

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 260-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 18, 2014

Re: Discovery Office Park South - Revised Statement of Intent and C-P plan (Case #14-116)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibits to Resolution/Ordinance

Supporting documentation includes: Revised C-P development plan, Summary of Board/Commission Reports (including maps, original C-P plan, Statement of Intent, and design parameters), Excerpts from Minutes

Executive Summary

A request by Discovery Office Park, LLC (owner) for approval of a revised Statement of Intent, design parameters and C-P development plan to be known as "Discovery Office Park South". The 6.15 acre site is located at the southwest corner Philips Farm Road and Ponderosa Street and is commonly known as Lot 2 of Discovery Park Subdivision, Plat 2A. (Case #14-116)

Discussion

This request proposes to revise the January 2014 C-P development plan and Statement of Intent approved for the site by eliminating the 6-story building and developing three 1-story and one 2-story buildings. A concurrent request (Case #14-117) to replat Lot 2 into the desired four lots is under review. Approval of the replat is required prior to proceeding forward with any site development.

The subject site is part of Tract 9 of the Philips Farm annexation and permanent zoning approved in April 2004 and is subject to specific development agreement standards as well as a tract specific Statement of Intent (SOI). Review of the proposed C-P plan and Statement of Intent (both attached) as well as the related replat of Lot 2 finds that the proposed development is in compliance with the 2004 development agreement and SOI.

The attached C-P plan shows the construction of four total buildings with a maximum GFA of 65,375 square feet distributed among three 1-story and one 2-story multi-tenant office buildings. Building height is proposed to be a maximum of 50-feet. These features as well as proposed parking and other site-related improvements, such as signage, are in compliance with the Tract 9 SOI standards.

At its July 24, 2014 meeting the Planning and Zoning Commission recommended unanimous (7-0) approval of this request subject to staff's approval conditions. In arriving at its recommendation, Commissioner's noted the propose redesign was an improvement over the previously approved 6-story structure. The applicant's engineer addressed the Commission and provided additional

City of Columbia

701 East Broadway, Columbia, Missouri 65201



explanation of the project. No one from the public spoke regarding the the request.

A copy of the revised C-P development plan (per the Commission's recommendation), staff report including maps, original C-P development, revised Statement of Intent, and design parameters, as well as meeting excerpts are attached for review.

Fiscal Impact

Short-Term Impact: None. All infrastructure improvements (Philips Farm Road, and water and sewer line extensions) are to be constructed by the applicant.

Long-Term Impact: On-going maintenance costs (unknown at this time) will be incurred once the subject sites are developed for maintenance of public streets and infrastructure. Anticipated costs will be defrayed by increased property tax and user fee collections.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development

Strategic Plan Impact: Not Applicable

Comprehensive Plan Impact: Not Applicable

Suggested Council Action

Approval of the revised Statement of Intent, design parameters, and C-P development plan as recommended by the Planning and Zoning Commission.

Legislative History

2-17-14 - Discovery Park CP Development Plan (Ord. #21930)

11-18-13 - Discovery Park Subdivision Plat 2-A (Ord. #21890)



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 260-14

AN ORDINANCE

approving a revision to the Lot 2, Discovery Park CP Development Plan and approving the C-P Plan for Discovery Office Park South; approving a revised statement of intent; 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 City Council hereby approves a revision to the Lot 2, Discovery Park CP Development Plan, as certified and signed by the surveyor on December 6, 2013 (Sheets C101 and C103) and January 16, 2014 (Sheet C102). The property is located on the southwest corner of Philips Farm Road and Ponderosa Street and contains approximately 6.15 acres. The revision allows for the following:

1. Construction of three (3) one-story multi-tenant office buildings and one (1) two-story multi-tenant office building limited to no more than 50-feet in height as measured from the highest finished grade adjacent to any building.

The City Council hereby approves the C-P Plan for Discovery Office Park South, as certified and signed by the surveyor on August 1, 2014. The revised design parameters submitted by applicant, marked "Exhibit A," is attached to and made a part of this ordinance and replaces the design parameters attached to Ordinance No. 021980 passed on February 17, 2014. The Director of Planning and Development shall use the design parameters as guidance when considering any future revisions to the C-P Plan.

SECTION 2. The revised statement of intent submitted by applicant, marked "Exhibit B," is attached to and made a part of this ordinance and replaces the statement of intent attached to Ordinance No. 018043 passed on April 19, 2004. The statement 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 3. The approval of the C-P Plan for Discovery Office Park South is subject to the condition that no building permit shall be issued until a full review of the stormwater/water quality protection plan has been completed by City staff and found to comply with the standards specified in Ordinance No. 018043 governing the development of the site.

SECTION 4. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. 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



**City of Columbia
Planning Department**

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

Design Parameters Worksheet

For office use:

Case #: 14-116	Submission Date: 7/8/14	Planner Assigned: PBZ
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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.
In excess of 25 feet (25 feet, 9.5 inches).
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.
18 feet.
3. 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 - on fronting Ponderosa, one fronting Philips Farm Road. Each 12' high, 64 square feet in area.
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)
Impervious area shall not exceed 65% for the site. The landscaping will contain 4 types of vegetation per Ord. 29-25 and screening the SW side of the lot to 80% opaque, 8' in 4 sea.
5. 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

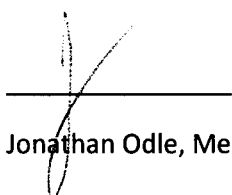
STATEMENT OF INTENT

LOTS 2A, 2B, 2C AND 2D DISCOVERY PARK SUBDIVISION PLAT 2-B

JULY 7, 2014

The following information is to be considered the Statement of Intent for the subject property.

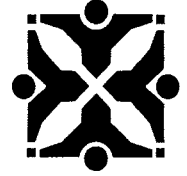
1. The proposed use for this property is three one story multi-tenant office buildings and one two story multi-tenant office building. Building use may be for general office or a combination of general office and medical office.
2. The maximum building height shall not exceed 50' as measured from the highest finished grade adjacent to the building.
3. The total number of parking spaces shall be the number required by the ordinances of the City of Columbia. Parking spaces shall be located on a surface lot within the confines of Lots 2A, 2B, 2C and 2D.
4. The project may be completed in any number of phases.
5. Minimum percentage of Open/Green Space shall be 34% of the net area of the property.
6. General Description of the Plan: The development plan for the property will depict a maximum number of four detached buildings with a footprint of approximately 49,750 square feet. Total gross square footage to be 65,375 square feet.


Jonathan Odle, Member

REVISED
7/8/14

City of Columbia

701 East Broadway, Columbia, Missouri 65201



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Revised C-P development plan, Summary of Board/Commission Reports (including maps, original C-P plan, Statement of Intent, and design parameters), Excerpts from Minutes

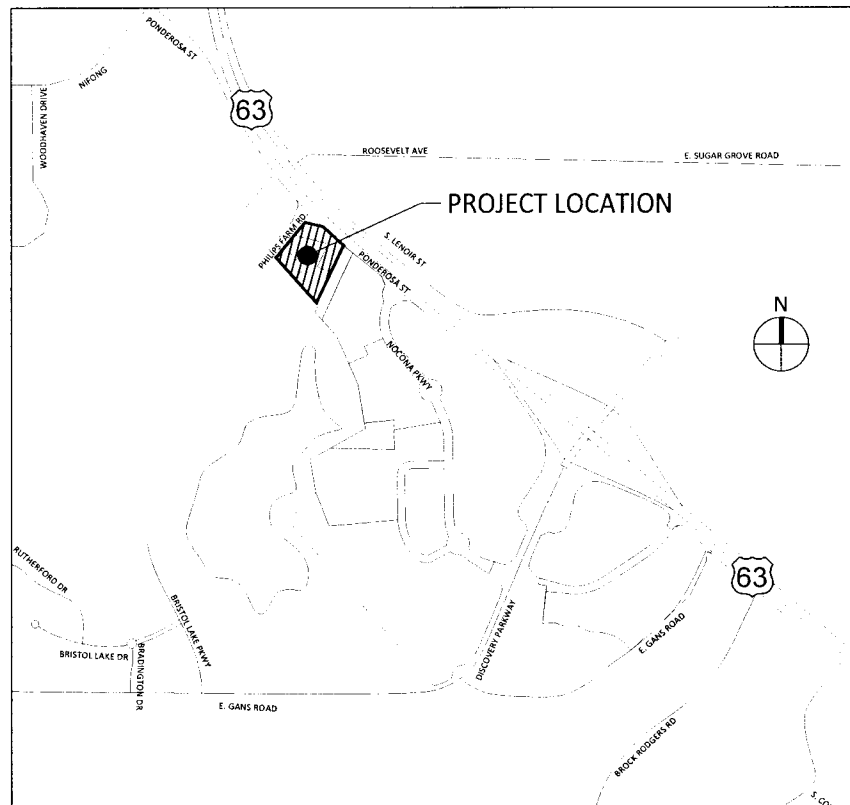
C-P PLANS FOR DISCOVERY OFFICE PARK SOUTH

LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W

BOONE COUNTY, MISSOURI

JUNE 2014

Project Location Map



Index of Drawings

Sheet Number	Sheet Title
X0.1	Cover Sheet
X0.2	Abbreviations & Notes
C1.1	CP Plan - LOTS 2A, 2B, 2C & 2D
C1.2	CP Plan - LOTS 2A, 2B, 2C & 2D

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS
_____ DAY OF _____ 2014.

DR. RAMAN PURI - CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA
MISSOURI THIS _____ DAY OF _____ 2014.

ROBERT MCDAVID - MAYOR

SHEELA AMIN - CITY CLERK



MICHAEL M. HALL, P.E.
MO #30044
EXPIRES 12-31-15

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MISSOURI.

Michael M.
Hall, P.E.

Digitally signed by Michael M. Hall, P.E.
DN: cn=Michael M. Hall, P.E., o=Columbia
Civil Engineering Group, ou,
email=mmhall@columbiacivilengineering
g.com, c=US
Date: 2014.08.05 12:17:04 -05'00'

Set No:

8/1/14

REVISED
8/1/14

Project Number: 112003-1

COLUMBIA
Civil Engineering Group

MISSOURI ENGINEERING CORPORATION NUMBER 2013000149, EXPIRES 12-31-2015
Columbia Civil Engineering Group, LLC 3301 Berrywood Drive, Suite 103 Columbia, MO 65201
Phone (573) 999-7821

