

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

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

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

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

Council Bill No. B 362-12

**AN ORDINANCE**

approving the M-P Plan of Lot 2 of Tower Industrial Park; 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 M-P Plan of Lot 2 of Tower Industrial Park, dated October 2012, located on North Tower Drive, approximately 400 feet north of Prathersville Road. The Director of Community Development shall use the design parameters set forth in "Exhibit A" which is attached to and made a part of this ordinance as guidance when considering any future revisions to the M-P Plan.

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

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

ATTEST:

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

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

APPROVED AS TO FORM:

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



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

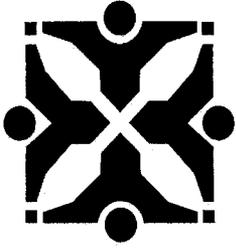
## Design Parameters Worksheet

For office use:

Case #: <i>12-180</i>	Submission Date: <i>10-15-12</i>	Planner Assigned:
--------------------------	-------------------------------------	-------------------

**Please provide the following information:**

- The minimum distance between any building and any adjacent property line or street right-of-way. *6 feet*
- 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*
- The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.  
*1 sign, 32 square feet, each side*
- 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)  
*15% landscaping*  
*0% existing vegetation*
- The maximum height and number of light poles and type of fixtures.  
*Max. 10 poles*  
*Max pole height to fixture: 20 ft.*



Source: Community Development - Planning <sup>TT</sup>

Agenda Item No:

To: City Council  
From: City Manager and Staff

*MM*

Council Meeting Date: Dec 17, 2012

Re: Pierson Construction M-P plan request (**Case #12-180**)

**EXECUTIVE SUMMARY:**

A request by Crockett Engineering, on behalf of Pierson Construction, for an M-P development plan. The 3.46-acre property is located on N. Tower Drive, approximately 400 feet north of Prathersville Road. (**Case # 12-180**)

**DISCUSSION:**

The applicant requests approval of an M-P plan. The subject site consists of 3.46 acres, and is currently unimproved. The site is bounded by industrial land uses and/or zoning (County R-M to the west, City M-P to the north, east, and south). The development plan proposes a storage and maintenance building and paved staging area for equipment and supplies for a construction firm on the western one-third of the site. The storage and parking area surrounding the building would be secured. The plan also proposes a future office building and parking on the Tower Drive frontage. The site was annexed in 2009, and given M-P (planned general industrial) zoning at that time. The plan complies with the standards set forth in the statement of intent approved in conjunction with the rezoning.

The Plan has been reviewed by pertinent City and external departments. Locator maps, a staff report, meeting excerpts, and a reduced size copy of the plan are attached.

The Planning and Zoning Commission unanimously (8-0) recommended approval of the M-P plan request at its December 6, 2012 meeting. There was no discussion.

**FISCAL IMPACT:**

None.

**VISION IMPACT:**

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

None.

**SUGGESTED COUNCIL ACTIONS:**

The Planning and Zoning Commission recommends approval of the M-P plan request.

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

**AGENDA REPORT  
 PLANNING AND ZONING COMMISSION MEETING  
 DECEMBER 6, 2012**

**SUMMARY**

A request by Crockett Engineering, on behalf of Pierson Construction, for an M-P development plan. The 3.46-acre property is located on N. Tower Drive, approximately 400 feet north of Prathersville Road. **(Case # 12-180)**

**DISCUSSION**

The subject site consists of 3.46 acres, and is currently unimproved. The site is bounded by industrial land uses and/or zoning (County R-M to the west, City M-P to the north, east, and south. The development plan proposes a storage and maintenance building and paved staging area for equipment and supplies for a construction firm on the western one-third of the site. The storage and parking area surrounding the building would be secured. The plan also proposes a future office building and parking on the Tower Drive frontage. The site was annexed in 2009, and given M-P (planned general industrial) zoning at that time. The plan complies with the standards set forth in the statement of intent approved in conjunction with the rezoning.

