

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 274-15

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** 9/21/2015

**Re:** First Midwest Bank - Red Oak South C-P Plan (Case #15-181)

## Documents Included With This Agenda Item

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

**Supporting documentation includes:** Summary of Board/Commission Reports (includes maps, C-P Plan, elevations, design parameters), Excerpts from Minutes

## Executive Summary

Passing the ordinance will result in the approval of a one-lot C-P (Planned Business District) development plan to be known as "First Midwest Bank - Red Oak South" and associated design parameters.

## Discussion

The agent, A Civil Group, is requesting approval, on behalf of First Midwest Bank (owner), of a C-P (Planned Business District) development plan on 1.54 acres of land, to be known as "First Midwest Bank - Red Oak South", per Section 29-17 (District C-P) of the City Code of Ordinances. The subject property is located on the southeast corner of Grindstone Parkway and Norfleet Drive.

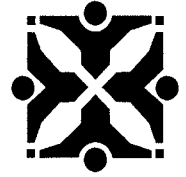
The submitted C-P development plan includes the construction of a one-story, approximately 6,000 square-foot, bank and associated off-street parking. The existing Statement of Intent (SOI) governing the Red Oak South development includes requirements that new buildings provide for common design elements, such as light fixtures and bike racks. Additional design features included in the SOI required that new buildings be constructed primarily of durable materials (e.g., brick or stone) and that roof-top mechanical equipment be screened and baffled.

Per the submitted development plan, the site will provide vehicle connection to the adjacent property to the east as well as a sidewalk connections from the public sidewalk on the west side of the property to the building, providing a more pedestrian friendly access to the property. Landscaping is also provided on site, as seen on the attached landscape plan.

The SOI governing the Red Oak South development also required that at some point during the development of the lots within Red Oak South, a location be provided for a bus stop pad. There is an existing bus stop located along Grindstone Parkway adjacent to this property, and the applicant has agreed to provide for the bus stop pad (which could accommodate a bench or other amenity) and a sidewalk connection to the back of the Grindstone Parkway curb to allow for a landing while entering and exiting buses.

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



Staff has reviewed the proposed C-P development plan and accompanying building elevations and finds that they meet the technical requirements of the C-P District and the associated SOI for Red Oak South. The proposed construction materials are primarily brick, stone, and glass, which is consistent with requirements in the SOI. Additionally, a note has been included on the plan indicating that proposed rooftop HVAC units will be screened and baffled. Assurance that such actions are taken will be verified during the building construction/inspection process.

At its meeting on September 10, 2015, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of the development plan and design parameters. Kevin Murphy, A Civil Group, represented the applicant and gave an overview of the request. The Commission commented on the attractiveness of the development and indicated support for the plan. No one from the public spoke during the meeting.

## Fiscal Impact

Short-Term Impact: None. Public infrastructure is currently in place. Connection/extension of such infrastructure is at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance (e.g roads, water and sewer). Once the business is operational, the City will receive tax and fee revenues which may or may not cover future maintenance expenses.

## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development

Strategic Plan Impact: Not Applicable

Comprehensive Plan Impact: Land Use & Growth Management

## Suggested Council Action

Approval of the "First Midwest Bank - Red Oak South" C-P Development Plan and design parameters.

## Legislative History

Ordinance #21409 (9/4/2012): Approved Final Plat of Red Oak South Plat No. 1

Ordinance #20607 (5/3/2010): Approved C-P Zoning and SOI

Department Approved

City Manager Approved

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

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

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

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

Council Bill No. B 274-15

**AN ORDINANCE**

approving the C-P Development Plan of First Midwest Bank –  
Red Oak South; and fixing the time when this ordinance shall  
become effective.

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

SECTION 1. The City Council hereby approves the C-P Development Plan of First Midwest Bank – Red Oak South, as certified and signed by the surveyor on September 1, 2015, located at the southeast corner of Grindstone Parkway and Norfleet Drive. The design parameters set forth in “Exhibit A,” which is attached to and made a part of this ordinance, shall be binding on the owners until such time as Council shall release such conditions on design and construction of the property and shall further be used as guidance by the Director of Community Development when considering any future revisions to the C-P Plan.