X0.1

STANDARD ABBREVIATIONS

Note: See the National CAD Standard for Abbreviations not Included Below

AASHTO	American Society of State Highway & Transportation Officials	EL/Elev	Elevation	OD	Outside Dimension
AC	Asbestos Cement/Asphaltic Concrete	EP/ES	Edge of Pavement/Shoulder	OHE	Overhead Electric
Acc	Accessible	Egn Sta	Equation Station	PC	Point of Curvature
ACI	American Concrete Institute	ESI	Engineer Supplemental Instruction	PI	Point of Intersection
Aggr	Aggregate	EX	Existing	PL	Property Line
Ah	Ahead	FD	Floor Drain/Foundation Drain	PP	Power Pole
Alt	Alternate	FDC	Fire Department Connection	PT	Point of Tangency
ASTM	American Society of Testing and Materials	Fdn	Foundation	PVC	Polyvinyl Chloride (Plastic)
AWC	American Wire Gauge	FES	Flared End Section	PCC	Portland Concrete Cement
AWWA	American Water Works Association	FF	Finish Floor Elevation	R	Radius
ADA	Americans with Disabilities Act	FG	Finish Grade	RCB/RCP	Reinforced Concrete Box/Pipe
AI	Area Inlet	FH	Fire Hydrant	RD	Roof Drain
BC	Back of Curb	FHWA	Federal Highway Administration	Rt	Right
Bdry	Boundary	FL	Flow Line	ROW	Right of Way
Bh	Behind	FM	Factory Mutual	San	Sanitary
BM	Benchmark	Fnc	Fence	SI	International System of Units
BOW	Base of Wall	GL/GM/GV	Gas Line/Meter/Valve	SO	Side Opening
Ctrs	Center to Center	GV&B	Gate Valve & Box	SW	Sidewalk
CFS	Cubic Feet per Second	HDPE	High Density Polyethylene Pipe	Sta	Station
CI	Curb Inlet	HB	Hose Bibb	Stm	Steam
CIP	Cast-In-Place/Cast Iron Pipe	IBC	International Building Code	TBM	Temporary Benchmark
CL	Centerline	ID	Inside Dimension	Tele	Telephone
CMP	Corrugated Metal Pipe	JB	Junction Box	TCE	Temporary Construction Easement
CMU	Concrete Masonry Unit	LF	Linear Feet	TOC	Top of Curb
CO	Cleanout	LIP	Leave in Place	TOF	Top of Footing
CP	Control Point/Concrete Pipe	LP	Light Pole	TOW	Top of Wall
CWL/CWR/CWS	Chilled Water Line/Return/Supply	Lt	Left	Typ	Typical
D	Depth	MC	Moisture Content	UE	Underground Electric/Fiber
Dia	Diameter	MEP	Mechanical/Electrical/Plumbing	UL	Underwriters Laboratories
DIP	Ductile Iron Pipe	ML	Match Line	UNO	Unless Noted Otherwise
DS	Downspout/Disconnect Switch	MH	Manhole	VC	Vertical Curve
EL	Easement Line	MUTCD	Manual of Uniform Traffic Control Devices	VCP	Vitrified Clay Pipe
EW	Each Way	MODOT	Missouri Department of Transportation	VPC	Vertical Point of Curvature
E	Easting	N	Northing	VPI	Vertical Point of Intersection
EG	Existing Grade	NTS	Not to Scale	VPT	Vertical Point of Tangency
		O.C.	On Center	WL/WM	Water Line/Meter
		OSHA	Occupational Safety and Health Administration	WS	Wheel Stop
				WWF	Welded Wire Fabric

LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
SANITARY MANHOLE			PROPERTY LINE		
STORM MANHOLE			UNDERGROUND TELEPHONE		
ELECTRIC TRANSFORMER			UNDERGROUND FIBER OPTIC		
TELEPHONE PEDESTAL			UNDERGROUND ELECTRIC		
WATER VALVE			OVERHEAD ELECTRIC		
HYDRANT			GAS MAIN		
CORPORATION STOP			WATER MAIN		
STORM INTAKE			SANITARY SEWER		
LIGHT POLE			SANITARY SEWER SERVICE		
DECIDUOUS TREE			STORM SEWER		
FLARED END			EASEMENT		
SGN			SETBACK		
GAS METER			RIGHT OF WAY		
TELEPHONE MANHOLE			MINOR CONTOUR		
TELEPHONE PEDESTAL			MAJOR CONTOUR		
BURIED TELEPHONE BOX			SIDEWALK		
SANITARY SEWER MANHOLE			PAVEMENT		
SANITARY CLEANOUT			STREAM BUFFER		
UTILITY POLE			BUILDING		
UTILITY POLE ANCHOR			PARKING STRIPE		
YARD LIGHT			50-YEAR FLOODPLAIN		
ELECTRIC MANHOLE			100-YEAR FLOODPLAIN		
ELECTRIC METER			SILT FENCE		
BURIED ELECTRIC BOX			GRADING LIMITS		
GPS/CONTROL MONUMENT			STORM CULVERT		
EXISTING SPOT ELEVATION					
STONE MARKER					
NON-STANDARD PROPERTY MARKER					
1/2" PROPERTY IRON					
5/8" OR LARGER PROPERTY IRON					
TYPE A MONUMENT					
RIGHT-OF-WAY MARKER					
PROPOSED PUBLIC ROAD					
PROPOSED PAVEMENT					
PROPOSED SIDEWALK					
PROPOSED DENTENTION					

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____ 2014.

DR. RAMAN PURI - CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA MISSOURI THIS _____ DAY OF _____ 2014.

ROBERT MCDAMID - MAYOR

SHEELA AMIN - CITY CLERK

OWNER & DEVELOPER

OWNER:
DISCOVERY OFFICE PARK, LLC
3315 BERRYWOOD SUITE 101
COLUMBIA, MISSOURI 65201
573-449-0902

DEVELOPER:
TRITTENBACH DEVELOPMENT
3301 BERRYWOOD, SUITE 103
COLUMBIA, MISSOURI 65201
573-449-0902

FLOOD PLAIN NOTE

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP #290019C0950 DATED MARCH 17, 2011.

GENERAL NOTES

- ALL TOPOGRAPHY SHOWN ON THESE DRAWINGS IS FROM LIDAR INFORMATION OBTAINED FROM BOONE COUNTY RESOURCE MANAGEMENT.
- THE TOTAL ACREAGE FOR THIS DEVELOPMENT IS 6.15 ACRES
- MAXIMUM BUILDING HEIGHT SHALL BE NO MORE THAN 50 FEET.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
- DRIVEWAY APPROACH AND H.C. RAMPS ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
- THIS PROJECT WILL BE COMPLETED IN ONE OR MORE PHASES.
- NO GAS SERVICE IS PROPOSED FOR THIS DEVELOPMENT AT THIS TIME.
- DEVELOPER WILL COORDINATE WITH COLUMBIA WATER AND LIGHT FOR THE DESIGN OF ELECTRIC SERVICE FOR THIS AREA.

ZONING AND USE NOTES

ZONING: C-P (ALL LOTS)

BENCHMARK INFORMATION

- DNR GRS ALUMINUM DISK STAMPED 80-15, IN A 12" CONCRETE MONUMENT, FROM THE INTERSECTION OF PONDEROSA STREET AND GRINDSTONE PARKWAY (MISSOURI ROUTE AC) GO SOUTHEAST ON PONDEROSA STREET 0.86 MILES, 16' NORTHEAST OF A STEEL 1-POST, 32.5' SOUTHWEST OF PONDEROSA STREET, 15.9' NORTHWEST OF A STEEL 1-POST, 11.1' NORTH OF A CARSONITE WITNESS POST AT A FENCE AND 9.9' NORTHEAST OF A NAIL AND SHINER IN A FENCE POST. ELEVATION = 799.74'

DNR GRS ALUMINUM DISK STAMPED 80-14 IN A 12" CONCRETE MONUMENT. STATION IS LOCATED AT THE MFA OIL COMPANY'S HEADQUARTERS, 32 FEET SOUTH OF THE SOUTH EDGE OF DRIVING LANE OF STADIUM BOULEVARD, 22.9' SOUTHWEST OF THE END OF CURB, 105 FEET WEST OF THE CENTER OF EAST POINT DRIVE AND 34.5' NORTH-NORTHWEST OF A CARSONITE WITNESS POST AT A RIGHT-OF-WAY MARKER.

TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7034 = 778.25
TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7033 = 778.71
TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7032 = 775.09
TOP OF CITY OF COLUMBIA SANITARY MANHOLE 707 = 777.97

UTILITY CONTACT INFORMATION

LOCATES:	MISSOURI ONE CALL SYSTEM 1022 S NORTHEAST DRIVE JEFFERSON CITY, MO 65109 1-800-344-7483
SEWER:	CITY OF COLUMBIA 701 E. BROADWAY COLUMBIA, MO 65201 ALLISON ANDERSON (573) 874-7250
WATER:	COLUMBIA WATER & LIGHT 701 E. BROADWAY COLUMBIA, MO 65201 DANNIE NICHOLSON (573) 874-7315
ELECTRIC:	COLUMBIA WATER & LIGHT 701 E. BROADWAY COLUMBIA, MO 65201 JOHN TROYER (573) 874-7321
AMEREN UE:	3301 LEONE IND. BLVD. COLUMBIA, MO 65201 BRUCE DARR 573-876-3030 1-800-522-7583
MEDIACOM:	1211 WILKES BLVD. COLUMBIA, MO 65201 JIMMY RUNYON (573) 443-1535 (855) 633-4226
TELEPHONE:	CENTURYLINK 625 CHERRY STREET COLUMBIA, MO 65201 DON WILSON (573) 886-3500 (573) 886-3336

LEGAL DESCRIPTION

- EXISTING DESCRIPTION:
ALL OF LOT 2, DISCOVERY PARK SUBDIVISION PLAT 2-A LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AS RECORDED IN BOOK 4275, PAGE 8.

PENDING DESCRIPTION:
ALL OF LOTS 2A, 2B, 2C AND 2D, DISCOVERY PARK SUBDIVISION PLAT 2-B LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

MO-DNR LAND DIST. PERMIT NO.

MORA02958 ISSUED ON APRIL 2, 2013

STREAM BUFFER STATEMENT

THESE TRACTS ARE 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 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

LIGHTING

LIGHT POLES SHOWN SHALL BE FULL-CUTOFF SHOEBOX FIXTURES, INWARD AND DOWNWARD DIRECTED, WHICH MAY BE RELOCATED OR CHANGED IN TOTAL NUMBER BY THE LIGHTING ENGINEER WITHOUT ADDITIONAL APPROVAL. MAXIMUM LIGHT POLE HEIGHT SHALL 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.

SIGNAGE

ONE MONUMENT SIGN IS PROPOSED ALONG THE HIGHWAY 63/PONDEROSA FRONTAGE, WHICH WILL BE A MAXIMUM OF 12 FEET TALL AND SHALL NOT EXCEED 64 SQUARE FEET.

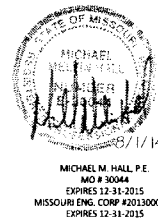
ONE MONUMENT SIGN IS PROPOSED ALONG THE PHILIPS FARM ROAD FRONTAGE, WHICH WILL BE A MAXIMUM OF 12 FEET TALL AND SHALL NOT EXCEED 64 SQUARE FEET.

DIRECTIONAL SIGNS MAY BE INSTALLED AT BUILDING ENTRANCES AS NEEDED. WALL MOUNTED SIGNAGE IS NOT KNOWN AT THIS TIME.

FUTURE INFRASTRUCTURE NOTE

- FINAL SIZING OF FUTURE INFRASTRUCTURE WILL BE SIZED UPON SUBMISSION OF FINAL DESIGN PLANS.

