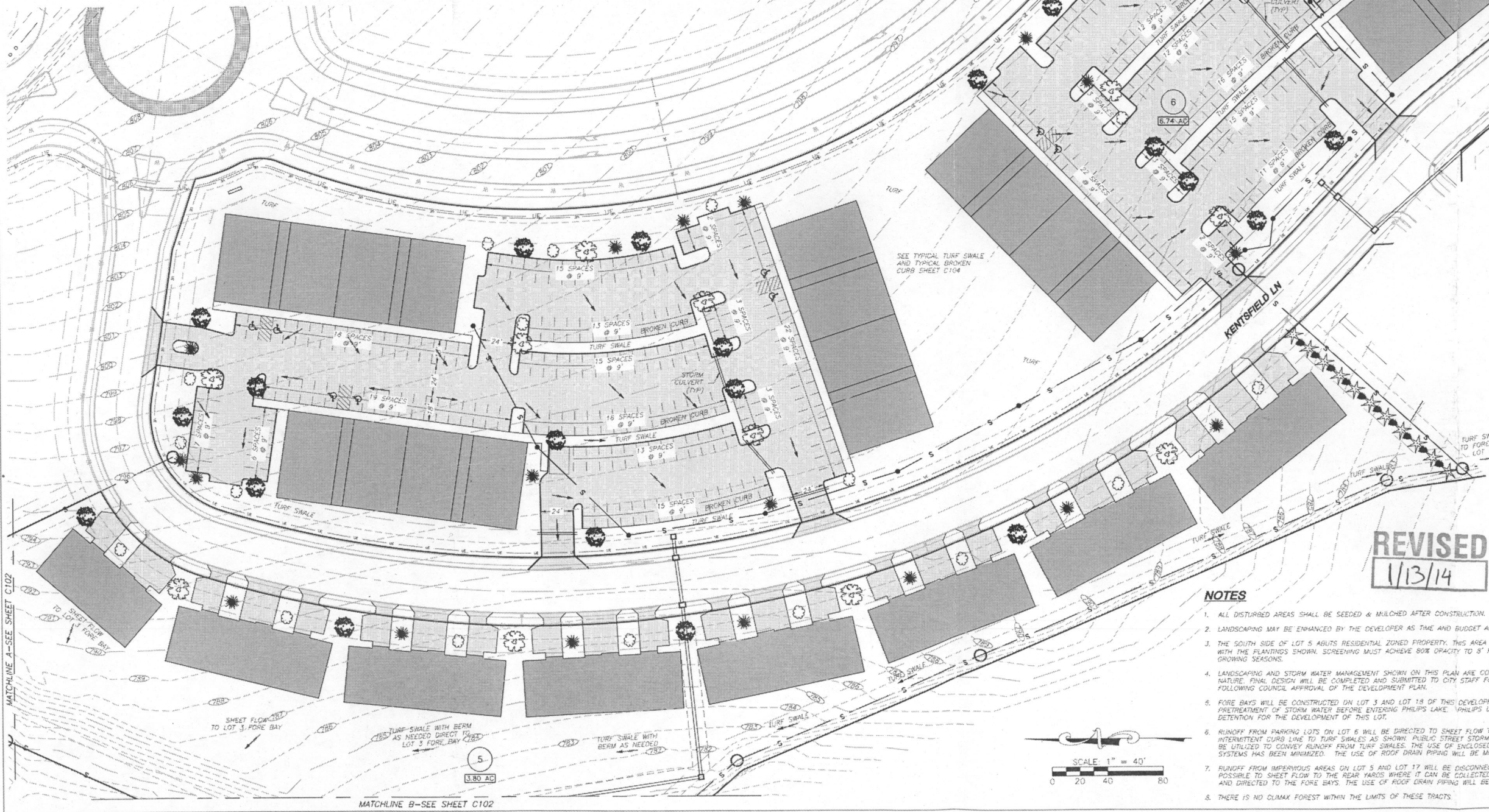
ACG PROJECT # CGEG13-05  
DRAWING # CGEG13-05  
DRAWN BY: SMH  
SHEET C 102  
SHEET 2 OF 4

REVISED  
1/13/14



LOT 5 SCREENING PLANT SCHEDULE				
QUANTITY	SIZE	CATEGORY	SPECIES	SYMBOL
4	2"	SHADE TREE (MED. - LG)	TRIDENT MAPLE (ADER BUERGERIANUM), YOSHINO CHERRY (PRUNUS YEDDENSIS) OR APPROVED EQUAL	
4	4' TALL	ORNAMENTAL TREE	SERVICEBERRY (AMELANCHER ARBOREA), APPALACHIAN RED REDEUD (CERCIS CANADENSIS) OR APPROVED EQUAL	
8	2 GAL.	DECIDUOUS SHRUB	BURNING BUSH (EUONYMUS ALATA 'COMPACTA') SPIREA (SPIRAEA X BUMALDA) OR APPROVED EQUAL	
7	2 GAL.	EVERGREEN SHRUB	HARDY BOXWOOD (BUXUS SINICA INSULARIS) JUNIPER (JUNIPERUS CHINENSIS 'SEA GREEN') OR APPROVED EQUAL	
11	4' TALL	EVERGREEN TREE	GREEN GIANT ARBORVITAE (OR APPROVED EQUAL) AT 15' CENTERS. STAGGER PLACEMENT TO AVOID UNIFORM APPEARANCE	
10	2 GAL.	ORNAMENTAL GRASS	FEATHER REED GRASS (OR APPROVED EQUAL) PLACED BETWEEN EVERGREEN TREES	