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

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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](mailto:planning@gocolumbiamo.com)

## Design Parameters Worksheet

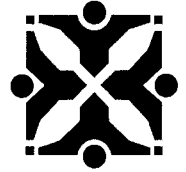
For office use:

Case #: 15-181	Submission Date: 7/24/15	Planner Assigned: SMITH
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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.  
25 feet
2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.  
0 feet
3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.  
2 freestanding signs being 12 feet high and 64 square feet in area per sign
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)  
25 percent minimum open space with 0 percent left in existing vegetation
5. The maximum height and number of light poles and type of fixtures.

All lighting shall conform with City of Columbia lighting regulations and the Red Oak South Statement of Intent. Maximum light pole height to be 25 feet and maximum number of light poles shall be 14.



## SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Summary of Board/Commission Reports (includes maps, C-P Plan, elevations, design parameters), Excerpts from Minutes

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
September 10, 2015**

**SUMMARY**

A request by A Civil Group (agent) on behalf of First Midwest Bank (owner) for a C-P (Planned Business District) Development Plan on 1.54 acres of land, to be known as "First Midwest Bank Red Oak South". The subject property is located at the southeast corner of Grindstone Parkway and Norfleet Drive, addressed as 1411 Grindstone Plaza Drive, and also known as Lot 3 of Red Oak South, Plat No. 1. **(Case #15-181)**

**DISCUSSION**

The submitted C-P development plan includes the construction of a one-story, approximately 6,000 square-foot commercial building with associated off-street parking. The subject property was zoned C-P in 2010 by Ordinance #20607, and included a Statement of Intent (SOI) that applied to the entire Red Oak South development. The SOI included requirements that each property within the development include common design elements, such as light fixtures and bike racks. Additional design features were also included that require the buildings be constructed primarily of durable materials (e.g., brick or stone) and that roof-top mechanical equipment be screened and baffled.

The applicant has indicated that the site will be constructed for use by the property owner, First Midwest Bank, which is a permitted use. Per the SOI requirements, the site will provide vehicle connection to the adjacent property to the east. The applicant has also cooperated with the property owner to the east on the design of a shared access drive from Grindstone Plaza Drive, which will consolidate the number of curb cuts within the development, which is preferred. The site will also have a drive access to the west onto Norfleet Drive. In addition, the applicant is providing a sidewalk connection from Norfleet Drive to the building, which staff encourages, and which creates a walkable site by providing a dedicated pedestrian sidewalk across the property, and a marked crossing across the parking lot. This reduces the need for pedestrians to access the site through the driveway. Landscaping is also provided on site, as seen on the attached landscape plan.

Another requirement of the SOI is that the applicant provide for the location of a City bus stop. This can be seen in the northeast corner of the property. This location is already identified as a bus stop, so the construction of the bus stop pad will allow for the installation of necessary facilities by City public transit authorities.

Staff has reviewed the proposed C-P development plan and accompanying building elevations and finds that they meet the technical requirements of the C-P District and the associated SOI. The proposed construction materials are primarily brick, stone, and glass, which is consistent with requirements in the SOI. Additionally, a note has been included on the plan indicating that proposed rooftop HVAC units will be screened and baffled. Assurance that such actions are taken will be verified during the building construction/inspection process.

**RECOMMENDATION**

Approval of the proposed "First Midwest Bank Red Oak South" C-P Development Plan and Design Parameters.

## **SUPPORTING DOCUMENTS (ATTACHED)**

- Locator aerial & topographic maps
- Proposed "First Midwest Bank Red Oak South" C-P Development Plan
- Building Elevations
- Design parameters

## **SITE CHARACTERISTICS**

<b>Area (acres)</b>	1.54
<b>Topography</b>	Mild slope generally from south to north, with steeper slope adjacent to Grindstone Parkway
<b>Vegetation/Landscaping</b>	None
<b>Watershed/Drainage</b>	Hinkson Creek
<b>Existing structures</b>	None

## **HISTORY**

<b>Annexation date</b>	1969
<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 3 of Red Oak South Plat No. 1

## **UTILITIES & SERVICES**

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

## **ACCESS**

<b>Grindstone Plaza Drive</b>	
<b>Location</b>	Along south side of site.
<b>Major Roadway Plan</b>	Major Collector (improved & City-maintained) with 66 ft. existing ROW. No additional ROW required.
<b>CIP projects</b>	None.
<b>Sidewalk</b>	5-ft sidewalk to be installed along all ROW.