A minimum building setback of six feet is proposed from any property line, with a setback for parking areas, driveways, and trash storage of zero feet. One freestanding sign is proposed, with 32 square feet of display on each side. A minimum of 15 percent open space is to be preserved in landscaping. A total of ten light poles would be permitted, with a maximum fixture height of 20 feet. The plan has been reviewed by pertinent external and internal departments and agencies.

**STAFF RECOMMENDATION**

Staff recommends approval of the requested M-P development plan.

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	3.46
<b>Topography</b>	Sloping downward toward the southwest
<b>Vegetation</b>	Cleared
<b>Watershed</b>	Cow Branch
<b>Existing structures</b>	Vacant
<b>Existing zoning</b>	M-P plan

**BACKGROUND**

<b>Annexation date/ward</b>	2009, Ward 2
<b>Initial zoning</b>	M-P
<b>Previous rezoning(s)</b>	None
<b>Metro 2020 Plan</b>	Employment

**SURROUNDING LAND USES**

<b>Orientation from site</b>	<b>Zoning District</b>	<b>Land use</b>
North	City M-P	Undeveloped
South	City M-P	Undeveloped
East	City M-P	Industrial
West	County R-M	Construction materials

**UTILITIES & SERVICES**

Sanitary Sewer	City of Columbia
Water	City of Columbia
Electric	Boone Electric Cooperative
Fire Protection	City of Columbia

**ACCESS**

<b>Pedestrian Access Needs</b>	
Sidewalks	None at present; need to be installed
CATSO Bicycle/Pedestrian Network Plan	N/A

Tower Drive	East of site
Major Roadway Plan classification	Local, non-residential
Capital Improvement Program projects	Description: None Cost: N/A Timeline:
Right-of-way needed	66' total; already platted (Road was to be publically maintained, but outstanding items remained on the punch list during construction that prevented it from being finalized by the County. The City took in the development before the items were corrected.)

**PARKS & RECREATION**

Neighborhood Parks Plan	None
Trails Plan	None
Trail easement(s)	None

**PUBLIC NOTIFICATION**

All property owners within 185 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified by postcard of a public information meeting held on October 30, 2012.

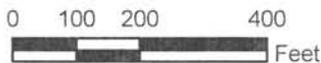
Attendees	14 (members of an MU journalism class and a Boy Scout troop)
Neighborhood Association(s) notified	None affected
Correspondence received	None

Report prepared by ML

Approved by PRZ



## Cases 12-180: M-P Development Plan Pierson Construction



1 inch = 300 feet



Introduced by Hindman  
First Reading 8-17-09 Second Reading 9-8-09  
Ordinance No. 020396 Council Bill No. B 247-09

020396  
Filed in Clerk's Office  
Department Record

**AN ORDINANCE**

extending the corporate limits of the City of Columbia, Missouri, by annexing property located on the east and west sides of North Tower Drive, northwest of the Prathersville Road and U.S. Highway 63 interchange; directing the City Clerk to give notice of the annexation; placing the property annexed in District M-P; 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 finds that verified petitions were filed with the City on June 23, 2009, requesting the annexation of land which is contiguous and compact to the existing corporate limits of the City and which is described in Section 4 of this ordinance. The petitions were signed by W. Craig Simon, a representative of Diamond Capital Development, LLC, the owner of the fee interest of record in the land proposed to be annexed. A public hearing was held concerning this matter on August 17, 2009. Notice of this hearing was published more than seven days prior to the hearing in a newspaper of general circulation qualified to publish legal matters. At the public hearing all interested persons, corporations and political subdivisions were permitted to present evidence regarding the proposed annexation.

SECTION 2. The Council determines that the annexation is reasonable and necessary to the proper development of the City and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time.

SECTION 3. The Council determines that no written objection to the proposed annexation has been filed within fourteen days after the public hearing.

SECTION 4. The City Council hereby extends the city limits by annexing the land described in Section 1-11.207 of the Code of Ordinances of the City of Columbia, Missouri, which is hereby added to Chapter 1 of the City Code and which reads as follows:

Section 1-11.207. September, 2009 Extension of Corporate Limits.