LOT 6 PLANT SCHEDULE				
QUANTITY	SIZE	CATEGORY	SPECIES	SYMBOL
10	2"	SHADE TREE (MED. - LG)	TRIDENT MAPLE (ADER BUERGERIANUM), YOSHINO CHERRY (PRUNUS YEDDENSIS) OR APPROVED EQUAL	
20	4' TALL	ORNAMENTAL TREE	SERVICEBERRY (AMELANCHER ARBOREA), APPALACHIAN RED REDEUD (CERCIS CANADENSIS) OR APPROVED EQUAL	
15	2 GAL.	DECIDUOUS SHRUB	BURNING BUSH (EUONYMUS ALATA 'COMPACTA') SPIREA (SPIRAEA X BUMALDA) OR APPROVED EQUAL	
15	2 GAL.	EVERGREEN SHRUB	HARDY BOXWOOD (BUXUS SINICA INSULARIS) JUNIPER (JUNIPERUS CHINENSIS 'SEA GREEN') OR APPROVED EQUAL	



#### LANDSCAPING NOTES (LOT 5)

- TOTAL AREA OF LOT 5 = 3.80 AC. = 165,410 SQ. FT.  
PARKING AREA = 12,055 SQ. FT.  
BUILDING AREA = 37,180 SQ. FT.  
TOTAL IMPERVIOUS AREA = 49,235 SQ. FT. (30%)  
TOTAL AREA OF LANDSCAPING = 116,175 SQ. FT. (70%)
- 12,055 SQ. FT. PARKING / 4,500 = 2.7 OR 3 TREES  
REQUIRED.
- THIS LOT DOES NOT CONTAIN ANY PAVED AREAS WITH MORE  
THAN FIFTY (50) FEET OF LENGTH, WITHIN TWENTY (20) FEET  
OF A STREET RIGHT-OF-WAY; THEREFORE, NO STREET YARD  
LANDSCAPING STRIP IS REQUIRED.

TOTAL TREES REQUIRED: 3 TREES  
30% MEDIUM TO LARGE TREES = 1 TREE  
TREES PROVIDED: 4 ORNAMENTAL TREES  
4 MEDIUM TO LARGE SHADE  
TREES  
TOTAL TREES PROVIDED: 8 TREES

#### LANDSCAPING NOTES (LOT 6)

- TOTAL AREA OF LOT 6 = 6.74 AC. = 293,595 SQ. FT.  
PARKING AREA = 115,195 SQ. FT.  
BUILDING & SIDEWALK AREA = 17,400 SQ. FT.  
TOTAL IMPERVIOUS AREA = 132,595 SQ. FT. (66%)  
TOTAL AREA OF LANDSCAPING = 161,000 SQ. FT. (34%)
- 115,195 SQ. FT. PARKING / 4,500 = 25.6 OR 26 TREES  
REQUIRED.
- THIS LOT DOES NOT CONTAIN ANY PAVED AREAS WITH MORE  
THAN FIFTY (50) FEET OF LENGTH, WITHIN TWENTY (20) FEET  
OF A STREET RIGHT-OF-WAY; THEREFORE, NO STREET YARD  
LANDSCAPING STRIP IS REQUIRED.

TOTAL TREES REQUIRED: 26 TREES  
30% MEDIUM TO LARGE TREES = 8 TREES  
TREES PROVIDED: 20 ORNAMENTAL TREES  
19 MEDIUM TO LARGE SHADE  
TREES  
TOTAL TREES PROVIDED: 30 TREES