<b>Norfleet Drive</b>	
<b>Location</b>	Along west side of site.
<b>Major Roadway Plan</b>	Major Collector (improved & City-maintained) with 66 ft. existing ROW. No additional ROW required.
<b>CIP projects</b>	None.
<b>Sidewalk</b>	5-ft sidewalk to be installed along all ROW.

## **PARKS & RECREATION**

<b>Neighborhood Parks</b>	None
<b>Trails Plan</b>	No trails adjacent to property
<b>Bicycle/Pedestrian Plan</b>	Bike lane installed along north side of Grindstone Parkway

**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 August 18, 2015.

<b>Public information meeting recap</b>	Number of attendees: 2 (includes applicants) Comments/concerns: None
<b>Notified neighborhood association(s)</b>	Grindstone/Rock Quarry Neighborhood Association
<b>Correspondence received</b>	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner





# 15-181: First Midwest Bank Red Oak S Lot 3 CP Plan



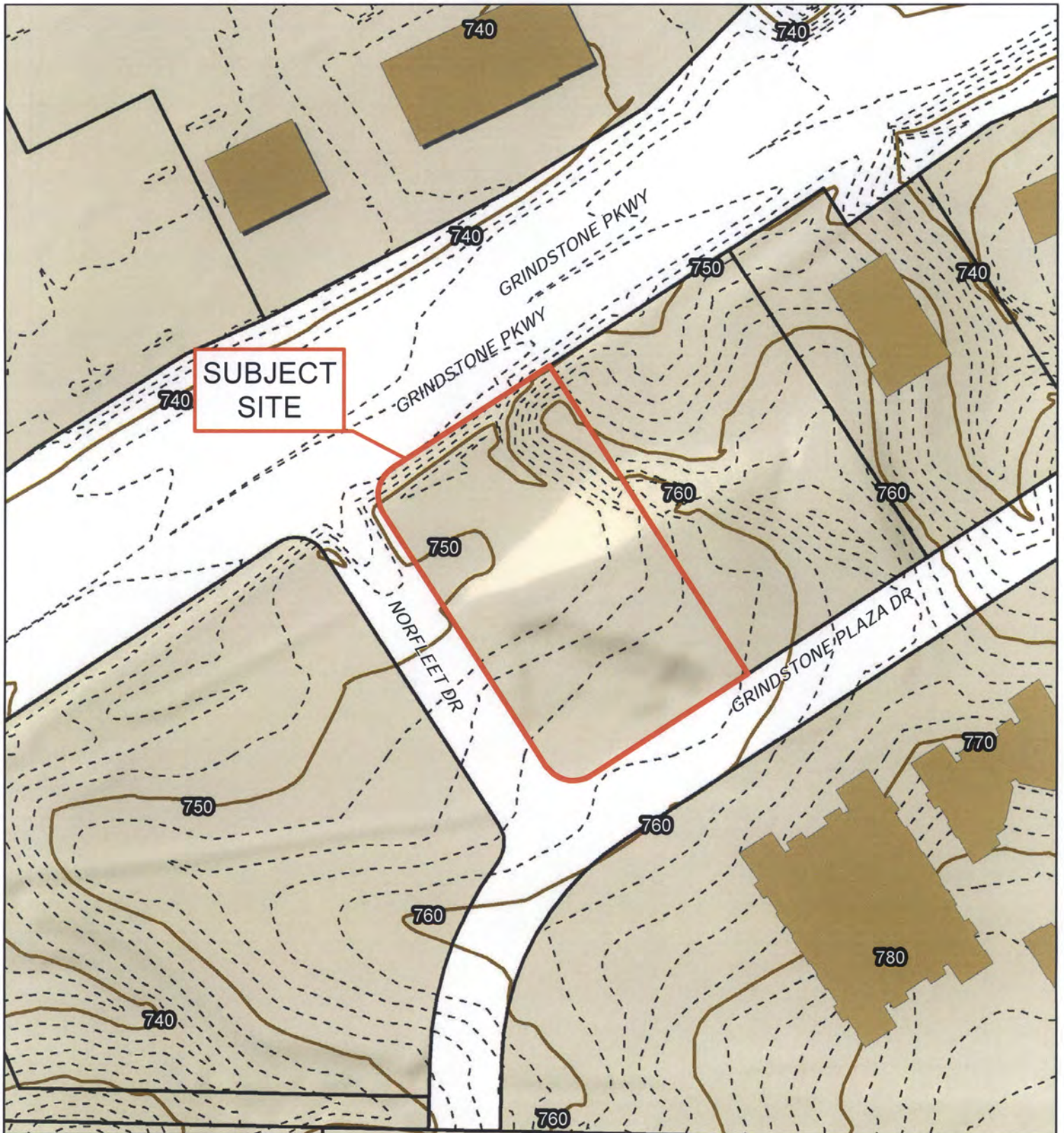
City of Columbia Zoning  
Parcels



Columbia City Limit







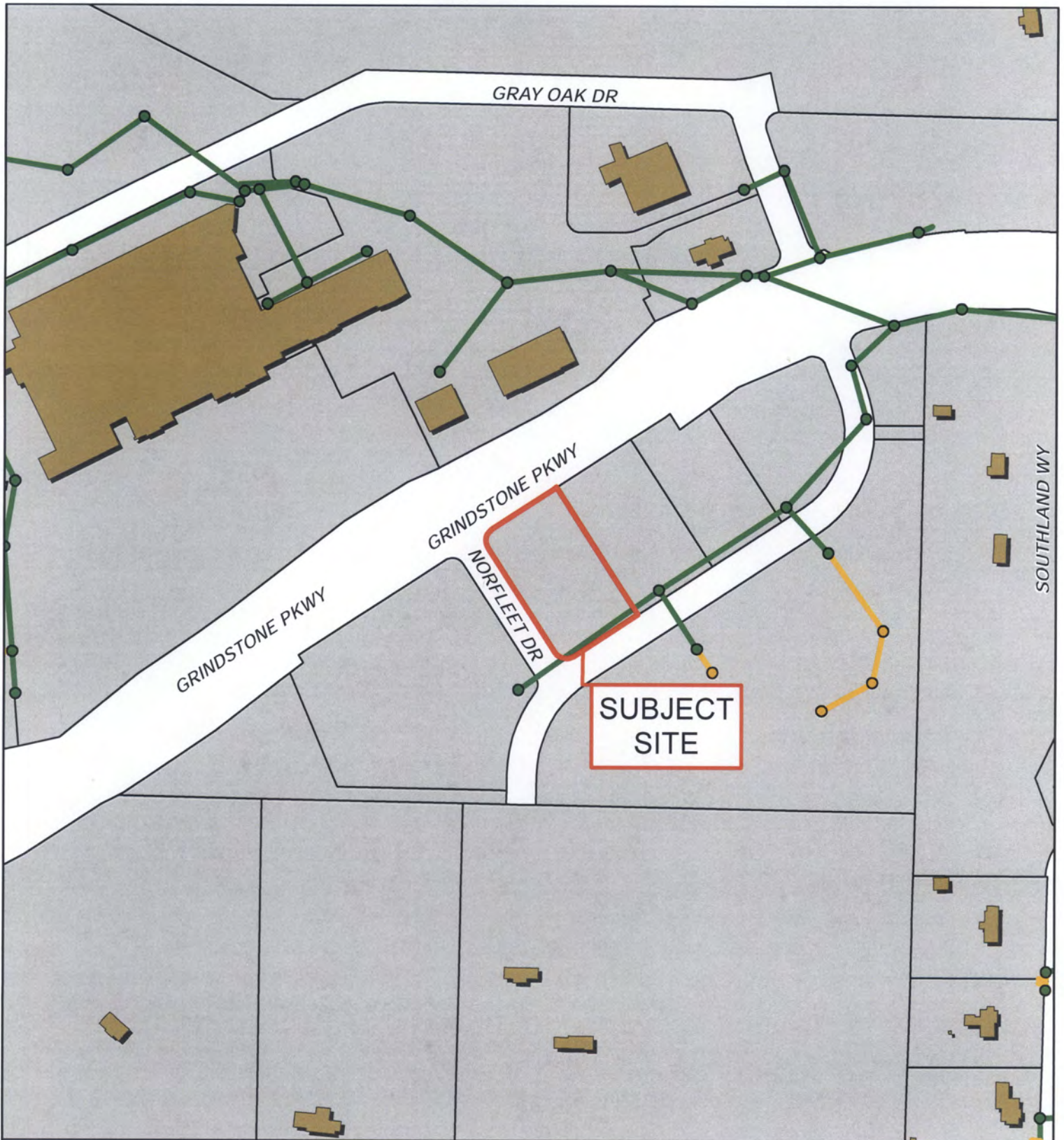
## 15-181: First Midwest Bank Red Oak S Lot 3 CP Plan



