

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 275-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: 9/21/2015

Re: Lot 2 - Katy Place Heights C-P Development Plan Revision (Case #15-182)

Documents Included With This Agenda Item

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

Supporting documentation includes: Summary of Board/Commission Reports (including maps, plats and plans, design parameters) and Excerpts from Minutes

Executive Summary

If approved, this request will permit a maximum of 128 square feet of wall signage upon the recently constructed medical building on the subject site and allow such signage to be placed on non-public street frontage building faces.

Discussion

The applicant is seeking permission to have a maximum of 128 square feet of signage on any side of recently the constructed medical building's turret or along the north, east, or west building faces. The east and south side of the building's turret and east side of the building do not front to roadways; therefore, would not be eligible for wall signage. However, given the site is zoned C-P the standard wall sign provisions of Chapter 23 (Signs) of the City Code may be amended upon Council's approval.

The subject site is located at the intersection of a collector and local non-residential street. Per Chapter 23, a maximum of 64 square feet of signage is permitted per roadway frontage (128 square feet total). The applicant's proposals does not seek to exceed this permitted area; however, desires to have a portion of the area distributed on building faces that do not have street frontage - the east and south sides of the turret and the east side of the building.

The signage proposed on the south side of the turret will read to Forum Boulevard and the signage proposed on the east side of the turret or building would read to a shared access road into the adjacent Katy Apartments. Additionally, the east side of the turret and building can be read when proceeding westward on Forum Katy Parkway from the Forum 8 Theaters and Shopping Center.

On their September 10, 2015 meeting, the Planning and Zoning Commission held a public hearing on this request and voted (6-1) to approve it. In rendering its decision the Commission discussed the need to have the signage lighting restricted to specific hours. The majority of the Commission believed that given the site context and type of lighting proposed that such requirements were not necessary. The applicant's engineer was present to answer questions. No one from the public spoke.

City of Columbia

701 East Broadway, Columbia, Missouri 65201



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

Fiscal Impact

Short-Term Impact: None

Long-Term Impact: None

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Not Applicable

Strategic Plan Impact: Not Applicable

Comprehensive Plan Impact: Not Applicable

Suggested Council Action

Approval of the revised signage standards as recommended by the Planning and Zoning Commission.


Legislative History

11/4/13 - C-P Development Plan (Ord. 21866)

12/6/04 - R-3 to C-P rezoning (Ord. 18325)



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 275-15

AN ORDINANCE

approving a major revision to the C-P Development Plan for Lot 2 – Katy Place Heights located on the southeast corner of Forum Boulevard and Forum Katy Parkway (1410 Forum Katy Parkway); 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 major revision to the C-P Development Plan for Lot 2 – Katy Place Heights, as certified and signed by the surveyor on August 24, 2015, and located on the southeast corner of Forum Boulevard and Forum Katy Parkway (1410 Forum Katy Parkway). The revision allows for a cumulative total of 128 square foot of signage, and a portion of such signage shall be allowed to be placed on non-public street frontage building faces. 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. 021866 passed on November 4, 2013. The revised design parameters 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

Design Parameters Worksheet

For office use:

Case #: 15-182	Submission Date: 7/27/15	Planner Assigned: SJM
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Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way.
 - Forum Blvd & Forum Katy Pkwy 25 feet
 - South Building Setback 10 feet
 - East Private Drive 20 feet
2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.
 - 6 feet
3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.
 - 1 Monument Sign. Area and Height shall meet C-3 requirements.
4. The minimum percentage of the site to be maintained in open space shown by the percent in landscaping and the percent left in existing vegetation. (not applicable to **M-R** districts)
 - 20% Landscaped
 - 0% Existing Vegetation
5. The maximum height and number of light poles and type of fixtures.
 - There shall be no more than 4 "shoebox" type light standards. All light Standards shall be a maximum height, as measured from the top of the 24" base, of 20 feet.
 - There will be building accent lights and a maximum of 5 bollard lights along the sidewalks.
 - There shall also be incidental lights over the exits.



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Summary of Board/Commission Reports (including maps, plats and plans, design parameters) and Excerpts from Minutes

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

SUMMARY

A request by Mid Missouri Real Estate Holdings, LLC (owner) for a major amendment to the C-P Development Plan known as "Lot 2 - Katy Place Heights" C-P Development Plan. The 1.39-acre site is located at southeast corner of Forum Boulevard and Forum Katy Parkway, and is addressed 1410 Forum Katy Parkway. (Case #15-182)

DISCUSSION

The applicant is seeking to revise the allowable area and location of wall signage on the recently constructed medical building that occupies the site. The applicant proposes signage up to 128 square feet on any side of the building's turret or along the north, east, or west building faces. The east and south side of the building's turret and east side of the building do not front to roadways; therefore, would not be eligible for wall signage. Additionally, the sign area requested exceeds the amount allow per Chapter 23 (Signs) of the City Code. However, since this is a C-P zoned property alternative signage standards may be recommended by the Planning Commission and approved by City Council.