The corporate limits of the City of Columbia shall include the following land:

LOTS ONE (1), TWO (2), THREE (3) AND FIVE (5) OF TOWER INDUSTRIAL PARK, A SUBDIVISION LOCATED IN BOONE COUNTY; MISSOURI, AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGE 87, RECORDS OF BOONE COUNTY, MISSOURI.

SECTION 5. The City Clerk is hereby authorized and directed to cause three certified copies of this ordinance to be filed with the Clerk of Boone County, Missouri and three certified copies with the Assessor of Boone County, Missouri. The City Clerk is further authorized and directed to forward to the Missouri Department of Revenue, by registered or certified mail, a certified copy of this ordinance and a map of the City clearly showing the area annexed to the City.

SECTION 6. The property described in Section 4 is in the Second Ward.

SECTION 7. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the property described in Section 4 will be zoned and become a part of District M-P (Planned General Industrial District). Hereafter the property may be used for all permitted uses in Districts C-3, M-C, M-R and M-1 with the exception of the following uses:

Permitted uses in District R-3  
Automobile wrecking or junkyards  
Chick hatcheries

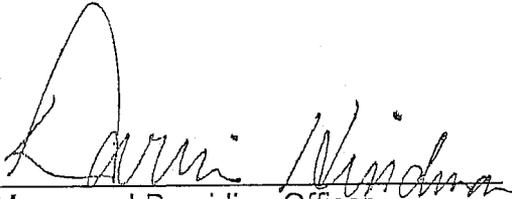
The statement of intent, marked "Exhibit A," is attached to and made a part of this ordinance.

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

PASSED this 8th day of September, 2009.

ATTEST:

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

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

APPROVED AS TO FORM:

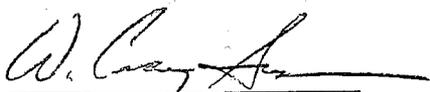
  
\_\_\_\_\_  
City Counselor

## Statement of Intent

### Lots 1, 2, and 3 Tower Industrial Park

In accordance with Section 29-19.1(e) of the zoning ordinance (requirements to establish a M-P (Planned Industrial District) zoning district) the following Statement of Intent is submitted and intended to serve as the broad guidelines governing development of the above referenced lots within Tower Industrial Park.

1. The proposed uses for the subject property are to include the following:
  - a. All uses identified as "Permitted Uses" within the M-C, M-R, and C-3 (except those uses permitted in district R-3) zoning districts.
  - b. All uses identified as "Permitted Uses" within the M-1 zoning district; except the following:
    - i. Automobile wrecking or junk yards
    - ii. Chick hatchers
2. The maximum gross square feet of building floor area permitted on the above referenced lots shall be limited as follows:
  - a. Lot 1 – 57,000 square feet
  - b. Lot 2 – 60,000 square feet
  - c. Lot 3 – 192,000 square feet
3. No maximum building height shall be established (as is permitted within the M-P or other industrial districts); however, height will be determined on a case-by-case basis as individual development plans are submitted for review and approval. For every 1-foot in height above 45-feet an additional 1-foot of setback from all property lines shall be required in addition to the required setback.
4. The minimum percentage of the site to be left in open space shall be 15 percent. Such percentage is in addition to the required parking lot landscaping provision of Section 29-25 of the zoning ordinance.



W. Craig Simon, PE  
Diamond Capital Development, LLC

**ORIGINAL**  
**REVISED**  
7/14/09

Source:

Timothy Teddy

**TO: City Council**  
**FROM: City Manager and Staff**  
**DATE: August 7, 2009**  
**RE: Diamond Capital Development, LLC (Permanent Zoning)**

**FISCAL NOTES:**

<b>City Fiscal Impact</b> Enter all that apply:	
\$0	City's current net FY cost.
\$0	Amount of Funds Already appropriated
\$0	Amount of budget amendment needed
\$0	Estimated 2 yr net costs: One-time
\$0	Operating / On-going
<b>Program Impact:</b>	
N	New program/ agency (Y/N)
N	Duplicates/expands an existing program (Y/N)
N	Fiscal impact on any local political subdivision (Y/N)
<b>Resources Required:</b>	
N	Requires add'l FTE personnel? (Y/N)
N	Requires additional facilities? (Y/N)
N	Requires additional capital equipment? (Y/N)
<b>Mandates:</b>	
N	Federal or state mandated? (Y/N)