- 10 Foot Contour Lines
- - - 2 Foot Contour Lines
- ▭ Parcels
- Building Footprint







# 15-181: First Midwest Bank Red Oak S Lot 3 CP Plan

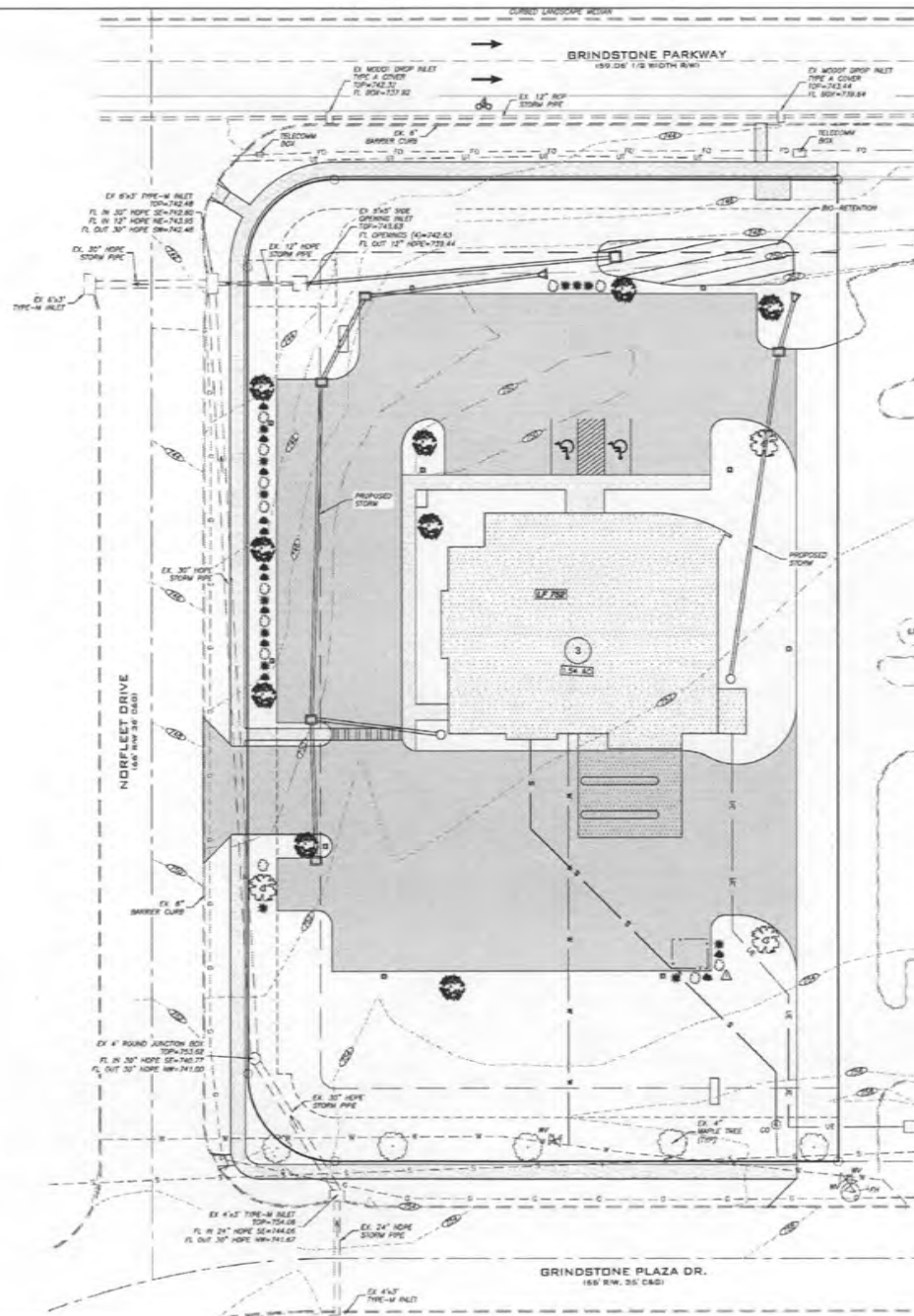


- City Sanitary Structure
- City Sanitary Line
- Building Footprint
- Private Sanitary Structure
- Private Sanitary Line
- Parcels









QUANTITY	SIZE	CATEGORY	SPECIES	SYMBOL
3	2"	SHADE TREE (MED. - LG)	REDT MAPLE (ACER RUBROPIGMEUM), REDBARK CHERRY (PRUNUS FLORIBUNDA) OR APPROVED EQUAL	
8	4" TALL	ORNAMENTAL TREE	SEVICOYAN (MELANOLUCHA ARBOREA), JAPANESE RED PINE (PINUS BENSLEYANA) OR APPROVED EQUAL	
12	2 GAL	ORNAMENTAL SHRUB	FEATHER REED GRASS (OW APPROVED EQUAL) PLANTED BETWEEN EVERGREEN TREES	
12	2 GAL	DECIDUOUS SHRUB	BURNING BUSH (ECONOMUS ALTA), COMMON SPIDER (SPIDER A. BINALDA) OR APPROVED EQUAL	
12	2 GAL	EVERGREEN SHRUB	HARDY BURROCK (BUCKLE BRUCE REGULAR), JAPANESE CARBON (CARBON 30A GREEN) OR APPROVED EQUAL	

#### NOTES

- TOTAL AREA OF LOT = 1.54 AC. = 66,825 SQ. FT.  
PARKING AREA = 25,440 SQ. FT. (40.5%)  
BUILDING AND GROUND AREA = 4,300 SQ. FT. (6.4%)  