Wall signage per Chapter 23 of the City Code is limited to 64 square feet per collector/non-residential street frontage. The site is a corner lot with frontage on such roadways and would be permitted a cumulative total of 128 square feet of signage. Given the applicant's request is to allow a cumulative total of 128 square feet of signage on all building faces staff does not believe the proposal is inappropriate.

While signage not located along a roadway is generally not permitted, the signage proposed on the south side of the turret will read to Forum Boulevard and the signage proposed on the east side of the turret or building would read to a shared access road into the adjacent Katy Apartments. Additionally, the east side of the turret and building can be read when proceed westward on Forum Katy Parkway from the Forum 8 Theaters and Shopping Center. Staff does not believe such signage is unreasonable.

RECOMMENDATION

Approval of the revised development plan clarifying the signage parameters.

ATTACHMENTS

- Locator aerial & topographic maps
- Revised C-P development plan & Design Parameters

SITE HISTORY

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

SITE CHARACTERISTICS

Area (acres)	1.39 acres
Topography	Relatively flat, with drainage swale along southern property line
Vegetation/Landscaping	Improved site with C-P landscaping and screening
Watershed/Drainage	Flat Branch Creek
Existing structures	Medical Building and associated parking

UTILITIES & SERVICES

All City Services

ACCESS

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

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

PARKS & RECREATION

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

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on August 18, 2015.