#### NOTES

- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
- THE SOUTH SIDE OF LOT 5 ADJUTS RESIDENTIAL ZONED PROPERTY. THIS AREA WILL BE SCREENED  
WITH THE PLANTINGS SHOWN. SCREENING MUST ACHIEVE 80% OPACITY TO 8' HEIGHT IN 4  
GROWING SEASONS.
- LANDSCAPING AND STORM WATER MANAGEMENT SHOWN ON THIS PLAN ARE CONCEPTUAL IN  
NATURE. FINAL DESIGN WILL BE COMPLETED AND SUBMITTED TO CITY STAFF FOR REVIEW  
FOLLOWING COUNCIL APPROVAL OF THE DEVELOPMENT PLAN.
- FORE BAYS WILL BE CONSTRUCTED ON LOT 3 AND LOT 18 OF THIS DEVELOPMENT TO PROVIDE  
PRETREATMENT OF STORM WATER BEFORE ENTERING PHILIPS LAKE. PHILIPS LAKE WILL PROVIDE  
DETENTION FOR THE DEVELOPMENT OF THIS LOT.
- RUNOFF FROM PARKING LOTS ON LOT 6 WILL BE DIRECTED TO SHEET FLOW THROUGH AN  
INTERMITTENT CURB LINE TO TURF SWALES AS SHOWN. PUBLIC STREET STORM NETWORKS SHALL  
BE UTILIZED TO CONVEY RUNOFF FROM TURF SWALES. THE USE OF ENCLOSED STORM SEWER  
SYSTEMS HAS BEEN MINIMIZED. THE USE OF ROOF DRAIN PIPING WILL BE MINIMIZED.
- RUNOFF FROM IMPERVIOUS AREAS ON LOT 5 AND LOT 17 WILL BE DISCONNECTED WHERE EVER  
POSSIBLE TO SHEET FLOW TO THE REAR YARDS WHERE IT CAN BE COLLECTED IN TURF SWALES  
AND DIRECTED TO THE FORE BAYS. THE USE OF ROOF DRAIN PIPING WILL BE MINIMIZED.
- THERE IS NO CLIMAX FOREST WITHIN THE LIMITS OF THESE TRACTS.

APPROVED BY THE CITY OF COLUMBIA PLANNING  
& ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014

DR RAMAN PURI, CHAIRMAN

RECEIVED AND ACCEPTED BY THE COLUMBIA CITY  
COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.

ROBERT McDAVID, MAYOR

SHEELA AMAR, CITY CLERK

**LOT 5-17, DISCOVERY PARK**  
SECTION 32, TOWNSHIP 48 NORTH, RANGE 12  
WEST, COLUMBIA, BOONE COUNTY, MISSOURI

**STORM WATER & LANDSCAPE PLAN**

PROJECT  
MANAGEMENT BY:

**COLUMBIA**  
Civil Engineering Group  
Columbia, MO

3301 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201  
PHONE (573) 999-7621

PLAN  
PREPARED BY:



**A CIVIL GROUP**  
-CIVIL ENGINEERING-  
-PLANNING-  
-SURVEYING-

3401 BROADWAY  
BUSINESS PARK COURT  
SUITE 105  
COLUMBIA, MO 65203  
PH: (573) 817-5750  
FAX: (573) 817-1677  
CERTIFICATE OF AUTHORITY:  
2001006116

THIS DOCUMENT HAS BEEN SIGNED,  
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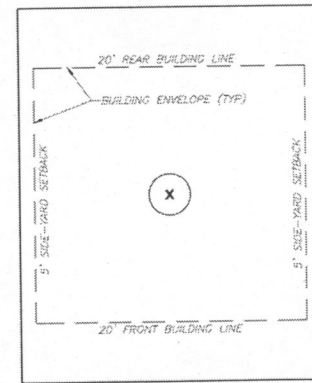
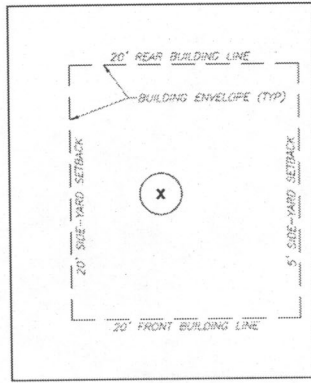
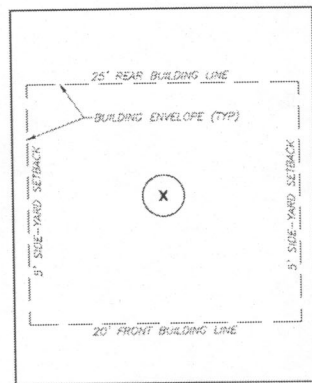
CHRISTOPHER M. SANDER,  
PE2001006116  
JANUARY 13, 2014

REVISIONS
1-18-14 CITY COMMENTS
2-18-14 CITY COMMENTS

ACS PROJECT # CC613-05
DRAWING # CC613-05
DRAWN BY: SMH
SHEET C103
SHEET 3 OF 4

# LOT 17 PLANT SCHEDULE

QUANTITY	SIZE	CATEGORY	SPECIES	SYMBOL
1	2"	SHADE TREE (MED. - LG)	TRIDENT MAPLE (ADER BUERGERIANUM), YOSHINO CHERRY (PRUNUS YEDDENSIS) OR APPROVED EQUAL	
2	4" TALL	ORNAMENTAL TREE	SERVICEBERRY (AMELANCHIER ARBOREA), APPALACHIAN RED REDBUD (CERCIS CANADENSIS) OR APPROVED EQUAL	
2	2 GAL.	DECIDUOUS SHRUB	BURNING BUSH (EUCHYMUS ALATA 'COMPACTA') SPIREA (SPIRAEA X BUNALDA) OR APPROVED EQUAL	
2	2 GAL.	EVERGREEN SHRUB	HARDY BOXWOOD (BUXUS SARICA INSULARIS) JUNIPER (JUNIPERUS CHINENSIS 'SEA GREEN') OR APPROVED EQUAL	
9	4" TALL	EVERGREEN TREE	GREEN GANT ARBORVITAE (OR APPROVED EQUAL) AT 15' CENTERS. STAGGER PLACEMENT TO AVOID UNIFORM APPEARANCE.	
3	2 GAL.	ORNAMENTAL GRASS	FEATHER REED GRASS (OR APPROVED EQUAL) PLACED BETWEEN EVERGREEN TREES	