TOTAL IMPAVED AREA = 29,740 SQ. FT. (44.9%)  
TOTAL AREA OF LANDSCAPE = 37,085 SQ. FT. (55.1%)
  - 25,440 SQ. FT. PARKING / 4,300 = 5.92 OR 6 TREES REQUIRED
  - ALL DISTURBED AREAS SHALL BE RESEED & MULCHED AFTER CONSTRUCTION
  - LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOW
  - THE LANDSCAPING BUFFER SHALL CONTAIN NO LESS THAN 4 TIMES THE CATEGORY OF PLANTING MATERIAL LISTED IN PARAGRAPH 7) OF SECTION 28-25 TO THE CODE OF ORDINANCES ONE OF WHICH MAY BE 50% (BY SEEDING, 100 L.F.)
  - LANDSCAPING AND STORM WATER MANAGEMENT SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL BE COMPLETED AND SUBMITTED TO CITY SOON FOR REVIEW FOLLOWING COUNCIL APPROVAL OF THE DEVELOPMENT PLAN.
  - THERE IS NO CLUMP FOREST WITHIN THE LIMITS OF THIS LOT.
  - STORMWATER DETENTION FOR THIS LOT IS PROVIDED BY A PERSONAL DETENTION FACILITY NORTH OF GRINDSTONE PARKWAY.
- TOTAL TREES REQUIRED: 11 TREES  
FOR MEDIAN TO LARGE TREES = 3 TREES  
TREES PROVIDED: 8 ORNAMENTAL TREES  
7 MEDIAN TO LARGE SHADE TREES
- TOTAL TREES PROVIDED: 12 TREES