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

Report prepared by Pat Zenner



15-182: Lot 2 Katy Place Heights C-P Plan Major Amendment

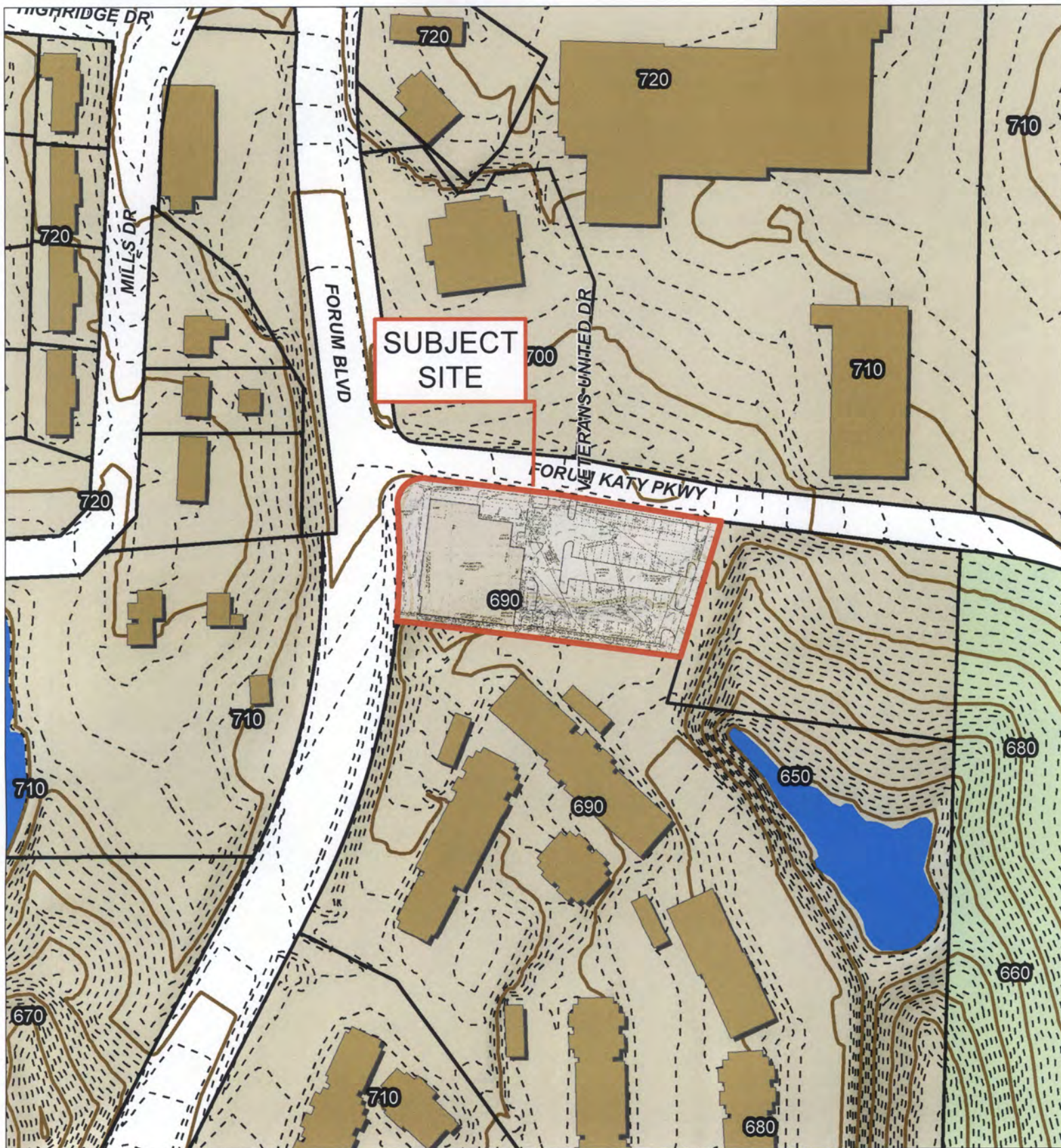


City of Columbia Zoning

100-Year Flood Plain

Parcels





15-182: Lot 2 Katy Place Heights C-P Plan Major Amendment



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

Bodies of Water



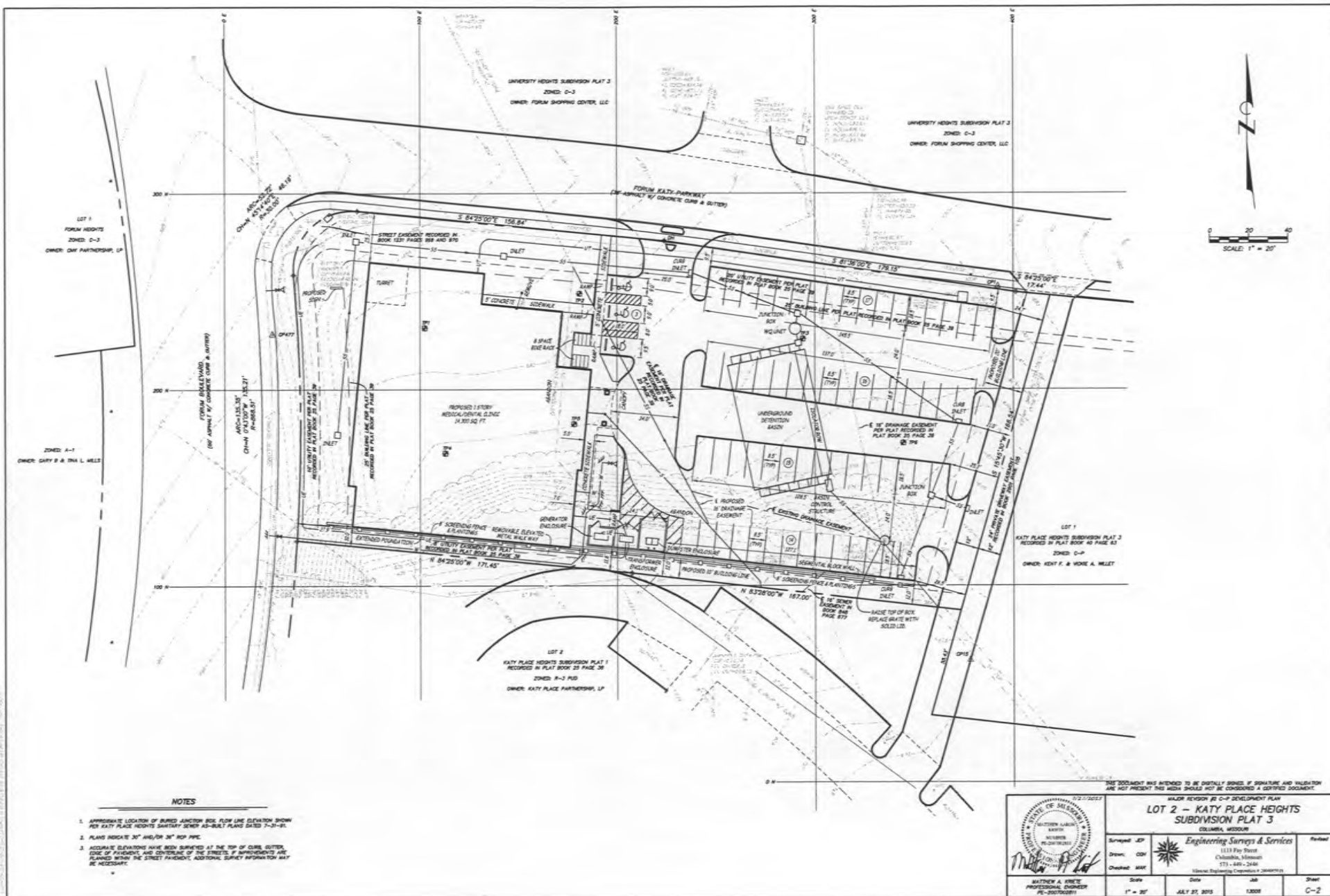


15-182: Lot 2 Katy Place Heights C-P Plan Major Amendment



- | | | |
|------------------------------|-------------------------|--------------------|
| ● City Sanitary Structure | — City Sanitary Line | Building Footprint |
| ● Private Sanitary Structure | — Private Sanitary Line | Parcels |