**TYPICAL LAYOUT**  
SINGLE FAMILY DETACHED #1  
SCALE: 1" = 30'  
LOTS 14, 15, 16

**LEGEND OF LABELS**

- CITY OF COLUMBIA STANDARD COMMERCIAL DRIVEWAY
- ACCESSIBLE PARKING
- 5' WIDE CITY OF COLUMBIA SIDEWALK
- MONUMENT SIGN. SEE NOTE SHEET C101 FOR ADDITIONAL INFORMATION
- MINI-COMPACTOR ENCLOSURE, 14' X 20' MIN WITH 20' LOADING PAD
- PCG WALK
- CITY OF COLUMBIA STANDARD RESIDENTIAL DRIVEWAY
- 5' CITY OF COLUMBIA SIDEWALK
- BICYCLE PARKING WITH 4 SPACE CAPACITY PER CITY OF COLUMBIA REQUIREMENTS.

RECEIVED AND ACCEPTED BY THE COLUMBIA CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

ROBERT MCARDY, MAYOR

SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING & ZONING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

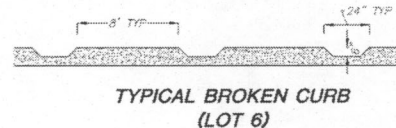
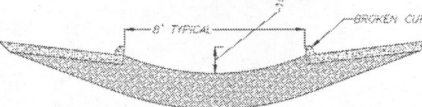
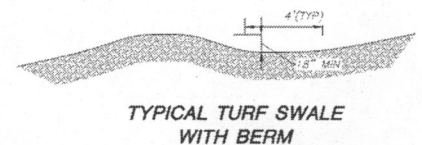
DR. RAMAN PURI, CHAIRMAN

**REVISED**  
1/13/14

## LANDSCAPING NOTES (LOT 17)

- TOTAL AREA OF LOT 17 = 0.9 AC = 38,295 SQ. FT.  
PARKING AREA = 3,240 SQ. FT.  
BUILDING AREA = 4,600 SQ. FT.  
TOTAL IMPERVIOUS AREA = 12,840 SQ. FT. (33%)  
TOTAL AREA OF LANDSCAPING = 26,355 SQ. FT. (67%)
- 3,240 SQ. FT. PARKING / 4,500 = 0.72 OR 1 TREE REQUIRED.
- THIS LOT DOES NOT CONTAIN ANY PAVED AREAS WITH MORE THAN FIFTY (50) FEET OF LENGTH, WITHIN TWENTY (20) FEET OF A STREET RIGHT-OF-WAY; THEREFORE, NO STREET YARD LANDSCAPING STRIP IS REQUIRED.

TOTAL TREES REQUIRED: 1 TREE  
JOE MEDIUM TO LARGE TREES = 1 TREE  
TREES PROVIDED: 2 ORNAMENTAL TREES  
1 MEDIUM TO LARGE SHADE  
TREES  
TOTAL TREES PROVIDED: 3 TREES



NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C9	100.00	89.15	51°04'44"	S 16°36'50" W	86.23
C10	100.00	150.45	86°12'03"	S 52°01'34" E	136.66
C11	100.00	59.51	34°09'02"	N 67°47'54" E	58.73
C12	125.00	161.40	73°58'57"	N 85°17'06" E	150.42
C13	108.00	51.05	27°05'03"	S 70°53'12" E	50.58
C14	32.00	34.71	62°05'40"	S 53°21'23" E	33.03
C15	50.00	29.80	34°09'02"	N 67°47'54" E	29.36
C16	50.00	75.22	86°12'03"	S 52°01'34" E	68.33
C17	50.00	44.57	51°04'44"	S 16°36'50" W	43.11
C18	170.00	7.76	2°36'57"	N 40°35'05" W	7.76