COLUMBIA
Civil Engineering Group
Columbia, MO
3301 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201
PHONE (573) 999-1821



CP PLAN FOR DISCOVERY
OFFICE PARK SOUTH
TRITTENBACH DEVELOPMENT
COLUMBIA, MISSOURI

REVISIONS

- CITY COMMENTS 7/6/14
 CITY COMMENTS 7/16/14

DRAWN JMB

APPROVED MMH

ISSUED FOR

DATE 8/1/14

FIELD BOOK

SHEET NAME

ABBREVIATIONS & NOTES

PROJECT NO. 112003-1

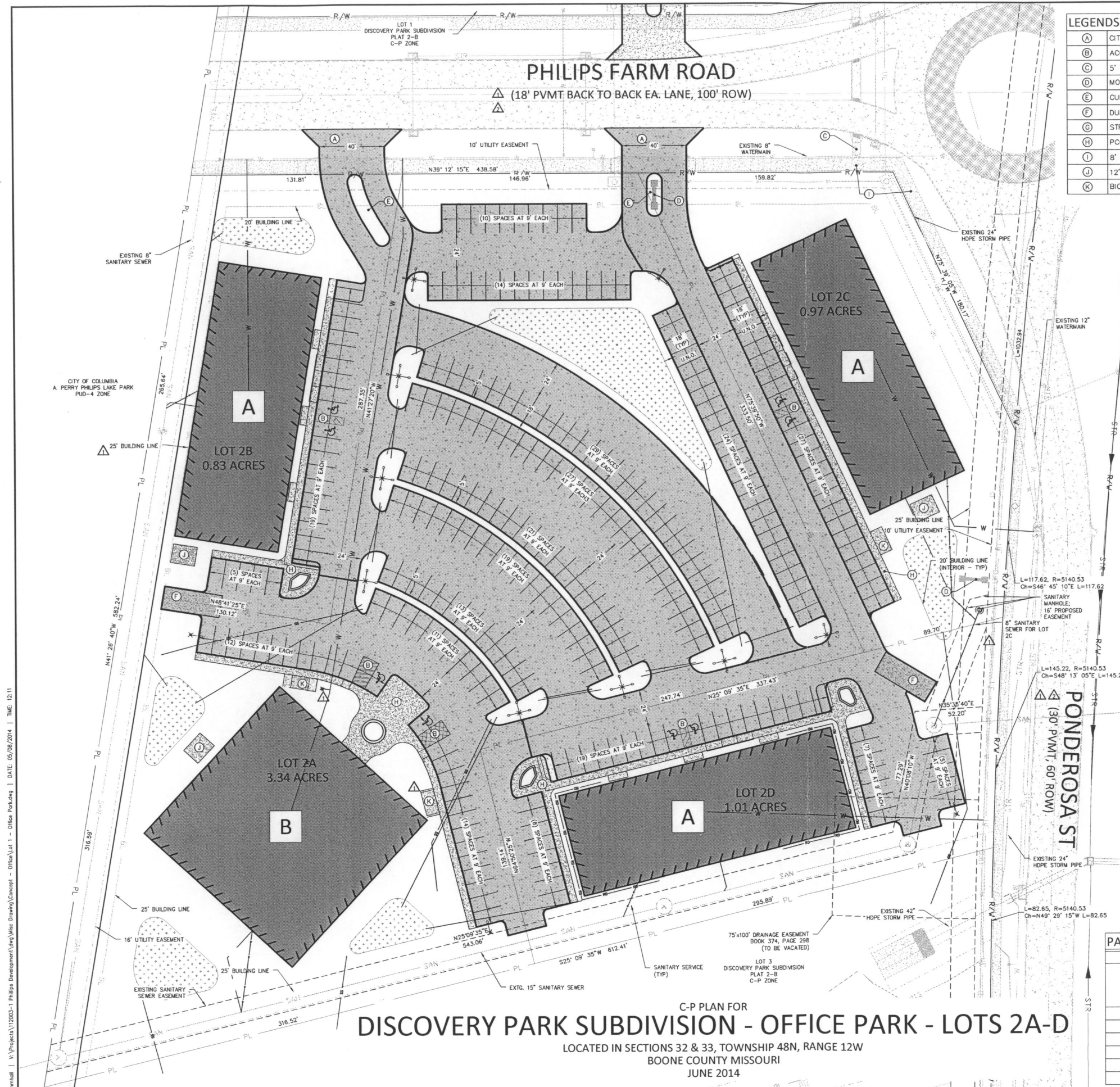
CLIENT NO.

SHEET NO.

X0.2

REVISED
8/1/14

mmh | V:\Projects\12003-1 Philips Development\Drawings\Concept - Office Park.dwg | DATE: 05/08/2014 | TIME: 12:11



LEGENDS OF LABELS

(A)	CITY OF COLUMBIA STANDARD COMMERCIAL DRIVEWAY
(B)	ACCESSIBLE PARKING
(C)	5' WIDE CITY OF COLUMBIA SIDEWALK
(D)	MONUMENT SIGN. (SEE NOT SHEET X0.2 FOR ADDITIONAL INFORMATION (2 LOCATIONS))
(E)	CURBED ISLAND
(F)	DUMPSTER ENCLOSURE 14' x 16' MIN WITH 20' LOADING PAD
(G)	STRIPED AREA FOR LOADING
(H)	PCC WALK
(I)	8' WIDE CITY OF COLUMBIA SIDEWALK
(J)	12' x 15' GENERATOR PAD
(K)	BICYCLE SPACES PER CITY OF COLUMBIA REQUIREMENTS WITH 11 BICYCLE CAPACITY (2 REQUIRED)

UNIT CALCULATION - OFFICE PARK SOUTH:

(LOT 2, 2A, 2B, 2C REPRESENTED IN THIS CHART)						
#	LOT LOC.	TOTAL NUMBER OF UNITS	BLDG. QTY.	BLDG. FP	LEVEL	SQ. FT. TOTAL
A	2B, C & D	OFFICE BUILDING	3	11375	1	34,125
B	2A	OFFICE BUILDING	1	15625	2	31,250
TOTAL SQUARE FOOTAGE						65,375

DENSITY CALCULATION - OFFICE PARK SOUTH:

(LOT 2, 2A, 2B, 2C REPRESENTED IN THIS CHART)	
LOT AREA	6.15 ACRES
PROPOSED SQ. FOOTAGE	49,750 SQUARE FOOTAGE
PROPOSED DENSITY	8,089.4 BLDG. SQ. FT./ACRE

CALCULATIONS - OFFICE PARK SOUTH:

(LOTS 2A, 2B, 2C & 2D REPRESENTED IN THIS CHART)	
AREA	
TOTAL LOT AREA =	6.15 ACRES
TOTAL PARKING LOT AREA =	2.73 ACRES
TOTAL SIDEWALK AREA =	0.15 ACRES
TOTAL BUILDING FOOTPRINT AREA =	1.14 ACRES
TOTAL IMPERVIOUS AREA =	4.02 ACRES
TOTAL PERVIOUS AREA =	2.13 ACRES
	65%
	35%

REVISED
8/1/14

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____ 2014.

DR. RAMAN PURI - CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA MISSOURI THIS _____ DAY OF _____ 2014.

ROBERT MCDONALD - MAYOR

SHEELA AMIN - CITY CLERK

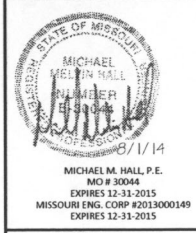
PARKING CALCULATION - OFFICE PARK SOUTH:

(LOT 2, 2A, 2B, 2C REPRESENTED IN THIS CHART)		
A	- OFFICE BUILDING (1 STORIES)	1 SPACE / 300 SQ. FT. = 114 SPACES
B	- OFFICE BUILDING (2 STORIES)	1 SPACE / 300 SQ. FT. = 104 SPACES
TOTAL SPACES REQUIRED =		218 SPACES
TOTAL HANDICAPPED SPACES REQUIRED (MIN.) =		7 SPACES
TOTAL HANDICAPPED SPACES PROVIDED (TWO VAN ACCESSIBLE PROVIDED) =		8 SPACES
TOTAL SPACES PROPOSED (TO ALLOW FOR BOTH GEN. OFFICE AND MED.) =		283 SPACES
PROVIDED PARKING RATIO =		1:231 SPACES
TOTAL BICYCLE SPACES REQUIRED =		15 SPACES
TOTAL BICYCLE SPACES PROVIDED =		22 SPACES

DISCOVERY PARK SUBDIVISION - OFFICE PARK - LOTS 2A-D

C-P PLAN FOR
LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY MISSOURI
JUNE 2014

COLUMBIA
Civil Engineering Group
Columbia, MO
3301 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201
PHONE (573) 999-9821



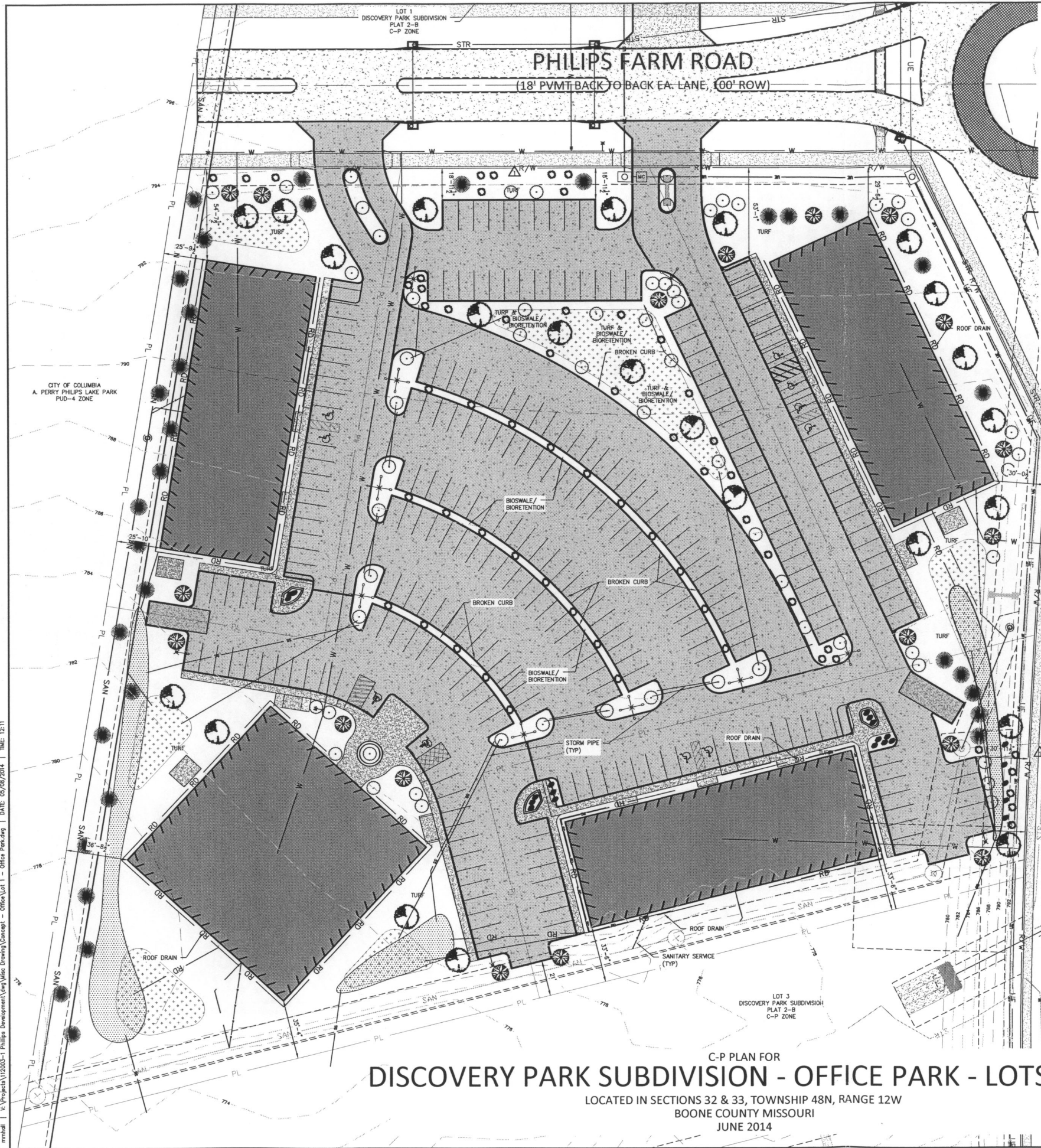
CP PLAN FOR DISCOVERY
OFFICE PARK SOUTH
TRITTENBACH DEVELOPMENT
COLUMBIA, MISSOURI