NOTES

1. APPROXIMATE LOCATION OF BURIED JUNCTION BOX, FLOW LINE ELEVATION SHOWN PER KATY PLACE HEIGHTS SUBDIVISION PLAT 3 AS-BUILT PLANS DATED 7-20-21.
2. PLANS INDICATE 24" AND/OR 36" RCP PIPE.
3. ACCURATE ELEVATIONS HAVE BEEN SHOWN AT THE TOP OF CURB, GUTTER, EDGE OF PAVEMENT AND CENTERLINE OF THE STREETS. IF IMPROVEMENTS ARE PLANNED WITHIN THE STREET FRONTAGE, ADDITIONAL SURVEY INFORMATION MAY BE NECESSARY.

<p>STATE OF MISSOURI COUNTY OF CLATSOP COLUMBIA, MISSOURI</p>		<p>MAJOR REVISION #1 C-P DEVELOPMENT PLAN LOT 2 - KATY PLACE HEIGHTS SUBDIVISION PLAT 3 COLUMBIA, MISSOURI</p>	
<p>Surveyed: JEP Drawn: CBN Checked: MKK</p>	<p>Engineering Surveys & Services 1111 Fox Street Columbia, Missouri 573-440-2444 (Missouri Engineering Commission # 20007013)</p>	<p>Date: JUL 27, 2025 Scale: 1" = 20'</p>	<p>Sheet: C-2</p>

THE FORUM MEDICAL PARK -- BUILDING SIGNAGE SYSTEM

PANAPET -- NORTH ELEVATION



p:1

DATE: 5/20/15
 DESCRIPTION: Building Signage System
 - Panapet 11' x 15' x 15' (30' x 15' x 15')
 SIZE: 11' x 15' x 15'
 QUANTITY: 1 Panapet 11' x 15' x 15' (30' x 15' x 15')
 PRODUCTION: Channel Letter -- direct mounted
 Letters -- 1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")
 - 1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")
 - 1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")
 - 1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")
 - 1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")
 - 1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")

SHOWN AS FRONT UP LIT, DIRECT MOUNTED

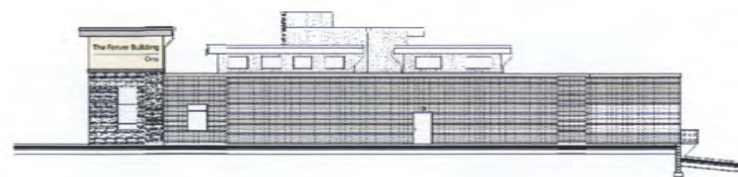
Restoration Eye Care
 LASIK Center
 Surgery Center
 at The Forum

IMAGINED DAY VIEW



THE FORUM MEDICAL PARK -- BUILDING SIGNAGE SYSTEM

PANAPET -- WEST ELEVATION



p:2

DATE: 5/20/15
 DESCRIPTION: Building Signage System
 - Panapet 11' x 15' x 15' (30' x 15' x 15')
 SIZE: 11' x 15' x 15'
 QUANTITY: 1 Panapet 11' x 15' x 15' (30' x 15' x 15')
 PRODUCTION: Channel Letter -- direct mounted
 Letters -- 1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")
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 - 1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")

SHOWN AS FRONT UP LIT, DIRECT MOUNTED

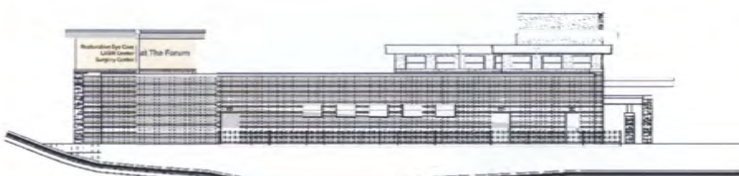
The Forum Building
 One

IMAGINED NIGHT VIEW



THE FORUM MEDICAL PARK -- BUILDING SIGNAGE SYSTEM

PANAPET -- SOUTH ELEVATION



p:3

DATE: 5/20/15
 DESCRIPTION: Building Signage System
 - Panapet 11' x 15' x 15' (30' x 15' x 15')
 SIZE: 11' x 15' x 15'
 QUANTITY: 1 Panapet 11' x 15' x 15' (30' x 15' x 15')
 PRODUCTION: Channel Letter -- direct mounted
 Letters -- 1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")
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 - 1/2" x 1/2" x 1/2" (3/4" x 1/2" x 1/2")