## NOTES

- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
- THE WEST SIDE OF LOT 17 ADJUTS RESIDENTIAL ZONED PROPERTY. THIS AREA WILL BE SCREENED WITH THE PLANTINGS SHOWN. SCREENING MUST ACHIEVE BOX OPACITY TO 8' HEIGHT IN 4 GROWING SEASONS.
- LANDSCAPING AND STORM WATER MANAGEMENT SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL BE COMPLETED AND SUBMITTED TO CITY STAFF FOR REVIEW FOLLOWING COUNCIL APPROVAL OF THE DEVELOPMENT PLAN.
- FORE BAYS WILL BE CONSTRUCTED ON LOT 3 AND LOT 18 OF THIS DEVELOPMENT TO PROVIDE PRETREATMENT OF STORM WATER BEFORE ENTERING PHILIPS LAKE. PHILIPS LAKE WILL PROVIDE DETENTION FOR THE DEVELOPMENT OF THIS LOT.
- RUNOFF FROM IMPERVIOUS AREAS ON LOTS WILL BE DISCONNECTED WHERE EVER POSSIBLE TO SHEET FLOW TO THE REAR YARDS WHERE IT CAN BE COLLECTED IN TURF SWALES AND DIRECTED TO THE FORE BAYS. THE USE OF ROOF DRAIN PIPING WILL BE MINIMIZED.
- ON-STREET PARKING SHALL BE RESTRICTED ON BRETONA CIRCLE.

SCALE: 1" = 40'  
0 20 40 80

**LOT 5-17, DISCOVERY PARK**  
SECTION 32, TOWNSHIP 48 NORTH, RANGE 12  
WEST, COLUMBIA, BOONE COUNTY, MISSOURI

LOTS 7-17 PLAN

PROJECT  
MANAGEMENT BY:

**COLUMBIA**  
Civil Engineering Group  
Columbia, MO

3301 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201  
PHONE (314) 997-7821

PLAN  
PREPARED BY:



**A CIVIL GROUP**  
-CIVIL ENGINEERING-  
-PLANNING-  
-SURVEYING-

3401 BROADWAY  
BUSINESS PARK COURT  
SUITE 105  
COLUMBIA, MO 65203  
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FAX: (573) 817-1677  
CERTIFICATE OF AUTHORITY:  
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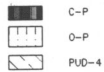
CHRISTOPHER M. SANDER,  
PE-2001004658  
JANUARY 13, 2014

## REVISIONS

ACG PROJECT #	DCCE13-05
DRAWING #	DCCE13-05
DRAWN BY:	SMH
SHEET	C104
SHEET	4 OF 4

LOT TABLE		
PARCEL #	AREA (AC.)	ZONING
1	5.15	C-P
2	6.32	C-P
3	1.78	C-P/PUD-4
4	1.68	C-P
5	3.80	C-P/PUD-4
6	6.74	C-P/O-P-PUD-4
7	0.22	O-P/PUD-4
8	0.21	O-P/PUD-4
9	0.16	O-P/PUD-4
10	0.19	O-P
11	0.21	O-P/PUD-4
12	0.18	O-P
13	0.30	O-P/PUD-4
14	0.19	O-P/PUD-4
15	0.15	O-P/PUD-4
17	0.90	O-P/PUD-4