REVISIONS	
A	CITY COMMENTS 7/6/14
A	CITY COMMENTS 7/16/14

SHEET NAME
CP PLAN - LOTS 2A, 2B, 2C & 2D

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

C1.1

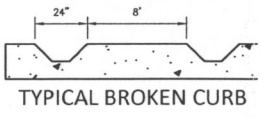


LEGENDS OF LABELS Δ				
QUANTITY	SIZE	CATEGORY	SPECIES	SYMBOL
16	2" CAL.	SHADE TREE (MED. - LG.)	TRIDENT MAPLE (ACER BUERGERIANUM) YOSHINO CHERRY (PRUNUS YEDGENSIS) OR APPROVED EQUAL	
23	4' TALL	ORNAMENTAL TREE	SERVICEBERRY (AMELANCHER ARBOREA), APPALACHIAN RE REDBUD (CERCIS CANADENSIS) OR APPROVED EQUAL	
34	4' TALL	EVERGREEN TREE	GREEN GIANT ARBORVITAE (OR APPROVED EQUAL) AT 15' CENTERS, STAGGERED PLACEMENT TO AVOID UNIFORM APPEARANCE	
22	2 GAL.	ORNAMENTAL GRASS	FEATHER REED GRASS (OR APPROVED EQUAL)	
61	2 GAL.	DECIDUOUS SHRUB	BURNING BUSH (EUONYMUS ALATA 'COMPACTA') SPIREA (SPIRAEA X BUMALDA) OR APPROVED EQUAL	
37	2 GAL.	EVERGREEN SHRUB	HARDY BOXWOOD (BUXUS SINICA INSULARIS) JUNIPER (JUNIPERUS CHINENSIS 'SEA GREEN') OR APPROVED EQUAL	

CALCULATIONS - OFFICE PARK SOUTH:

(LOTS 2A, 2B, 2C & 2D REPRESENTED IN THIS CHART)	
AREA	
TOTAL LOT AREA =	6.15 ACRES
TOTAL PARKING LOT AREA =	2.73 ACRES
TOTAL SIDEWALK AREA =	0.15 ACRES
TOTAL BUILDING FOOTPRINT AREA =	1.14 ACRES
TOTAL IMPERVIOUS AREA =	4.02 ACRES 65%
TOTAL PERVIOUS AREA =	2.13 ACRES 35%

LANDSCAPE COMPLIANCE	
TOTAL PARKING LOT & DRIVE AREA	118,919 SQ. FT.
TOTAL REQUIRED @ 1 TREE/4500 SQ. FT.	26 TREES
TOTAL TREES REQUIRED =	26 TREES
MEDIUM TO LARGE TREES REQUIRED (30%) =	8 TREES
TOTAL TREES PROVIDED =	(SEE ABOVE) 73 TREES
LANDSCAPE REQUIRED (15% OF TOTAL LOT)	0.92 ACRES
LANDSCAPE PROVIDED (19.3% ACTUAL, TURF AREA NOT INCL.)	1.19 ACRES



APPROVED BY THE PLANNING AND ZONING COMMISSION THIS DAY OF 2014.

DR. RAMAN PURI - CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA MISSOURI THIS DAY OF 2014.

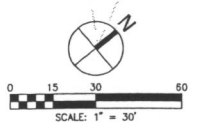
ROBERT MCDAVID - MAYOR

SHEELA AMIN - CITY CLERK

NOTES:

- ALL DISTURBED AREAS SHALL BE SEED & MULCHED AFTER CONSTRUCTION
- THE SOUTHWEST SIDE OF THIS LOT ADJUTS ZONED PROPERTY. THE SOUTHWEST SIDE WILL BE SCREENED THE PLANTINGS SHOWN. SCREENING MUST ACHIEVE 80% OPACITY TO 8' HEIGHT IN 4 GROWING SEASON.
- THE LANDSCAPING BUFFERS SHALL CONTAIN NO LESS THAN 4 TYPES PF THE CATEGORIES OF PLANTING MATERIAL LISTED IN PARAGRAPH (7) OF SECTION 28-25 IN THE CODE OF ORDINANCE ONE OF WHICH MAY BE 500 OR SEEDING.
- LANDSCAPING AND STORM WATER MANAGEMENT SHOWN O 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.
- A FORE BAY WILL BE CONSTRUCTED ON LOT 3 OF THIS DEVELOPMENT TO PROVIDE PRETREATMENT OF STORM WATER BEFORE ENTERING PHILIPS LAKE. PHILIPS LAKE WILL PROVIDE DETENTION FOR THE DEVELOPMENT OF THIS LOT.
- THERE IS NO CLIMAX FOREST WITHIN THE LIMITS OF THIS LOT.

REVISED
8/1/14



C-P PLAN FOR
DISCOVERY PARK SUBDIVISION - OFFICE PARK - LOTS 2A-D
LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY MISSOURI
JUNE 2014

COLUMBIA
Civil Engineering Group
Columbia, MO
3301 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201
PHONE (573) 999-7921

MICHAEL M. HALL, P.E.
MISSOURI ENG. CORP #2013000149
EXPIRES 12-31-2015

CP PLAN FOR DISCOVERY
OFFICE PARK SOUTH
TRITTENBACH DEVELOPMENT
COLUMBIA, MISSOURI

REVISIONS
Δ CITY COMMENTS 7/6/14
Δ CITY COMMENTS 7/16/14

DRAWN JMB
APPROVED MMH
ISSUED FOR DATE 8/1/14
FIELD BOOK

SHEET NAME
CP PLAN - LOTS 2A
2B 2C & 2D

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

C1.2

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 24, 2014**

SUMMARY

A request by Discovery Office Park, LLC (owner) for approval of a revised Statement of Intent and C-P development plan to be known as "Discovery Office Park South". The 6.15 acre site is located at the southwest corner Philips Farm Road and Ponderosa Street and is commonly known as Lot 2 of Discovery Park Subdivision, Plat 2A). (Case #14-116)

DISCUSSION

This request proposes to revise the approved January 2014 C-P development plan and Statement of Intent approved for this site by eliminating the 6-story building and developing three 1-story and one 2-story buildings – each on separate lots. A concurrent request (Case #14-117) to replat Lot 2 into the desired four lots is under review and would be required to be approved prior to proceeding forward with any site development.

The subject site is part of Tract 9 of the Philips Farm annexation and permanent zoning approved in April 2004. Specialized zoning and development standards were approved as part of the annexation and rezoning which govern the type and intensity of the uses allowed. Review of the proposed C-P plan and Statement of Intent (both attached) as well as the related replat of Lot 2 finds that the proposed development is in compliance with the established conditions.

The attached C-P plan shows the construction of four total buildings with a maximum GFA of 65,375 square feet distributed among three 1-story and one 2-story multi-tenant office buildings. Building height is proposed to be a maximum of 50-feet. The proposed building square footage and height are compliant with the approved Tract 9 SOI. Additionally, parking and other site-related improvements, such as signage, are shown on the plan are in compliance with the Tract 9 SOI standards.

The impervious area proposed for this development is 65% or 4.02 acres. Per the 2004 SOI, Tract 9 was permitted a maximum of 65% percent or 15.01 acres of impervious area. Additional acreage exists within Tract 9 for future development. This additional development, to occur on Lots 1 and 4 of Discovery Park Subdivision Plat 2B (Case #14-117) will not be allowed to exceed the remaining 10.99 acres of impervious surface. Assurance of such compliance will be maintained as each site specific development plan is submitted for these lots.

The annexation and zoning of Tract 9 pre-dates the adoption of the current Chapter 12A stormwater requirements. As such, the annexation and zoning of the Philips Farm included a set of specific stormwater standards. The SOI for Tract 9 indicated that a stormwater/water quality protection plan must be presented with each C-P 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 plan has been reviewed by both internal and external departments and found to comply with the standards of the SOI and those for C-P plans as stated within the Zoning Ordinance.

RECOMMENDATION

Approval of the proposed C-P development plan; subject to:

1. No building permits being issued until full review of the stormwater/water quality protection plan has been completed and found to comply with the standards specified in Ordinance 18043 governing the development of the site.
2. A revised development plan is submitted/approved addressing staff's technical issues

SUPPORTING DOCUMENTS (ATTACHED)

- Aerial/zoning and natural features maps
- Development plan
- Statement of Intent
- Design parameters

SITE CHARACTERISTICS

Area (acres)	6.15 acres
Topography	Gently sloping to west toward lake
Vegetation/Landscaping	None. Site has been mass graded
Watershed/Drainage	Clear Creek
Existing structures	None

HISTORY

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

UTILITIES & SERVICES

All City services are available to the site.

ACCESS

Ponderosa Street	
Location	East side of site
Major Roadway Plan	Major Collector (unimproved & City-maintained), requiring 66-76 ft of ROW. No additional ROW required.
CIP projects	None
Sidewalk	5-ft sidewalk required

Philips Farm Road	
Location	North side of site
Major Roadway Plan	Neighborhood Collector (to be built), 100 ft ROW provided. No additional ROW required.
CIP projects	None
Sidewalk	5-ft sidewalk required

PARKS & RECREATION

Neighborhood Parks	A Perry Philips Park (immediately west)
Trails Plan	No trails planned adjacent to site.
Bicycle/Pedestrian Plan	None identified adjacent to site

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 July 1, 2014.

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

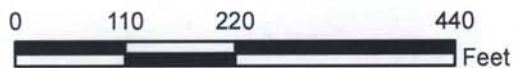
Report prepared/approved by: Patrick Zenner