SHOWN AS FRONT UP LIT, DIRECT MOUNTED

Restoration Eye Care
 LASIK Center
 Surgery Center
 at The Forum

IMAGINED VIEW



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

8/24/2015

MAJOR REVISION #2 C-D DEVELOPMENT PLAN

LOT 2 - KATY PLACE HEIGHTS
 SUBDIVISION PLAT 3
 COLUMBIA, MISSOURI

Surveyed: JEP
 Drawn: CDV
 Checked: MAX

Engineering Surveys & Services
 1113 Fay Street
 Columbia, Missouri
 573 - 481 - 2546
 Missouri Engineering Corporation #204447015

Scale: 1" = 30'
 Date: AUGUST 24, 2015
 Job: 13005
 Sheet: C-3

MATTHEW A. KIRBY
 PROFESSIONAL ENGINEER
 PE-205794201

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

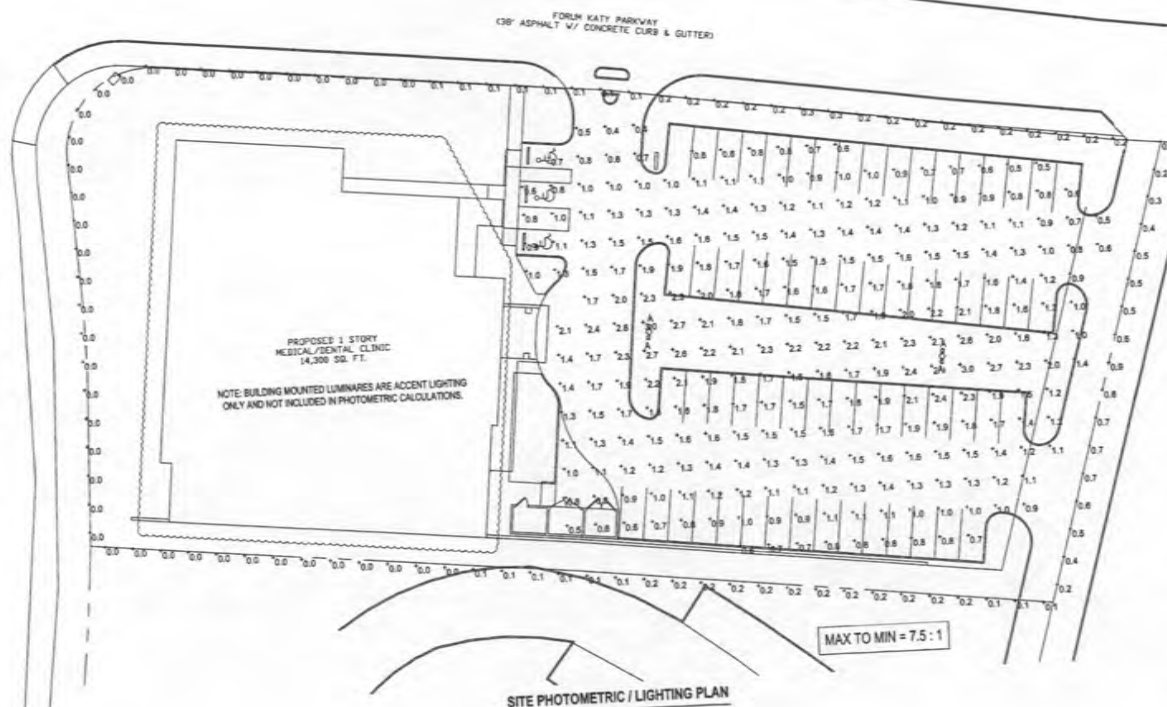
DO NOT SCALE THIS DRAWING.
SOME DEVIATION FROM SCALE MAY OCCUR.

REVISIONS: BUILDING FOOTPRINT REVISED 09-27-2013

THE PROFESSIONAL ENGINEER'S SEAL ON THIS DRAWING HAS BEEN AFFIXED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 812, § 812.01. IN AFFIXING THIS SEAL, THE ENGINEER TAKES RESPONSIBILITY FOR THE WORK SHOWN ON THIS DRAWING ONLY, AND HEREBY DISCLAIMS ANY AND ALL RESPONSIBILITY FOR OTHER PROJECT DRAWINGS NOT DIRECTLY BEARING THIS SEAL.