ZONING INFORMATION

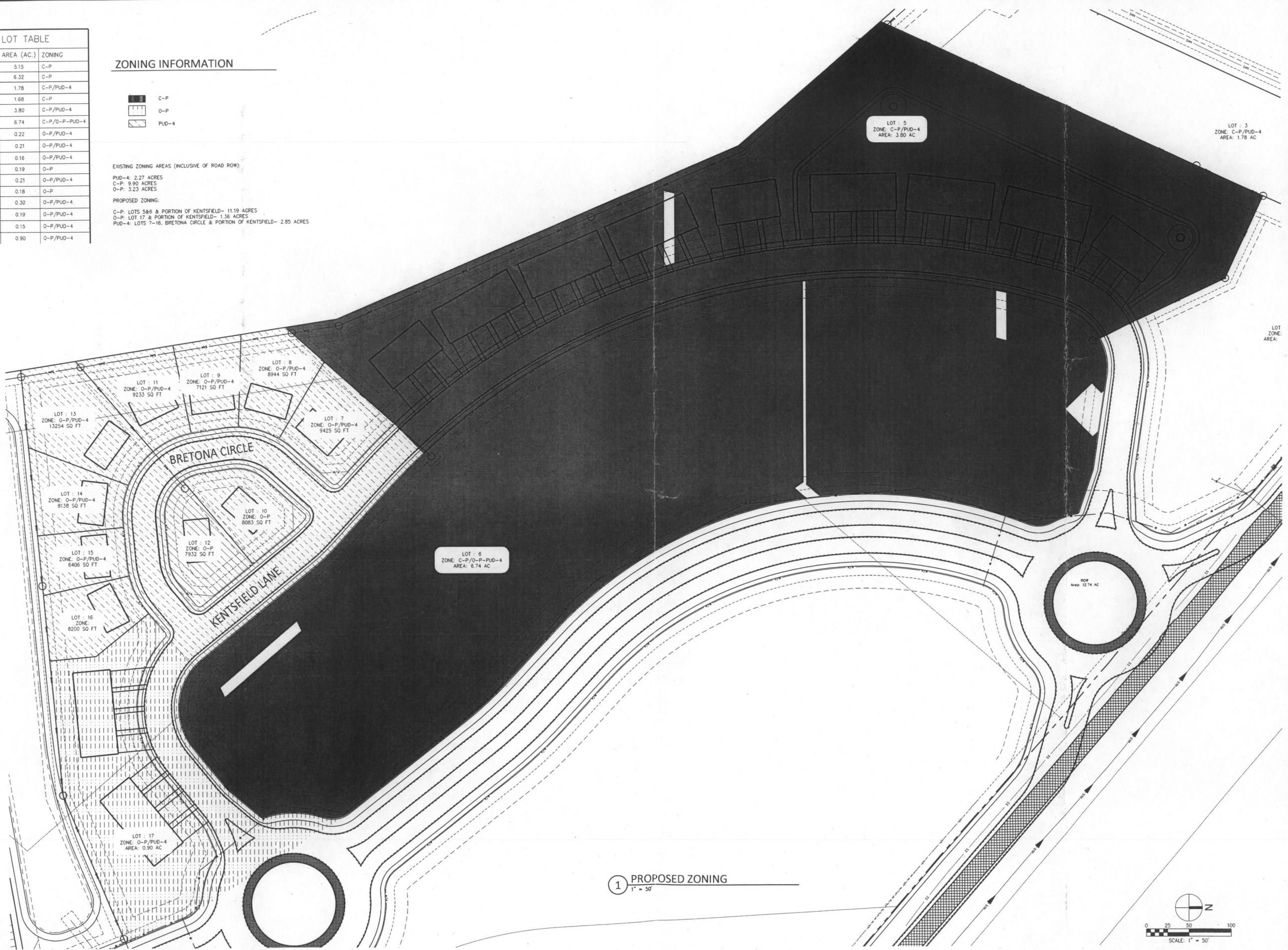


EXISTING ZONING AREAS (INCLUSIVE OF ROAD ROW):

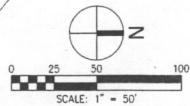
PUD-4: 2.27 ACRES  
C-P: 9.90 ACRES  
O-P: 3.23 ACRES

PROPOSED ZONING:

C-P: LOTS 5&6 & PORTION OF KENTSFIELD- 11.19 ACRES  
O-P: LOT 17 & PORTION OF KENTSFIELD- 1.36 ACRES  
PUD-4: LOTS 7-16, BRETONA CIRCLE & PORTION OF KENTSFIELD- 2.85 ACRES



1 PROPOSED ZONING  
1" = 50'



**COLUMBIA**  
Civil Engineering Group

Columbia, MO  
3301 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201  
PHONE (314) 999-1021

MICHAEL M. HALL, P.E.  
MO # 30044  
EXPIRES 12-31-2013  
MISSOURI ENG. CORP #2013000149  
EXPIRES 12-31-2013

DISCOVERY PARK  
SUBDIVISION  
TRITTENBACH DEVELOPEMENT  
COLUMBIA, MISSOURI

REVISIONS


DRAWN	JMB
APPROVED	MMH
ISSUED FOR	----
DATE	----
FIELD BOOK	----

SHEET NAME

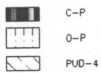
PROPOSED ZONING

PROJECT NO. 112003-1  
CLIENT NO. ----  
SHEET NO.