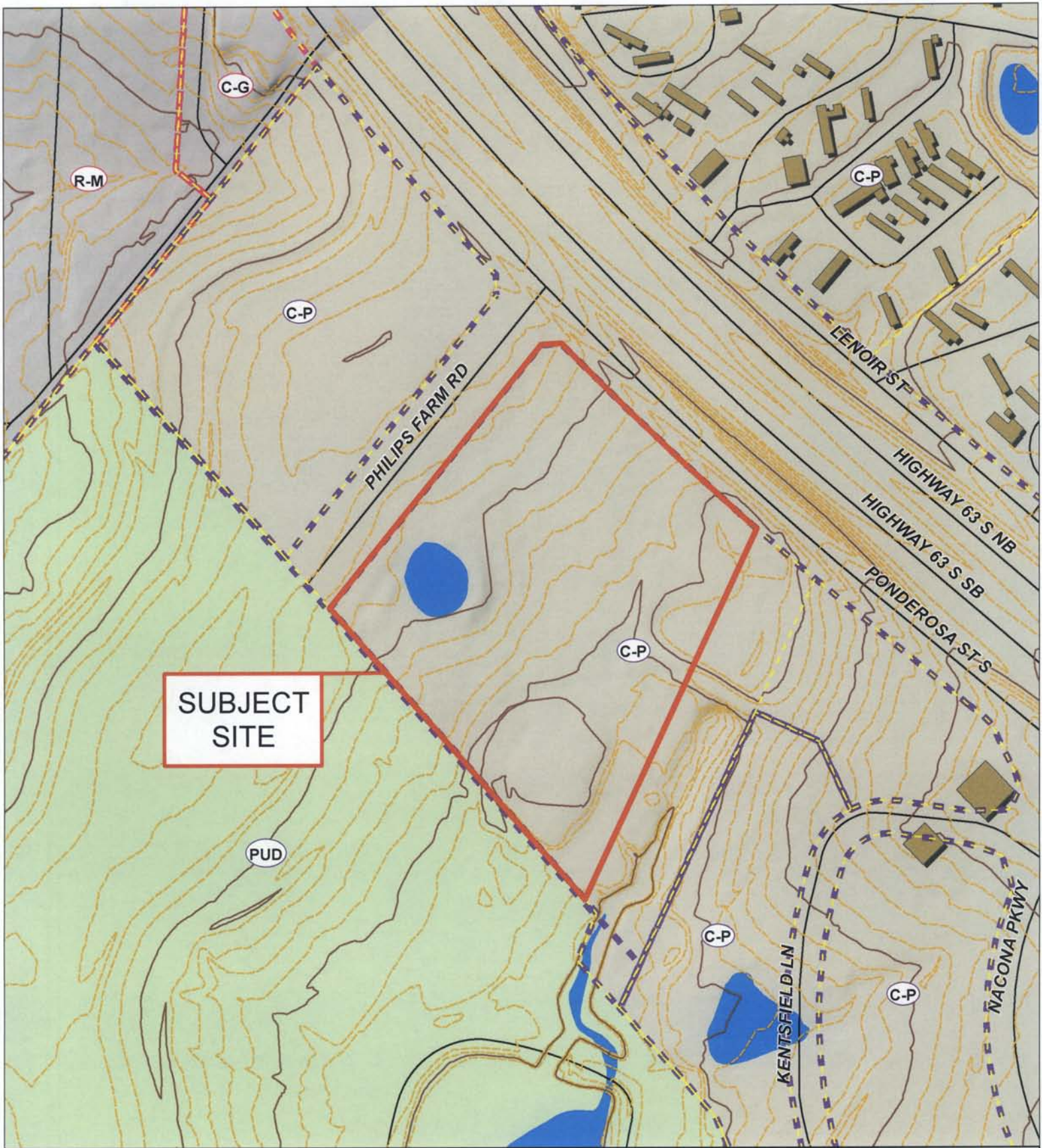


14-116: Discovery Park Subdivision Lot 2 C-P Plan Major Revision



Hillshade Data: Boone County GIS Office
Parcel Data Source: Boone County Assessor
Imagery: Boone County Assessor's Office, Sanborn Map Company
Created by The City of Columbia - Community Development Department





14-116: Discovery Park Subdivision Lot 2 C-P Plan Major Revision



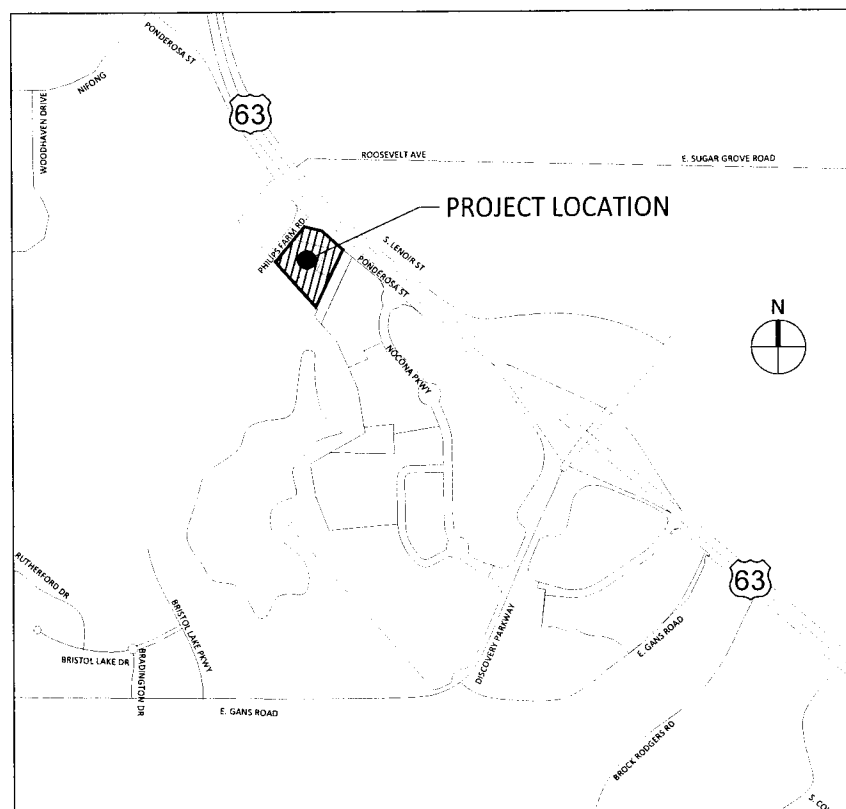
Hillshade Data: Boone County GIS Office
Parcel Data Source: Boone County Assessor
Imagery: Boone County Assessor's Office, Sanborn Map Company
Created by The City of Columbia - Community Development Department

0 110 220 440
Feet

C-P PLANS FOR DISCOVERY OFFICE PARK SOUTH

LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY, MISSOURI
JUNE 2014

Project Location Map



Index of Drawings

Sheet Number	Sheet Title
X0.1	Cover Sheet
X0.2	Abbreviations & Notes
C1.1	CP Plan - LOTS 2A, 2B, 2C & 2D
C1.2	CP Plan - LOTS 2A 2B 2C & 2D

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS
DAY OF 2014.

DR. RAMAN PURI - CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA
MISSOURI THIS DAY OF 2014.

ROBERT MCDAVID - MAYOR

SHEELA AMIN - CITY CLERK



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED
BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MISSOURI.

MICHAEL M. HALL, P.E.
MO #30044
EXPIRES 12-31-15

Michael M.
Hall, P.E.

Digitally signed by Michael M. Hall, P.E.
DN: cn=Michael M. Hall, P.E., o=Columbia
Civil Engineering Group, ou=,
email=mmhall@columbiacivilengineering.co
mo, c=US
Date: 2014.07.06 15:43:42 -0500

Set No:

7/6/14

RECEIVED

JUL 08 2014

PLANNING DEPT.

X0.1

Project Number: 112003-1

COLUMBIA
Civil Engineering Group

MISSOURI ENGINEERING CORPORATION NUMBER 2013000149, EXPIRES 12-31-2015
Columbia Civil Engineering Group, LLC 3301 Berrywood Drive, Suite 103 Columbia, MO 65201
Phone (573) 999-7821

STANDARD ABBREVIATIONS

Note: See the National CAD Standard for Abbreviations not Included Below

AASHTO	American Society of State Highway & Transportation Officials	EL/Elev	Elevation	OD	Outside Dimension
AC	Asbestos Cement/Asphaltic Concrete	EP/ES	Edge of Pavement/Shoulder	OH/E	Overhead Electric
Acc	Accessible	Egn Sta	Equation Station	PC	Point of Curvature
ACI	American Concrete Institute	ESI	Engineer Supplemental Instruction	PI	Point of Intersection
Aggr	Aggregate	EX	Existing	PL	Property Line
Ah	Ahead	FD	Floor Drain/Foundation Drain	PP	Power Pole
Alt	Alternate	FDC	Fire Department Connection	PT	Point of Tangency
ASTM	American Society of Testing and Materials	Fdn	Foundation	PVC	Polyvinyl Chloride (Plastic)
AWC	American Wire Gauge	FES	Flared End Section	PCC	Portland Concrete Cement
AWWA	American Water Works Association	FF	Finish Floor Elevation	R	Radius
ADA	Americans with Disabilities Act	FG	Finish Grade	RCB/RCP	Reinforced Concrete Box/Pipe
AI	Area Inlet	FH	Fire Hydrant	RD	Roof Drain
BC	Back of Curb	FHWA	Federal Highway Administration	Rt	Right
Bdry	Boundary	FL	Flow Line	ROW	Right of Way
Bh	Behind	FM	Factory Mutual	San	Sanitary
BM	Benchmark	Fnc	Fence	SI	International System of Units
BOW	Base of Wall	GL/GM/GV	Gas Line/Meter/Valve	SO	Side Opening
Ctra	Center to Center	GV&B	Gate Valve & Box	SW	Sidewalk
CFS	Cubic Feet per Second	HDPE	High Density Polyethylene Pipe	Sta	Station
CI	Curb Inlet	HB	Hose Bibb	Stm	Steam
CIP	Cast-In-Place/Cast Iron Pipe	IBC	International Building Code	TBM	Temporary Benchmark
CL	Centerline	ID	Inside Dimension	Tele	Telephone
CMP	Corrugated Metal Pipe	JBx	Junction Box	TCE	Temporary Construction Easement
CMU	Concrete Masonry Unit	LF	Linear Feet	TOC	Top of Curb
CO	Cleanout	LIP	Leave in Place	TOF	Top of Footing
CP	Control Point/Concrete Pipe	LP	Light Pole	TOW	Top of Wall
CW/CWR/CWS	Chilled Water Line/Return/Supply	Lt	Left	Typ	Typical
D	Depth	MC	Moisture Content	UE	Underground Electric/Fiber
DA	Drainage Area	MCP	Mechanical/Electrical/Plumbing	UL	Underwriters Laboratories
Dia	Diameter	ML	Match Line	UNO	Unless Noted Otherwise
DIP	Ductile Iron Pipe	MH	Manhole	VC	Vertical Curve
DS	Downspout/Disconnect Switch	MUTCD	Manual of Uniform Traffic Control Devices	VCP	Vitrified Clay Pipe
EL	Easement Line	MODOT	Missouri Department of Transportation	VPC	Vertical Point of Curvature
EW	Each Way	N	Northing	VPI	Vertical Point of Intersection
EG	Existing Grade	NTS	Not to Scale	VPT	Vertical Point of Tangency
		O.C.	On Center	WL/WN	Water Line/Meter
		OSHA	Occupational Safety and Health Administration	WS	Wheel Stop
				WWF	Welded Wire Fabric

LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
SANITARY MANHOLE			PROPERTY LINE		
STORM MANHOLE			UNDERGROUND TELEPHONE		
ELECTRIC TRANSFORMER			UNDERGROUND FIBER OPTIC		
TELEPHONE PEDESTAL			UNDERGROUND ELECTRIC		
WATER VALVE			OVERHEAD ELECTRIC		
HYDRANT			GAS MAIN		
CORPORATION STOP			WATER MAIN		
STORM INTAKE			SANITARY SEWER		
LIGHT POLE			SANITARY SEWER SERVICE		
DECIDUOUS TREE			STORM SEWER		
FLARED END			EASEMENT		
SIGN			SETBACK		
GAS METER			RIGHT OF WAY		
TELEPHONE MANHOLE			MINOR CONTOUR		
TELEPHONE PEDESTAL			MAJOR CONTOUR		
BURIED TELEPHONE BOX			SIDEWALK		
SANITARY SEWER MANHOLE			PAVEMENT		
SANITARY CLEANOUT			STREAM BUFFER		
UTILITY POLE			BUILDING		
UTILITY POLE ANCHOR			PARKING STRIPE		
YARD LIGHT			50-YEAR FLOODPLAIN		
ELECTRIC MANHOLE			100-YEAR FLOODPLAIN		
ELECTRIC METER			SILT FENCE		
BURIED ELECTRIC BOX			GRADING LIMITS		
GPS/CONTROL MONUMENT			STORM CULVERT		
EXISTING SPOT ELEVATION					
STONE MARKER					
NON-STANDARD PROPERTY MARKER					
1/2" PROPERTY IRON					
5/8" OR LARGER PROPERTY IRON					
TYPE A MONUMENT					
RIGHT-OF-WAY MARKER					
PROPOSED PUBLIC ROAD					
PROPOSED PAVEMENT					
PROPOSED SIDEWALK					
PROPOSED DENTENTION					

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS
DAY OF _____ 2014.

DR. RAMAN PURI - CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA
MISSOURI THIS _____ DAY OF _____ 2014.