**FIRST MIDWEST BANK**  
**-RED OAK SOUTH-**  
**GRINDSTONE PARKWAY & NORFLEET DRIVE**  
**CITY OF COLUMBIA, BOONE COUNTY, MISSOURI**  
**CONCEPTUAL LANDSCAPE**  
**AND STORM WATER PLAN**

**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:  
 2001066118

THIS DOCUMENT HAS BEEN  
 ELECTRONICALLY  
 SIGNED BY

CHRISTOPHER M. BANDER  
 P.E. J001004488  
 SEPTEMBER 1, 2015

PROJECT # FNNW15-01  
 DRAWING # FNNW15-01  
 DRAWN BY: BMMH  
**SHEET C101**  
 SHEET 2 OF 2

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 WWW.800-DIG-RITE.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	09/11/15	SPR. COORDINATE
2	09/11/15	SPR. COORDINATE



3/4/15



COMMERCIAL  
ARCHITECTURE



**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 #: 15-181	Submission Date: 7/24/15	Planner Assigned: SMIRI
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**Please provide the following information:**

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25 feet
2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.  
0 feet
3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.  
2 freestanding signs being 12 feet high and 64 square feet in area per sign
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)  
25 percent minimum open space with 0 percent left in existing vegetation

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

All lighting shall conform with City of Columbia lighting regulations and the Red Oak South Statement of Intent. Maximum light pole height to be 25 feet and maximum number of light poles shall be 14.

## **EXCERPTS**

### **PLANNING AND ZONING COMMISSION MEETING**

**SEPTEMBER 10, 2015**

#### **V) PUBLIC HEARINGS**

##### **Case No. 15-181**

**A request by A Civil Group (agent) on behalf of First Midwest Bank (owner) for a C-P Development Plan on 1.54 acres of land, to be known as "First Midwest Bank Red Oak South." The subject property is located at the southeast corner of Grindstone Parkway and Norfleet Drive, address as 1411 Grindstone Plaza Drive, and also known as Lot 3 of Red Oak South, Plat No. 1.**

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

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the proposed "First Midwest Bank Red Oak South" C-P Development Plan and Design Parameters.

MR. REICHLIN: Are there any questions of staff? Seeing none. We'll go ahead and open up the public hearing on this matter.

#### **PUBLIC HEARING OPENED**

MR. REICHLIN: We would like to have you approach, and seeing no organized opposition, we'll consider this a three-minute time limit on your comments. If you can keep it to that, we would appreciate it.

MR. MURPHY: Good evening, Commissioners. Kevin Murphy with A Civil Group, offices at 3401 Broadway Business Park, and I'm here representing the bank, and just really up here for any questions. As staff pointed out, we've worked with their neighbor that's constructing right now to the east to provide a shared driveway. We've done an adequate landscaping plan at this point. As you can see from the drawing, there's things around the building and additional landscaping that will likely be done, and that's typically done on projects. Us stupid engineers, we just kind of show the minimum that we -- that we intend to do. The building is a great-looking building and I think will look very nice at this intersection. I can answer any questions if you have any.

MR. REICHLIN: Are there any questions of this speaker? Seeing none, thank you so much.

MR. MURPHY: Good. Thanks much.

#### **PUBLIC HEARING CLOSED**

MR. REICHLIN: We'll close the public hearing and bring this matter to Commissioners. Any comments of Commissioners? Mr. Stanton?

MR. STANTON: Their plan looks like they've worked with their neighbors and worked with staff. I plan to support it.

MR. REICHLIN: Ms. Loe?

MS. LOE: It seems to be pretty straightforward, and staff recommends it. I move that we approve



Case 15-181, approval of the proposed First Midwest Bank Red South -- Oak South C-P Planned Development and Design Parameters.

MS. RUSSELL: I'll second it.

MR. REICHLIN: Ms. Russell. Well, with that, we'll take 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, Ms. Rushing, Ms. Russell, Ms. Burns, Ms. Loe. Motion carries 7-0.**

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

MR. REICHLIN: Thank you.