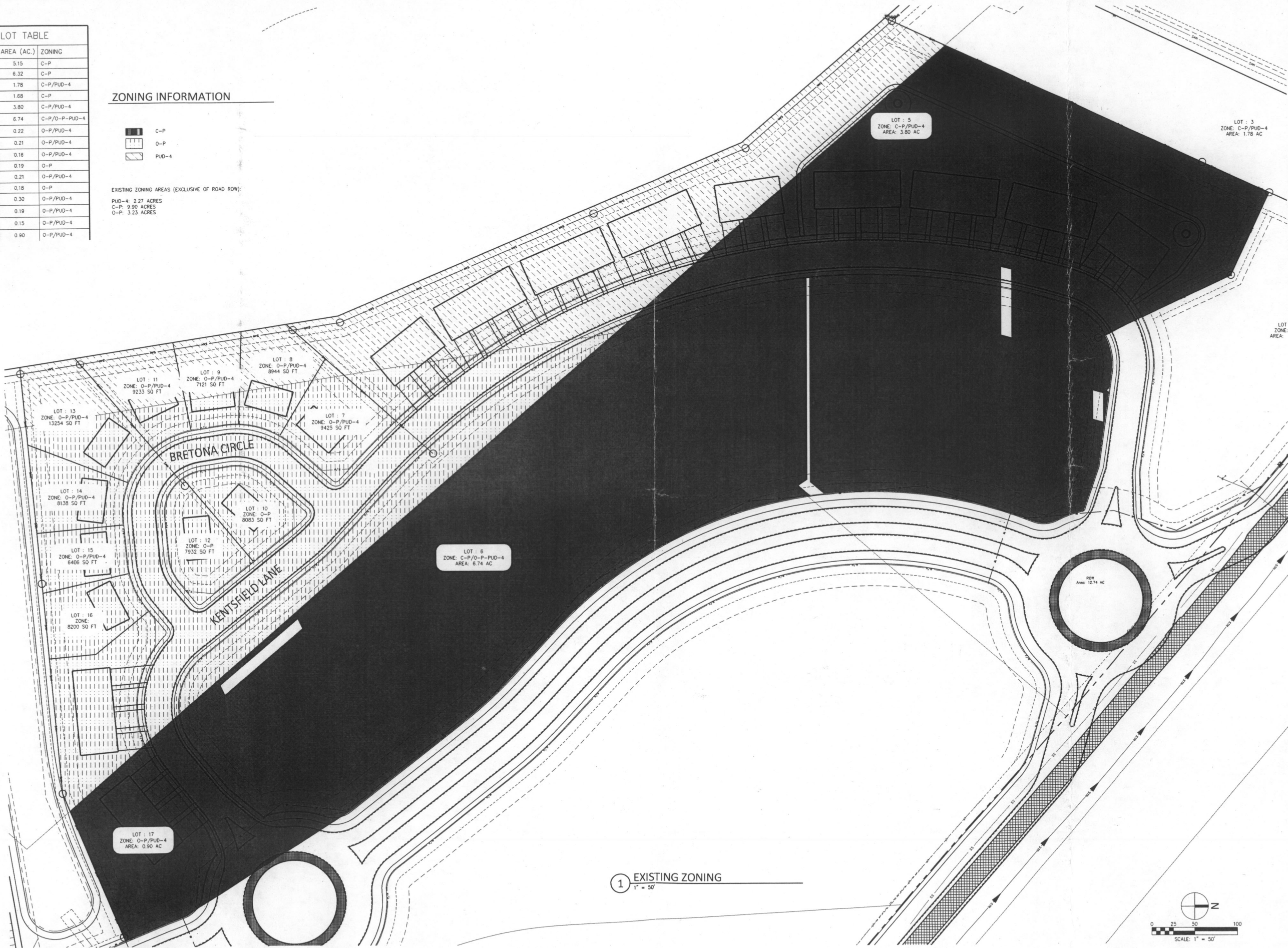
C101

LOT TABLE		
PARCEL #	AREA (AC.)	ZONING
1	5.15	C-P
2	6.32	C-P
3	1.78	C-P/PUD-4
4	1.68	C-P
5	3.80	C-P/PUD-4
6	6.74	C-P/O-P-PUD-4
7	0.22	O-P/PUD-4
8	0.21	O-P/PUD-4
9	0.16	O-P/PUD-4
10	0.19	O-P
11	0.21	O-P/PUD-4
12	0.18	O-P
13	0.30	O-P/PUD-4
14	0.19	O-P/PUD-4
15	0.15	O-P/PUD-4
17	0.90	O-P/PUD-4

ZONING INFORMATION



EXISTING ZONING AREAS (EXCLUSIVE OF ROAD ROW):  
PUD-4: 2.27 ACRES  
C-P: 9.90 ACRES  
O-P: 3.23 ACRES



**COLUMBIA**  
Civil Engineering Group  
Columbia, MO  
3301 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201  
PHONE (573) 999-7823

MICHAEL M. HALL, P.E.  
MO # 50044  
EXPIRES 12-31-2013  
MISSOURI ENG. CORP #2013000149  
EXPIRES 12-31-2013

DISCOVERY PARK  
SUBDIVISION  
TRITTENBACH DEVELOPEMENT  
COLUMBIA, MISSOURI

REVISIONS


DRAWN	JMB
APPROVED	MMH
ISSUED FOR	----
DATE	----
FIELD BOOK	----

SHEET NAME  
EXISTING ZONING

PROJECT NO. 112003-1  
CLIENT NO. ----  
SHEET NO.

C100

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**January 23, 2014**

**V) PUBLIC HEARINGS**

**Case No 13-222:**

**A request by P1316, LLC (owner) to rezone portions of property known as Discovery Park Subdivision (formerly Phillips Farm) from PUD-4, O-P, and C-P to PUD-4, O-P, and C-P development plan to be known as "Lots 5-17 Discovery Park Subdivision". The approximately 15.04 acre tract is located east of A. Perry Phillips Park, north of Gans Road, and west of US Highway 63.**

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

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval subject to no building permits being issued until full review of the stormwater/water quality protection plan has been completed by the Public Works Department and found to comply with the standards specified in the Ordinance 18043.

DR. PURI: Commissioners, any questions of Mr. Zenner? Mr. Reichlin?

MR. REICHLIN: Could you elaborate on the zoning -- why we have C-P and O-P zoning, and not a PUD request?