ROBERT MCDAVID - MAYOR

SHEELA AMIN - CITY CLERK

OWNER & DEVELOPER

OWNER:
DISCOVERY OFFICE PARK, LLC
3315 BERRYWOOD SUITE 101
COLUMBIA, MISSOURI 65201
573-448-8902

DEVELOPER:
TRITTENBACH DEVELOPMENT
3301 BERRYWOOD, SUITE 103
COLUMBIA, MISSOURI 65201
573-448-8902

FLOOD PLAIN NOTE

THIS TRACT IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN
AS SHOWN BY FLOOD INSURANCE RATE MAP #290019C0950 DATED
MARCH 17, 2011.

GENERAL NOTES

- ALL TOPOGRAPHY SHOWN ON THESE DRAWINGS IS FROM LIDAR
INFORMATION OBTAINED FROM BOONE COUNTY RESOURCE
MANAGEMENT.
- THE TOTAL ACREAGE FOR THIS DEVELOPMENT IS 6.15 ACRES
- MAXIMUM BUILDING HEIGHT SHALL BE NO MORE THAN 50
FEET.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS
OTHERWISE NOTED.
- DRIVEWAY APPROACH AND H.C. RAMPS ARE TO BE
CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
- THIS PROJECT WILL BE COMPLETED IN ONE OR MORE PHASES.
- NO GAS SERVICE IS PROPOSED FOR THIS DEVELOPMENT AT
THIS TIME.
- DEVELOPER WILL COORDINATE WITH COLUMBIA WATER AND
LIGHT FOR THE DESIGN OF ELECTRIC SERVICE FOR THIS AREA.

ZONING AND USE NOTES

ZONING: C-P (ALL LOTS)

BENCHMARK INFORMATION

DNR GRS ALUMINUM DISK STAMPED BO-15, IN A 12" CONCRETE
MONUMENT, FROM THE INTERSECTION OF POWDEROSA STREET AND
GRINDSTONE PARKWAY (MISSOURI ROUTE 40) GO SOUTHEAST ON
POWDEROSA STREET 0.86 MILES, 16' NORTHEAST OF A STEEL
T-POST, 32.5' SOUTHWEST OF POWDEROSA STREET, 15.9'
NORTHWEST OF A STEEL T-POST, 11.1' NORTH OF A CARSONITE
WITNESS POST AT A FENCE AND 9.9' NORTHEAST OF A NAIL AND
SHINER IN A FENCE POST. ELEVATION = 799.74'.

DNR GRS ALUMINUM DISK STAMPED BO-14 IN A 12" CONCRETE
MONUMENT, STATION IS LOCATED AT THE MFA OIL COMPANY'S
HEADQUARTERS, 32 FEET SOUTH OF THE SOUTH EDGE OF DRIVING
LANE OF STADIUM BOULEVARD, 22.9' SOUTHWEST OF THE END OF
CURB, 105 FEET WEST OF THE CENTER OF EAST POINT DRIVE AND
34.5' NORTH-NORTHWEST OF A CARSONITE WITNESS POST AT A
RIGHT-OF-WAY MARKER.

TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7034 = 778.25
TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7033 = 778.71
TOP OF CITY OF COLUMBIA SANITARY MANHOLE 7032 = 775.09
TOP OF CITY OF COLUMBIA SANITARY MANHOLE 707 = 777.97

UTILITY CONTACT INFORMATION

LOCATES:	MISSOURI ONE CALL SYSTEM 1022 S NORTHEAST DRIVE JEFFERSON CITY, MO 65109 1-800-344-7483	
SEWER:	CITY OF COLUMBIA 701 E. BROADWAY COLUMBIA, MO 65201 ALLISON ANDERSON (573) 874-7250	WATER: COLUMBIA WATER & LIGHT 701 E. BROADWAY COLUMBIA, MO 65201 DONNIE NICHOLSON (573) 874-7315
GAS:	AMEREN UE 3301 LEWIS IND. BLVD. COLUMBIA, MO 65201 BRUCE DARR 573-876-3030 1-800-522-7983	ELECTRIC: COLUMBIA WATER & LIGHT 701 E. BROADWAY COLUMBIA, MO 65201 JOHN TROYER (573) 874-7321
CATV:	MEDIACOM 1211 MIKES BLVD COLUMBIA, MO 65201 JIMMY RUNYON (573) 443-1535 (655) 633-4226	TELEPHONE: CENTURYLINK 625 CHERRY STREET COLUMBIA, MO 65201 DON WILSON (573) 886-3500 (573) 886-3336

LEGAL DESCRIPTION

EXISTING DESCRIPTION:
ALL OF LOT 2, DISCOVERY PARK SUBDIVISION PLAT 2-A LOCATED IN SECTION 32,
TOWNSHIP 48 NORTH, RANGE 12 WEST IN THE CITY OF COLUMBIA, BOONE COUNTY,
MISSOURI, AS RECORDED IN BOOK 4275, PAGE 8.

PENDING DESCRIPTION:
ALL OF LOTS 2A, 2B, 2C AND 2D, DISCOVERY PARK SUBDIVISION PLAT 2-B LOCATED IN
SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST IN THE CITY OF COLUMBIA, BOONE
COUNTY, MISSOURI

MO-DNR LAND DIST. PERMIT NO.

MORA02958 ISSUED ON APRIL 2, 2013

STREAM BUFFER STATEMENT

THESE TRACTS ARE 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 12A OF THE CITY OF COLUMBIA CODE
OF ORDINANCES.

LIGHTING

LIGHT POLES SHOWN SHALL BE FULL-CUTOFF SHOEBOX FIXTURES, INWARD AND
DOWNWARD DIRECTED, WHICH MAY BE RELOCATED OR CHANGED IN TOTAL NUMBER BY
THE LIGHTING ENGINEER WITHOUT ADDITIONAL APPROVAL. MAXIMUM LIGHT POLE HEIGHT
SHALL 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.

SIGNAGE

ONE MONUMENT SIGN IS PROPOSED ALONG THE HIGHWAY 63/POWDEROSA FRONTAGE,
WHICH WILL BE A MAXIMUM OF 12 FEET TALL AND SHALL NOT EXCEED 64 SQUARE
FEET.

ONE MONUMENT SIGN IS PROPOSED ALONG THE PHILIPS FARM ROAD FRONTAGE, WHICH
WILL BE A MAXIMUM OF 12 FEET TALL AND SHALL NOT EXCEED 64 SQUARE FEET.

DIRECTIONAL SIGNS MAY BE INSTALLED AT BUILDING ENTRANCES AS NEEDED. WALL
MOUNTED SIGNAGE IS NOT KNOWN AT THIS TIME.

COLUMBIA
Civil Engineering Group

Columbia, MO

3301 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201
PHONE (573) 998-7821

MICHAEL M. HALL, P.E.
MO # 30044
EXPIRES 12-31-2013
MISSOURI ENG. CON. #0013000149
EXPIRES 12-31-2013

CP PLAN FOR DISCOVERY
OFFICE PARK SOUTH
TRITTENBACH DEVELOPMENT
COLUMBIA, MISSOURI

REVISIONS

CITY COMMENTS 7/6/14

DRAWN JMB

APPROVED MMH

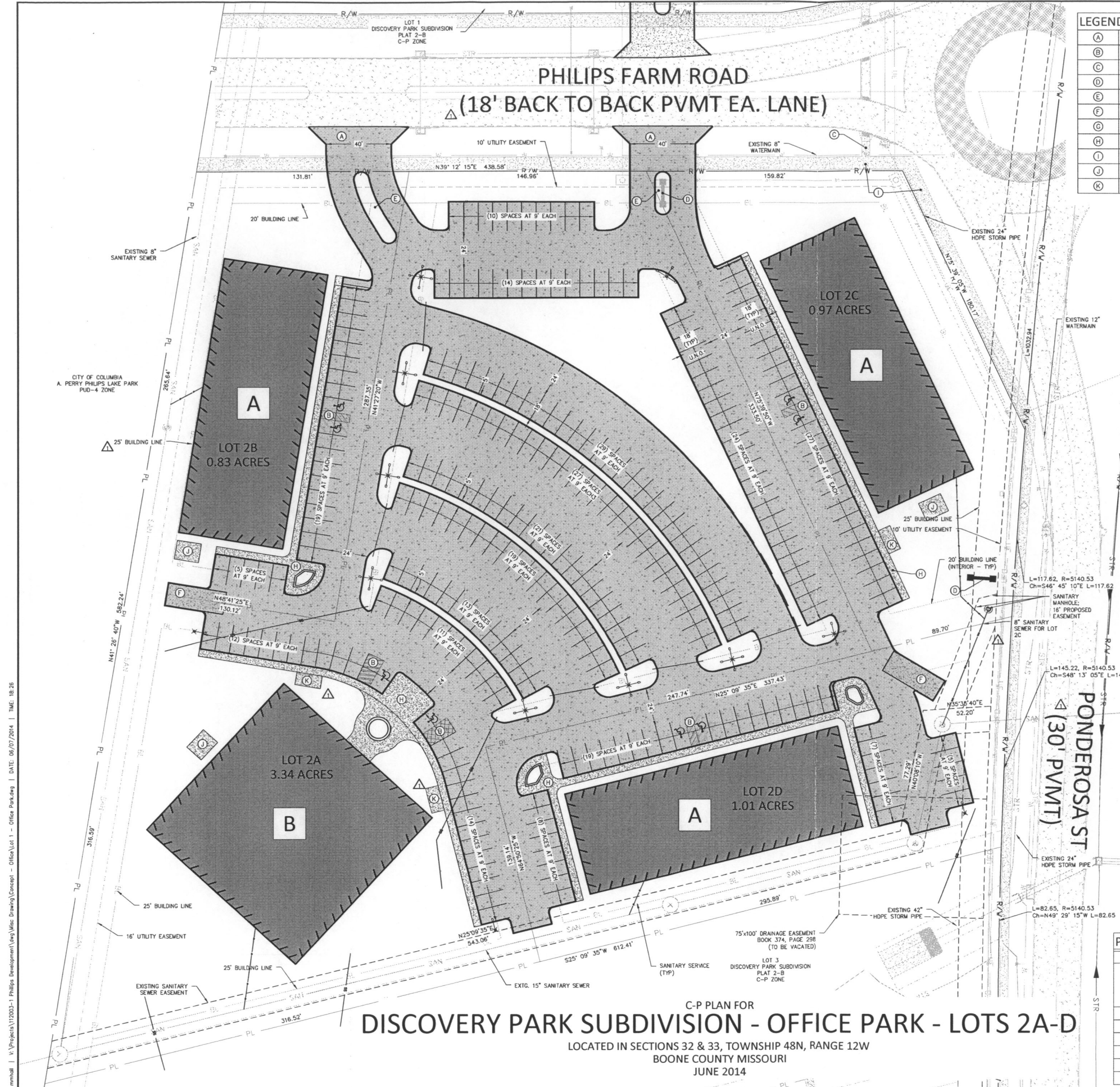
ISSUED FOR DATE 7/6/14

FIELD BOOK

SHEET NAME

ABBREVIATIONS &
NOTESPROJECT NO. 112003-1
CLIENT NO.
SHEET NO.