FORM BOLT LAYERS
(6" ASPHALT 1/2" CONCRETE CURB & GUTTER)



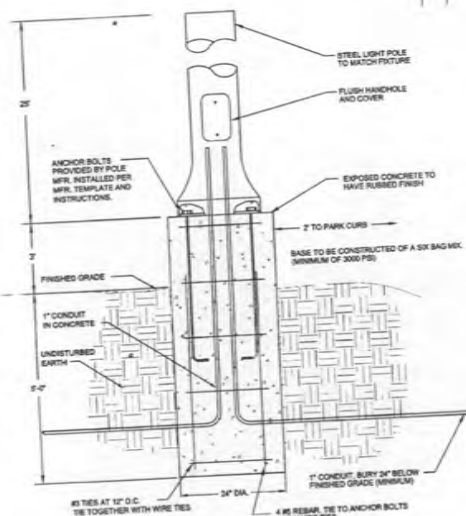
SITE PHOTOMETRIC / LIGHTING PLAN
SCALE: 1" = 20'-0"

NOTES:

1. MAX / MIN RATIOS CALCULATED PER LIGHTING CRITERIA, BASED ON 8% OF POINTS, LOWER AND UPPER 2.5% EXCLUDED.
2. I, MARK TIMBERLAKE, DO HEREBY CERTIFY THAT THE SUBMITTED PHOTOMETRIC LIGHTING PLAN SHOWN HEREIN FULLY COMPLIES WITH CITY OF COLUMBIA CODE OF ORDINANCES, SECTION 20.1 OUTDOOR LIGHTING REGULATIONS.

MARK #	MANUFACTURER	MODEL NO.	TYPE	LIGHTING SCHEDULE		MOUNTING	REMARKS
				VOLTS	AMPS		
1	LITHONIA	GENE LED REC 100W 10W 10VOLT-10	LED POLE LIGHT	120 / 240	2.3 / 1.3	100'	POLE 100' TO 40' ONCE VERIFY VOLTAGE COLOR COLOR WITH OWNER

*OR EQUIV.



TYPICAL LIGHT POLE DETAIL
NOT TO SCALE



Mark Timberlake, P.E.
6-22103 Date 9/30/2013

TIMBERLAKE ENGINEERING, P.C.
1100 EAST HUNLINT
COLUMBIA, MO 65201
(672) 474-4345
CERTIFICATE OF AUTHORITY # 20091-0204

**SITE LIGHTING PLAN
KATY PLACE HEIGHTS - SITE LIGHTING**

COLUMBIA, MO

DATE: 08-16-2012 SHEET NO.
DRAWN BY: ALH
DESIGNED/CHECKED BY: ALH
PROJECT NO: 12176
SCALE: 1" = 20'-0"

SL1



**City of Columbia
Planning Department**

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

Design Parameters Worksheet

For office use:

Case #: 15-182	Submission Date: 7/27/15	Planner Assigned: SJM
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Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way.
Forum Blvd & Forum Katy Pkwy 25 feet
South Building Setback 10 feet
East Private Drive 20 feet
2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.

6 feet

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

1 Monument Sign. Area and Height shall meet C-3 requirements.

4. The minimum percentage of the site to be maintained in open space shown by the percent in landscaping and the percent left in existing vegetation. (not applicable to **M-R** districts)

20% Landscaped

0% Existing Vegetation

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

There shall be no more than 4 "shoebox" type light standards. All light Standards shall be a maximum height, as measured from the top of the 24" base, of 20 feet.

There will be building accent lights and a maximum of 5 bollard lights along the sidewalks.

There shall also be incidental lights over the exits.

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
SEPTEMBER 10, 2015

Case No. 15-182

A request by Mid Missouri Real Estate Holdings, LLC (owner) for a major amendment to the C-P Development Plan known as "Lot 2 - Katy Place Heights" C-P Development Plan. The 1.39-acre subject site is located on the southeast corner of Forum Boulevard and Forum Katy Parkway, and is addressed 1410 Forum Katy Parkway.

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 revised Development Plan clarifying the signage parameters.

MR. REICHLIN: Any questions of staff? Ms. Loe?

MS. LOE: Just to reiterate, if it's a total of 128 square feet, let's just say each side is equal, so it's ostensibly 32 square feet of signage on each side?

MR. ZENNER: That would be correct. Distributed across the building faces. So the east side of the building combined would be about 32 square feet. So you're going to split it, that 32 between the turret and between the actual building face that would be at grade or on -- at the grade level for the entrance.

MS. LOE: And per the ordinance, they are allowed 64 square feet on each of the street facing?