MR. ZENNER: That's an interesting question that you asked because I was going to put that in as a bullet point. Considering the nature of how the tracts are currently laid out and how the zoning exists on the property today, it was Staff's recommendation that we keep the zoning that is already in place there, but we specify it through the development plan and the statement of intent the limitations on the uses that could occur within those areas. Because we have other areas within the development that are still under the original tract zoning when it was annexed, from an accounting perspective for us and from a Staff perspective, we believed it would be easier to manage the project and do the deductions and the tracking over time by leaving the zoning classifications the same, but just redistributing their boundaries accordingly with each subsequent development plan.

DR. PURI: Anybody else for Mr. Zenner? I have a question, Mr. Zenner. This -- tying this building permits, you know, to compliance of -- I mean, tying this zoning to the building permits, you know, before the building permits are issued until the compliance of the stormwater requirements are met, you know, because of the ordinance, I mean, if the building permits are already going to take that into account, why do you want to add this to this approval?

MR. ZENNER: We, through a planned district plan -- when the action of the Commission will, one, rezone the properties and reallocate. Secondly, they will approve the development plan. In order for the applicant to pursue to the building permit side, the development plan will need to be attached to whatever building application. So when we review the building application, by including this condition as part of the site plan approval side of it -- the site plan aspect of it, we can verify, in fact, that the -- the condition of the stormwater being addressed is met before we acknowledge or allow the building permit to be issued. It's a safety net that we feel is important to just do a check and a balance to make sure that our building department doesn't issue the permit without us verifying, in fact, that the stormwater has been dealt with effectively. And it's just one of those areas that we find that it's best to be that way.

DR. PURI: But, I mean, the building permit department would automatically verify that anyway wouldn't they? Before they issue permits?

MR. ZENNER: When we deal with planned developments, the responsibility of the -- to associate that we have particular conditions addressed on a planned district normally come to us. Our stormwater staff will be engaged in the review of these commercial structures -- what we will consider commercial -- and they would be reviewing them, but we create as a check and a balance with our building staff through this type of provision that we are all -- we don't let our building staff get ahead of us.

DR. PURI: Okay.

MR. TEDDY: -- (inaudible).

MR. ZENNER: As Mr. Teddy is pointing out, it also helps us verify that the special provisions of Ordinance 18043 have been addressed --

DR. PURI: Okay.

MR. ZENNER: -- prior to that building permit being issued.

MR. TEDDY: -- (inaudible).

DR. PURI: Okay. Commissioners, any other questions of Mr. Zenner? Okay. I see none. This is a public hearing item, so please approach the podium if you have anything to say about this item, proponents as well as opponents. We'll open the public hearing.

#### **PUBLIC HEARING OPENED**

MR. HALL: Mike Hall, Columbia Civil Engineering Group, 3301 Berrywood Drive, here in Columbia. I'm the engineer for the project. As Mr. Zenner mentioned this evening, this is a very complicated complex issue because of the existing ordinance. And one of the things, just to kind of reiterate on the stormwater ordinance hatched with this, I feel like it -- because it is a highly complex situation, there needs to be that check and balance there in the off chance -- not to say they -- the what if scenario that the -- a portion or partial was sold off, then Brand X comes in from out of town and then they have no clue and a new City Staff engineer is reviewing plans, this is that worst case scenario catch-all for Staff to be able to have that provision in there. And so that's one of the things I just kind of wanted to make sure that that is one -- just we agree with that being put in that in this. This is not something that we are upset over anything. We know we have to comply and we want to make sure that should something happen down the road, everybody is following the same rules. So I actually -- unless there is any technical questions from an engineering or a site planning perspective, that's really the only point I wanted to make this evening.

DR. PURI: Commissioners, any questions of this speaker? Okay. Seeing none. Thank you.

MR. HALL: Thank you very much for your time.

DR. PURI: Anybody else wishing to speak on this matter? Okay. I see none. Close hearing.

#### **PUBLIC HEARING CLOSED**

DR. PURI: Commissioners, discussion?

MR. TILLOTSON: I don't really have any discussion. It seems to me that Staff has worked through all these issues pretty -- I was going to ask him to repeat that, but I thought I'd better -- I'm going to support it.

DR. PURI: Is that a motion?

MR. TILLOTSON: I make a motion to -- for approval of the proposed rezoning request, Case No. 13-222, and the proposed PUD-4, C-P and O-P development plan to be known as Lots 15 to 17 Discovery Park Subdivision, subject to no building permits being issued until full review of the stormwater/water quality protection plan has been completed by the Public Works Department and found to comply with the standards specified within Ordinance 18043.

DR. PURI: Mr. Tillotson --

MR. STRODTMAN: I'll second.

DR. PURI: Mr. Strodman seconds. May we have roll call, please.

MR. STRODTMAN: Let me change pens here. Just a second. A motion has been made for Item No. 13-222, and we'll not repeat all of the terminology.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Lee, Dr. Puri, Mr. Reichlin, Mr. Stanton, Mr. Strodman, Mr. Tillotson. Abstaining: Ms. Burns. Motion carries 6-0.**

MR. STRODTMAN: Motion carries.

DR. PURI: Okay.