X0.2



LEGENDS OF LABELS	
(A)	CITY OF COLUMBIA STANDARD COMMERCIAL DRIVEWAY
(B)	ACCESSIBLE PARKING
(C)	5' WIDE CITY OF COLUMBIA SIDEWALK
(D)	MONUMENT SIGN. (SEE NOT SHEET X0.2 FOR ADDITIONAL INFORMATION (2 LOCATIONS))
(E)	CURBED ISLAND
(F)	DUMPSTER ENCLOSURE 14' x 16' MIN WITH 20' LOADING PAD
(G)	STRIPED AREA FOR LOADING
(H)	PCC WALK
(I)	8' WIDE CITY OF COLUMBIA SIDEWALK
(J)	12' x 15' GENERATOR PAD
(K)	BICYCLE SPACES PER CITY OF COLUMBIA REQUIREMENTS WITH 11 BICYCLE CAPACITY (2 REQUIRED)

UNIT CALCULATION - OFFICE PARK SOUTH:					
(LOT 2, 2A, 2B, 2C REPRESENTED IN THIS CHART)					
#	LOT LOC.	TOTAL NUMBER OF UNITS	BLDG. QTY.	BLDG. FP	LEVEL
A	2B, C & D	OFFICE BUILDING	3	11375	1
B	2A	OFFICE BUILDING	1	15625	2
TOTAL SQUARE FOOTAGE					65,375

DENSITY CALCULATION - OFFICE PARK SOUTH:	
(LOT 2, 2A, 2B, 2C REPRESENTED IN THIS CHART)	
LOT AREA	6.15 ACRES
PROPOSED SQ. FOOTAGE	49,750 SQUARE FOOTAGE
PROPOSED DENSITY	8,089.4 BLDG. SQ. FT./ACRE

CALCULATIONS - OFFICE PARK SOUTH:	
(LOTS 2A, 2B, 2C & 2D REPRESENTED IN THIS CHART)	
AREA	
TOTAL LOT AREA =	6.15 ACRES
TOTAL PARKING LOT AREA =	2.73 ACRES
TOTAL SIDEWALK AREA =	0.15 ACRES
TOTAL BUILDING FOOTPRINT AREA =	1.14 ACRES
TOTAL IMPERVIOUS AREA =	4.02 ACRES 65%
TOTAL PERVIOUS AREA =	2.13 ACRES 35%

RECEIVED
JUL 08 2014
PLANNING DEPT.

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____ 2014.
DR. RAMAN PURI - CHAIRMAN
ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA MISSOURI THIS _____ DAY OF _____ 2014.
ROBERT MCDAVID - MAYOR
SHEELA AMIN - CITY CLERK

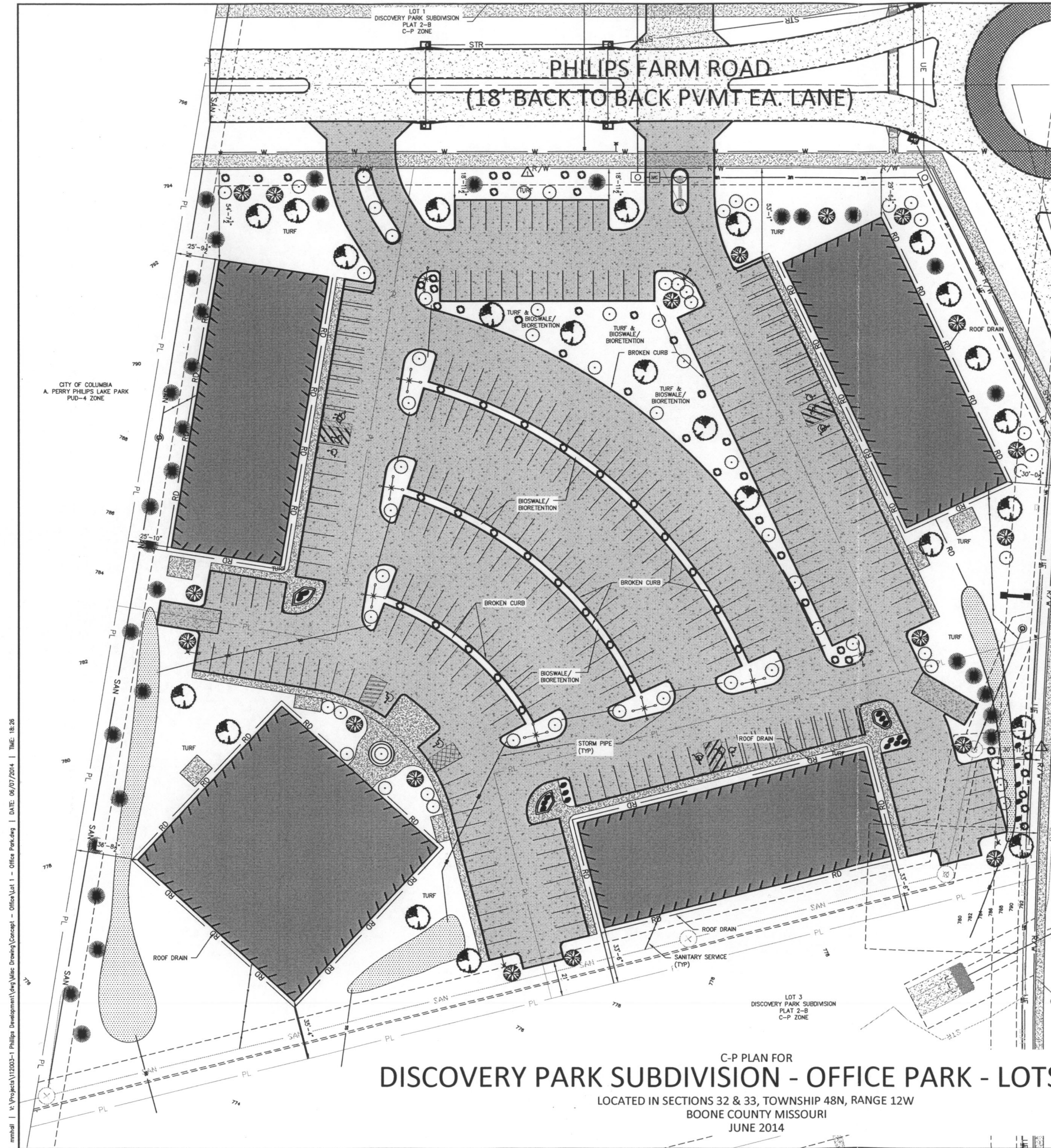
PARKING CALCULATION - OFFICE PARK SOUTH:			
(LOT 2, 2A, 2B, 2C REPRESENTED IN THIS CHART)			
A	- OFFICE BUILDING (1 STORIES)	1 SPACE / 300 SQ. FT. =	114 SPACES
B	- OFFICE BUILDING (2 STORIES)	1 SPACE / 300 SQ. FT. =	104 SPACES
TOTAL SPACES REQUIRED			218 SPACES
TOTAL HANDICAPPED SPACES REQUIRED (MIN.)			7 SPACES
TOTAL HANDICAPPED SPACES PROVIDED (TWO VAN ACCESSIBLE PROVIDED)			8 SPACES
TOTAL SPACES PROPOSED (TO ALLOW FOR BOTH GEN. OFFICE AND MED.)			283 SPACES
PROVIDED PARKING RATIO			1:231 SPACES
TOTAL BICYCLE SPACES REQUIRED			15 SPACES
TOTAL BICYCLE SPACES PROVIDED			22 SPACES

COLUMBIA
Civil Engineering Group
Columbia, MO
3301 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201
PHONE (573) 999-7821

MICHAEL M. HALL, P.E.
MISSOURI LICENSE NO. 30044
EXPIRES 12-31-2015

CP PLAN FOR DISCOVERY
OFFICE PARK SOUTH
TRITTENBACH DEVELOPMENT
COLUMBIA, MISSOURI

REVISIONS
A CITY COMMENTS 7/6/14
DRAWN JMB
APPROVED MMH
ISSUED FOR 7/6/14
DATE
FIELD BOOK
SHEET NAME
CP PLAN - LOTS 2A, 2B, 2C & 2D
PROJECT NO. 112003-1
CLIENT NO.
SHEET NO.
C1.1

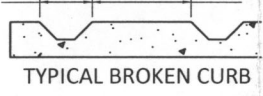


LEGENDS OF LABELS				
QUANTITY	SIZE	CATEGORY	SPECIES	SYMBOL
16	2" CAL.	SHADE TREE (MED. - LG.)	TRIDENT MAPLE (ACER BUERGERIANUM) YOSHINO CHERRY (PRUNUS YEDOENSIS) OR APPROVED EQUAL	
23	4" TALL	ORNAMENTAL TREE	SERVICEBERRY (AMELANCHER ARBOREA), APPALACHIAN RE REDBUD (CERCIS CANADENSIS) OR APPROVED EQUAL	
34	4" TALL	EVERGREEN TREE	GREEN GIANT ARBORVITAE (OR APPROVED EQUAL) AT 15' CENTERS. STAGGERED PLACEMENT TO AVOID UNIFORM APPEARANCE	
22	2 GAL.	ORNAMENTAL GRASS	FEATHER REED GRASS (OR APPROVED EQUAL)	
61	2 GAL.	DECIDUOUS SHRUB	BURNING BUSH (EUONYMUS ALATA 'COMPACTA') SPIREA (SPRIRAEA X BUMALDA) OR APPROVED EQUAL	
37	2 GAL.	EVERGREEN SHRUB	HARDY BOXWOOD (BUXUS SINICA INSULARIS) JUNIPER (JUNIPERUS CHINENSIS 'SEA GREEN') OR APPROVED EQUAL	

CALCULATIONS - OFFICE PARK SOUTH:
(LOTS 2A, 2B, 2C & 2D REPRESENTED IN THIS CHART)

AREA		
TOTAL LOT AREA =	6.15 ACRES	
TOTAL PARKING LOT AREA =	2.73 ACRES	
TOTAL SIDEWALK AREA =	0.15 ACRES	
TOTAL BUILDING FOOTPRINT AREA =	1.14 ACRES	
TOTAL IMPERVIOUS AREA =	4.02 ACRES	65%
TOTAL PERVIOUS AREA =	2.13 ACRES	35%

LANDSCAPE COMPLIANCE	
TOTAL PARKING LOT & DRIVE AREA	118,919 SQ. FT.
TOTAL REQUIRED @ 1 TREE/4500 SQ. FT.	26 TREES
TOTAL TREES REQUIRED =	26 TREES
MEDIUM TO LARGE TREES REQUIRED (30%) =	8 TREES
TOTAL TREES PROVIDED =	(SEE ABOVE) 73 TREES



APPROVED BY THE PLANNING AND ZONING COMMISSION THIS
DAY OF 2014.

DR. RAMAN PURI - CHAIRMAN

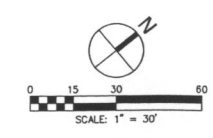
ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA
MISSOURI THIS DAY OF 2014.

ROBERT MCDAVID - MAYOR

SHEELA AMIN - CITY CLERK

NOTES:

- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
- THE SOUTHWEST SIDE OF THIS LOT ADJACENT TO ZONED PROPERTY, THE SOUTHWEST SIDE WILL BE SCREENED BY THE PLANTINGS SHOWN. SCREENING MUST ACHIEVE 80% OPAQITY TO 8' HEIGHT IN 4 GROWING SEASON.
- THE LANDSCAPING BUFFERS SHALL CONTAIN NO LESS THAN 4 TYPES OF THE CATEGORIES OF PLANTING MATERIAL LISTED IN PARAGRAPH (F) OF SECTION 28-25 IN THE CODE OF ORDINANCE ONE OF WHICH MAY BE SOO OR SEEDING.
- 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.
- A FORE BAY WILL BE CONSTRUCTED ON LOT 3 OF THIS DEVELOPMENT TO PROVIDE PRETREATMENT OF STORM WATER BEFORE ENTERING PHILIPS LAKE. PHILIPS LAKE WILL PROVIDE DETENTION FOR THE DEVELOPMENT OF THIS LOT.
- THERE IS NO CLIMAX FOREST WITHIN THE LIMITS OF THIS LOT.