MR. ZENNER: Street facing frontages.

MS. LOE: So they are allowed the total of 128 per --

MR. ZENNER: That is correct. In addition to the monument-style sign that they had approved with the original C-P plan --

MS. LOE: Correct.

MR. ZENNER: -- of a maximum of 64 square feet based on the street frontage.

MS. LOE: Thank you.

MR. REICHLIN: Anybody else? I had one. I was curious. Is there not going to be a sign on the north face of the turret? Is that what this graphic is --

MR. ZENNER: No. The -- the -- what would be the west and the north faces of the turret currently do have signage on them and those are the permitted faces per the sign code. So they are adding -- asking to add --

MR. REICHLIN: And they're adding the other three locations.

MR. ZENNER: -- the other three locations.

MR. REICHLIN: Got you. Okay. And with that, the grand total of the five locations is going to be within 128 square feet?

MR. ZENNER: That would be correct.

MR. REICHLIN: Okay. I just wanted to clarify. Thank you. At this time we'll open the public

hearing on this matter.

PUBLIC HEARING OPENED

MR. REICHLIN: Feel free to come forward and state your name and address and stay within three minutes.

MR. BENNETT: Members of the Commission, my name is David Bennett with Engineering Surveys and Services, offices at 1113 Fay Street. We are the civil engineers on this project, and I'd be happy to -- I'm really -- here really to answer any questions you might have regarding the signage.

MS. BURNS: If I may, the signage will not be lit on the turret; is that correct?

MR. BENNETT: They do plan to light it, but they plan to light it as an LED front lit, so it's not going to -- it's not like a light coming out. It's literally going to light into the -- into the letters. And right now, they plan to set that up on photocell.

MS. BURNS: All right. Could you explain photocell? I'm sorry?

MR. BENNETT: It would be just dusk to dawn. They'd come on with -- you know, when -- when it gets dark, they'll come on, when it gets light, they'll go off.

MR. REICHLIN: Ms. Loe?

MS. LOE: Maybe this goes back to staff. I have some concerns, since you do have residential directly -- single-family. It's R-3, but I believe it's constructed as single-family directly across Forum.

MR. BENNETT: Uh-huh.

MS. LOE: And then the R-3 below -- south of you. Having lit signage -- what -- what you've just described would be lit signage facing those two areas.

MS. BURNS: It wouldn't be the only lit signage in the area. I'm thinking Dickey's Barbeque is there, Dunn Brothers Coffee, Forum Theaters. And I understand what you're saying, but I believe there is an office development that -- that buffers the residential development. And this is something that maybe staff or the engineer could address.

MR. BENNETT: They did also -- the developer has indicated that they could put those on timers in lieu of a photocell, so that maybe they would go out at, like, 11:00, 12:00, or something like that, versus being on all night. So they wouldn't have a problem with that.

MS. LOE: Okay.

MR. REICHLIN: That might be an acceptable option.

MR. BENNETT: Yeah. Thank you.

MR. REICHLIN: Is there anybody else? Any other questions of this speaker? Seeing none. Thank you very much.

MR. BENNETT: Thank you.

MR. REICHLIN: Is there anybody else in the audience wishing to comment on this matter? Seeing no one, I'll close the public hearing.

PUBLIC HEARING CLOSED

MR. REICHLIN: Comments of Commissioners, please? Ms. Burns?

MS. BURNS: I drive past this almost daily. It's a very attractive development. The facades are

not huge, so I think the signage is appropriate. Also given that there are lit signs adjacent to the property, I would like to see that they could have the appropriate signage, also that they are not exceeding what the square-footage requirement is. If the applicant is -- would be agreeable to possibly putting it on a timer, I -- I would plan to support this.

MR. REICHLIN: Anybody else? Go ahead, Ms. Loe.

MS. LOE: I -- I would support the signs if they're being lit if they were on a timer, so I'm glad to hear the applicant would be willing to do that.

MR. REICHLIN: Anybody else care to comment on this matter? Okay. Mr. Strodtman?

MR. STRODTMAN: I'll go ahead and make a motion if there's no further discussion.

MR. REICHLIN: Yeah. I did have one -- one small item. Just as a procedural point, do we have to amend in some way or another regarding the inclusion of a timed device?

MR. ZENNER: Yes. Your recommendation would need to be to include in the design parameters. And at this point, the way this plan has been amended, there was a specific notation on the face of the Development Plan as it relates to the signage for the site. I would suggest that the condition that you are going to add, that such signage -- lighting of signage be placed on a timer be added to the cover of the plan, be added to the design parameters associated with the plan, and also specify a particular time spectrum in which the lights shall not be lit so it is clear as to how that timer needs to be set.

MR. REICHLIN: I'm glad we have that recorded.

MS. LOE: So we don't need to identify that time spectrum now? That can be --

MR. ZENNER: No. That would be nice to have it defined now so we know --

MS. LOE: Okay.

MR. ZENNER: -- and that would be then captured on the face of the plan in the plan note, as well as in the design parameters.

MR. REICHLIN: Ms. Burns?

MS. BURNS: Could we mimic what businesses close by are doing and that would be Dickey's, Dunn Brothers, Forum Theaters, I guess, Schnucks, if you're going to go that far, to the north.

MR. ZENNER: If you know how long their lights are on --

MS. BURNS: That's my question for you, Mr. Zenner.

MR. ZENNER: Well, you know, I travel a lot at night, but not that late. I would suggest that a standard rule we typically utilize, we have a set standard for construction hours, 7:00 a.m. to -- or 7:00 p.m. to 7:00 a.m. Unlit -- given the fact that this is a commercialized area, a modification to that may be moving it back to a 10:00 or a 12:00 p.m. -- or 12:00 a.m. period to probably a 6:00 a.m. or you're not going to light it at 6:00 a.m. unless you're in the fall or the winter because they will be shut off probably during daylight hours. So the timing aspect of this deal is with one aspect -- and I realize what the Commission is desiring to do. The other is if you are concerned as it relates to the cast of lighting that is actually being shown to the south towards Katy Apartment, to the east is undeveloped, and then faces commercial to the west is basically a hillside that then is covered in tree cover before you reach the

houses there further west in that residential neighborhood. And to Ms. Burns' point, everything north of this particular sit is lit and is probably lit later into the evening. Putting a timer requirement on it may be challenging to try to make sure that it's being maintained and then it's not, you know, when the time changes, it's being changed properly. We can handle it any way you would like. Non-lighting of that southerly sign may be -- the southerly turret sign may be an option also that the applicant would be willing to consider. Should they decide that they just don't want to meet the timer requirements by specifically specifying that they are unlit between a particular spectrum of time, they have to make a choice. They either put a timer on it or they don't put any lighting on it at all because that is going to be a requirement of the plan approval if that is your choice. But I do recommend determining your time frame.

MR. REICHLIN: Ms. Russell?

MS. RUSSELL: Schnucks has lights on all night. They never turn the lights off there. I think the Forum Theaters have lights on until 1:00 in the morning. I don't see any need to put a timer on it. I think the photocell would be fine. That whole area is really well lit all night long, and I am out there that long.

MS. RUSHING: And I agree because I believe these lights are going to be more subtle than the other commercial establishments, and I wouldn't anticipate them casting a bright light into the residential areas.

MR. REICHLIN: Well, from a procedural point of view, I think what we need to do is go ahead and address the timing aspect or not timing aspect of the lights. That in itself would be an amendment that we can either approve or vote down. So whoever is feeling brave. Mr. Stanton?

MR. STANTON: Do you want to retract your timing requirement?

MS. BURNS: I would. I agree that I think this is going to be subtle and I don't think it's going to be a problem for any residential development, and that's my main concern.

MR. STANTON: Because it drops down --

MR. REICHLIN: Is that everybody? Ms. Loe, would you like to --

MS. LOE: I don't feel comfortable enough to support it without the lighting simply because we've had some other commercial projects come in through where we have made -- I'm thinking of Gerbes' gas station where we have made the lights go out because they are next to residential. And I would -- like I supported it believing they were unlit, I would have to study it further, but I don't believe you need my vote to pass this, so I don't think that's going to be an issue.

MR. REICHLIN: Okay. Mr. Stanton?

MR. STANTON: So I would -- I would agree with you, but it doesn't seem like there's any opposition. Maybe they weren't informed so --

MS. LOE: It's just a general policy I have against building commercial next to residential and adding to light pollution that we already have. I see no reason to add to light pollution just because we already have it.

MR. REICHLIN: Well, we --

MS. BURNS: I'll make a motion.

MR. REICHLIN: Okay. Ms. Burns?

MS. BURNS: I'd like to make a motion to recommend approval in Case Number 15-182, Lot 2 of Katy Place Heights. This is a request by Mid Missouri Real Estate Holdings for a major amendment to the C-P Development Plan on the southeast corner of Forum Boulevard and Forum Katy Parkway at 1410 Forum Katy Parkway.

MR. STANTON: Second.

MR. REICHLIN: Mr. Stanton seconds. 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, Ms. Rushing, Ms. Russell, Ms. Burns. Voting No: Ms. Loe. Motion carries 6-1.

MR. STRODTMAN: It was approved and will be forwarded to City Council for their approval.

MR. REICHLIN: Thank you, Mr. Secretary.