C-P PLAN FOR
DISCOVERY PARK SUBDIVISION - OFFICE PARK - LOTS 2A-D
LOCATED IN SECTIONS 32 & 33, TOWNSHIP 48N, RANGE 12W
BOONE COUNTY MISSOURI
JUNE 2014

COLUMBIA
Civil Engineering Group
Columbia, MO
3301 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201
PHONE (573) 999-7821

MICHAEL M. HALL P.E.
M.O. # 30044
EXPIRES 12-31-2015
MISSOURI ENG. CORP. #2013000149
EXPIRES 12-31-2015

**CP PLAN FOR DISCOVERY
OFFICE PARK SOUTH**
TRITTENBACH DEVELOPMENT
COLUMBIA, MISSOURI

REVISIONS
CITY COMMENTS 7/6/14

DRAWN JMB
APPROVED MMH
ISSUED FOR DATE 7/6/14
FIELD BOOK

SHEET NAME
CP PLAN - LOTS 2A
2B 2C & 2D

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

C1.2

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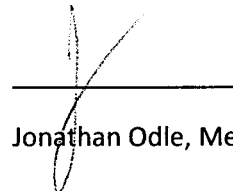
STATEMENT OF INTENT

LOTS 2A, 2B, 2C AND 2D DISCOVERY PARK SUBDIVISION PLAT 2-B

JULY 7, 2014

The following information is to be considered the Statement of Intent for the subject property.

1. The proposed use for this property is three one story multi-tenant office buildings and one two story multi-tenant office building. Building use may be for general office or a combination of general office and medical office.
2. The maximum building height shall not exceed 50' as measured from the highest finished grade adjacent to the building.
3. The total number of parking spaces shall be the number required by the ordinances of the City of Columbia. Parking spaces shall be located on a surface lot within the confines of Lots 2A, 2B, 2C and 2D.
4. The project may be completed in any number of phases.
5. Minimum percentage of Open/Green Space shall be 34% of the net area of the property.
6. General Description of the Plan: The development plan for the property will depict a maximum number of four detached buildings with a footprint of approximately 49,750 square feet. Total gross square footage to be 65,375 square feet.


Jonathan Odle, Member

REVISED
7/8/14



**City of Columbia
Planning Department**

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

Design Parameters Worksheet

For office use:

Case #: 14-116	Submission Date: 7/8/14	Planner Assigned: PEJ
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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.
In excess of 25 feet (25 feet, 9.5 inches).
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.
18 feet.
3. 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 - on fronting Ponderosa, one fronting Philips Farm Road. Each 12' high, 64 square feet in area.
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)
Impervious area shall not exceed 65% for the site. The landscaping will contain 4 types of vegetation per Ord. 29-25 and screening the SW side of the lot to 80% opaque, 8' in 4 sea.
5. 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

EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

JULY 24, 2014

Case No. 14-116

A request by Discovery Office Park, LLC (owner) for approval of a revised Statement of Intent and C-P development plan to be known as "Discovery Office Park South." The 6.15-acre site is located at the southwest corner of Philips Farm Road and Ponderosa Street and is commonly known as Lot 2 of Discovery Park Subdivision, Plat 2A.

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

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the proposed C-P development plan, subject to:

1. No building permits being issued until full review of the stormwater/water quality protection plan has been completed and found to comply with the standard specified in Ordinance 18043 governing the development of the site.
2. A revised development plan is submitted/approved addressing staff's technical issues.

MR. REICHLIN: Are there any questions of Staff? Mr. Strodtman?

MR. STRODTMAN: Do you know or do you remember the square footage of the six-story single building for comparison?

MR. ZENNER: That, I do not, but I believe -- I believe what is proposed here, if my recollection serves me correctly, it is significantly smaller. This is about 64,000 square feet total. If I recall correctly, we were about 90 on the six story.

MR. STRODTMAN: Okay.

MR. ZENNER: So that's my recollection.

MR. STRODTMAN: Thank you.

MR. REICHLIN: Are there any other questions of Staff? I have one with regard to the parking and how it's going to be administered. Each of these individual buildings are part of the C-P, but will it be on a per-building basis or will it be monitored on an infill, you know, tenant build-out of the spaces? How -- how are they -- how are they going to know when they're going to achieve the level of needing a variance or not?

MR. ZENNER: Typically, we would -- typically, it would be -- the parking assessment would be based on how the application comes in, so if we're going to get a shell for a general office, the parking associated based on the square footage of that general office and the distribution of the office suites would be how parking would be determined. If they came in and they applied for a medical building, we would calculate it based on medical -- the 1 to 200 parking requirements. That may be a question that Mr. Hall may be able to answer as I believe they're in the process of preparing final architectural and how they would submit them. But, typically, when we do -- when you -- if we white box a building -- in essence, white boxing, meaning it's -- there is not a tenant identified, we're going to go with a minimum requirement,

which would be based on whatever the use class of that building would be. When you get a tenant infill to a tenant upfit the building, the shell, at that point then, we will be looking at what that tenant is, and verifying parking. If, at the end, when the last building gets built and the last tenant space is filled, if we don't have enough parking, it's at that point that the permit would not be issued. The other aspect associated with this is, our internal review procedures, as it relates to planned district projects, we have what we refer to within the Community Development Department as an initial screening process for all building applications. The Planning Department is part of the ISP team. We review every project that comes in for permitting through the City's Community Development Department. C-P plans, O-P plans, and PUD plans take specific precedence over any other type of project because they are a planned district and often subject to additional requirements. One of our staff will look at the plan that's been submitted, confirm that, in fact, it does comply with the adopted plan, and then authorize our other permit review staff to proceed in issuing the permit after it has met other building code requirements. That's the other safety net we have. And that's how we'll manage parking, and I'll let Mr. Hall address potentially how they intend on making applications because it may make our life a lot easier if it's done all at once and in the right form.

MR. REICHLIN: Thank you very much. Are there any other questions of Staff?

MS. BURNS: So, Mr. Zenner, am I understanding correctly that all these buildings are white box now?

MR. ZENNER: I will let Mr. Hall answer that. They may have end users at this point that we're unaware of, but often when you go and you build office space, it may be speculative in nature based on, you know, the perception of need. Obviously, we don't have any roads out here to get to them yet, so until you have a road, it may be hard to market a piece of property.

MS. BURNS: Thank you.

MR. REICHLIN: Any other questions? Seeing none.

PUBLIC HEARING OPENED

MR. REICHLIN: I would like to just mention that we will entertain the three-minute limit. I don't see the need for opp-- you know, organized opposition or proponent in this matter, so we will be exercising a three-minute limit. So feel free.

MR. HALL: Mike Hall, Columbia Civil Engineering Group, 3301 Berrywood Drive, here in town. Some of things to address the questions that have been posed to Mr. Zenner, he is correct in the fact -- regarding square footage of the structures. The original C-P plan was slightly over 90,000. We are at 65,000 and some change with this new plan right now. That was a developer-driven decision to make, you know, based on current market conditions. To answer the other question regarding parking that has been addressed. Right now, as Mr. Zenner indicated, there is a difference in -- in parking counts. You have a 1 to 200 square foot ratio for medical office, 1 to 300 for general office. With this C-P plan, I believe we're at around 1 to 230-some, so it gives us some flexibility. So just so you're aware, we're not right at that general office lower-end limit, so it does allow flexibility for use in the future. And one of the reasons this comes up is my client has had a lot -- and does have a lot of medical office space within

town, so that's one of the reasons why this question was brought up. So -- and full disclosure of that is why we -- we had that discussion. At this time, we are planning to have -- I can tell you that one of the buildings -- that one of the single-story buildings will be general office for sure. One of the other ones that is backed up to Philips Park is also going to be general office planned at this time. So you have, you know, two of the four structures planned as general office going forward. In addition, just as a point of reference, Philips Farm Road is under construction as we speak -- well, as we speak, and paving on Ponderosa is happening tomorrow, so we're moving forward rapidly. And one of the things that was holding back Parks & Rec is there's no entrance road until we get this done. So hopefully this will spur a little bit of activity on the north side by Parks & Rec, and we've had some serious discussions about signage, and this will be the front door to Philips Regional Park from the north side. Barring that, the other thing I wanted to mention on stormwater, there -- as Mr. Zenner mentioned, there was a minor comment from the stormwater department and one of the things that they wanted to know in the last round of discussions was making sure of where the water was going prior to exiting our property. And basically what we call the drainage areas, where is water going to flow? Is it going to go through the shaded areas which you see prior to discharge, and that's some natural stormwater treatment, which I have provided that to them as, I believe, Monday. So that has also been addressed. One of the other things is we are implementing -- (inaudible) -- development as per the development plan. Thank you very much. I can answer any questions.

MR. REICHLIN: Any questions of this speaker? Mr. Stanton?

MR. STANTON: Mr. Hall, so at this point, you think you've got your storm sewers solution?

MR. HALL: Yes, I believe so.

MR. STANTON: Okay.

MR. HALL: I believe we do have the storm solution. And -- and just so you guys understand, as we move forward, there will be some minor tweaks here and there as we go through final sizing. What we've done thus far is by far and above what is typically done at this level. And I'm working with stormwater folks -- (inaudible) -- and other staff to make sure that they feel comfortable with where we are headed.

MR. REICHLIN: Are there any other questions? Ms. Loe?

MS. LOE: You mentioned in your last presentation --

MR. HALL: Yes.

MS. LOE: -- that this proposal had less paving. And I noticed in the report that this project was coming in at 65 percent coverage of premium.

MR. HALL: Yeah. And you're talking about on this -- I was referring to the southern --

MS. LOE: Was it an overall?

MR. HALL: Yes. Overall, plus the southern portion, which is the next case that we will be having. And the 65 percent, we're right at that same as we were for this Lot 2 before. I mean, we -- it may be a rounding thing, so we were right around -- you know, under 1 percent difference, if I -- if my memory serves me correct.

MS. LOE: Okay. Well, if you -- if you've lost square footage, you've probably -- yeah. Thank you.

MR. HALL: Absolutely.

MR. REICHLIN: Are there any other questions of this speaker? Seeing none.

MR. HALL: Thank you very much.

MR. REICHLIN: Thank you. Is there anybody else who cares to comment for this project and/or opposed to this project? Seeing none.

PUBLIC HEARING CLOSED

MR. REICHLIN: Comments of Commissioners? Mr. Strodtman?

MR. STRODTMAN: I'll prime the well. You know, I think this is a -- a nice entrance to a portion of this park, and it's nice to see the office use in the area, nice to see a combination of general, as well as medical, and not an emphasis or a majority of one over the other, so I think it's a good balance. They've addressed all of the issues and, you know, with the lesser square footage, I would think that that's a -- a positive in a lot of impact scenarios, so I would plan on approving it.

MR. REICHLIN: Anybody else? Well, I would just like to say that I'm glad to see -- I wasn't opposed to the six-story structure, but I find this more pleasing, less imposing with regard to the other uses for the area. And given that and my overall approval of the nature of what they are doing, I intend to support this, as well. Does anyone wish to frame a motion? Mr. Stanton? Okay.

MR. STANTON: I move to approve Case No. 14-116, Discovery Office Park South C-P development plan subject to submission of revised plan addressing technical issues and that no permit is issued without complete stormwater plan review or approval.

MR. STRODTMAN: I'll second it.

MR. REICHLIN: Mr. Strodtman. May we have a roll call, please.

MR. STRODTMAN: Yes, sir.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Mr. Tillotson, Ms. Russell, Ms. Burns, Ms. Loe. Motion carries 7-0.

MR. STRODTMAN: Recommendation for approval will be forwarded to City Council.

MR. REICHLIN: Thank you.