**EXECUTIVE SUMMARY:**

A request by Diamond Capital Development, LLC to establish M-P (Planned General Industrial District) zoning as permanent City zoning on 4-tracts of land totaling approximately 25.26 acres located south of the US Highway 63 and Prathersville Road interchange on the east and west sides of N. Tower Drive known as Lots 1-3 and Lot 5 of Tower Industrial Park. **(Case # 09-70)**

**DISCUSSION:**

The subject lots are part of Tower Industrial Park a County approved industrial development north of Prathersville Road currently served by City sewer per a 1999 annexation agreement. All four lots were originally zoned county M-LP (Planned Industrial District) in 1999. According to county zoning requirements, the approved zoning becomes effective once a final development plan is recorded and that such "planned zoning" approval is valid for a period of 2 years.

A final development plan for Lot 5 was recorded; however, not for Lots 1-3. As such, Lots 1-3 reverted back to their original zoning - R-M (Moderate Density Residential). Now that the lots are contiguous with the City boundary, on the east side of Lot 5, the applicant seeks zoning

consistent with the original county M-LP. The requested M-P zoning is consistent with the county M-LP and will permit development consistent with uses that surround the sites.

The required Statement of Intent (SOI) is attached and proposes that 1) all uses allowed in the C-3, M-C, M-R, and M-1 districts, except residential, automobile wrecking or junk yards, and chick hatcheries be permitted, 2) the maximum GFA of the 4 lots combined not exceed 440,000 sq. ft. (roughly 40% site coverage per lot), 3) that there be no height restrictions; however, where structures exceed 45-feet there would be 1 foot of additional setback required for each additional 1 foot of height, and 4) 15% open space in addition to the required parking lot landscaping be provided on each lot.

On August 6, 2009, the Planning and Zoning Commission unanimously (8-0) recommended approval of the applicant's request subject to the conditions and restrictions stated in the SOI. Commissioner's commented that the request was consistent with its surroundings, the maximum GFA per lot was not inappropriate, and that development constraints would control actual development intensity. One individual from the public spoke in support of the proposal and no one spoke in opposition.

A copy of the staff report, maps, Statement of Intent, and Commission minutes are attached.

**FISCAL IMPACT:**

The requested action will have limited on-going fiscal impact to City operations. The lots are served by City utilities and additional costs for service extension will be off-set by user fees. The timing and extent of these impacts is not known and will be dependant upon future development of the sites.

**SUGGESTED COUNCIL ACTIONS:**

Approve the requested zoning as recommended by the Planning and Zoning Commission, subject to the conditions and restrictions of the submitted Statement of Intent.

**SITE HISTORY**

	Lot 1	Lot 2	Lot 3	Lot 5
<b>Annexation date</b>	Pending voluntary annexation (September 2009)			
<b>Initial zoning designation</b>	Boone County R-M (1973)			
<b>Previous rezoning requests</b>	Boone County M-LP (1999) Reverted to R-M (2002)		Boone County M-LP (1999)	
<b>Land Use Plan designation</b>	Employment District			
<b>Existing use(s)</b>	Vacant fields		Improved industrial building	
<b>Existing zoning</b>	Boone County R-M		Boone County M-LP	

**SURROUNDING LAND USES**

Orientation from site	Zoning District	Land use
North	County R-M	US. Highway 63 and industrial storage
South	County R-M	Single-family detached dwellings & mobile homes
East	City C-P	Crown Power Equipment (outdoor equipment dealer)
West	County R-M	APAC Asphalt facility

**UTILITIES & SERVICES**

	Lot 1	Lot 2	Lot 3	Lot 5
<b>Sanitary Sewer</b>	City of Columbia			
<b>Water</b>				
<b>Electric</b>	Boone Electric			
<b>Fire Protection</b>	Boone County – will become City upon annexation			

**ACCESS**

	Prathersville Road
<b>Location</b>	Southern boundary of site
<b>Major Roadway Plan classification</b>	Minor Arterial (Boone County maintained)
<b>Capital Improvement Program projects</b>	Description: None Cost: Timeline:

	N. Tower Drive
<b>Location</b>	Between Lots 1-3 and Lot 5
<b>Major Roadway Plan classification</b>	Local access – construction to Boone County industrial street standards (Boone County maintained)
<b>Capital Improvement Program projects</b>	Description: None Cost: Timeline:

**PARKS & RECREATION**

<b>2008 Neighborhood Parks Plan</b>	Outside of planning area. Lies between a primary and secondary acquisition area
<b>2007 Trails Plan</b>	Outside planning area. No proposed trails nearby
<b>Bicycle/Pedestrian Network Plan</b>	Urban trail/pedway

**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 by postcard of a public information meeting, which was held on July 13, 2009.

<b>Public information meeting recap</b>	Number of attendees: 0 Comments/concerns: None
<b>Neighborhood Association(s) notified</b>	None
<b>Correspondence received</b>	One phone call requesting general information

**DISCUSSION**

There are four (4) total parcels involved in this requested zoning petition. Lots 1-3 (west of N. Tower Drive) are vacant industrial sites. Lot 5 (east of N. Tower Drive) has been improved with PCE of Columbia – an industrial building. All four lots are part of Tower Industrial Park, a 1999 approved Boone County industrial development. This request has been submitted to establish permanent City zoning on the lots in accordance with the requirements of a 1999 annexation agreement which permitted the entire Tower Industrial Park to be served with City sewer prior to being within the City limits.

In early 1999, the subject lots were rezoned from Boone County R-M (Medium Density Residential) to Boone County M-LP (Planned Industrial). County requirements state that in order for the approved zoning to become final, a final review plan must be recorded within 2 years. A final review plan was recorded for Lot 5, however, never for Lots 1-3. As such, the zoning on Lots 1-3 reverted to the original zoning of the property.

The subject lots are bounded on the west by the APAC asphalt facility and on the east by Crown Power Equipment (a tractor sales and repair facility). According to County planning staff, the originally approved M-LP did not include or require a list of permitted uses however it was understood by all parties involved that potential future development would be for uses similar to those surrounding it. The improvements that were installed as part of the subdivision were sized to accommodate future industrial development.

Now that the property has become contiguous with the City limits on the eastern boundary of Lot 5 and annexation is required per the annexation agreement, the applicant has requested City M-P (Planned General Industrial) zoning for the subject lots. The requested zoning is consistent with the zoning originally approved by the County Commission. As required by City code, a Statement of Intent (SOI) has been received which fully describes the potential future uses and development intensity on the lots (see attached).

The proposed uses, in staff's opinion, are consistent with what would have been permitted within the County M-LP district and would result in development consistent with the surrounding area. The proposed maximum building floor area (FAR) for the subject sites is approximately 40% each - which according to applicant may exceed actual site usage.

Staff expressed concern about the proposed FAR to the applicant, however, does not have a basis from which to specifically recommend a lesser amount. The applicant indicated that the exaggerated maximum FAR was to permit the greatest marketing flexibility and to potentially avoid unnecessary future amendments to the SOI.

No development plans are currently submitted with the zoning petition. The sites are currently served by all City utilities, except power. Future improvement of the sites, except Lot 5, would require that site development plans be presented to the Planning Commission and Council for review and approval in accordance with the M-P site plan requirements. At such time, the actual location of structures, landscaping, and other site specific details would be evaluated for compliance with the attached SOI and other relevant regulations.

**STAFF RECOMMENDATION**

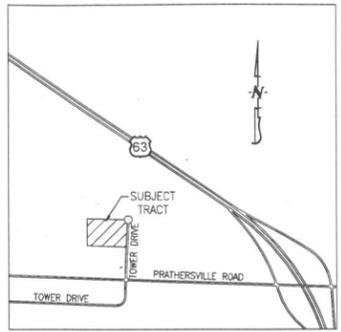
Staff recommends approval of the requested M-P zoning on all four parcels subject to the specifically listed uses and other development restrictions stated within the attached Statement of Intent.

Report prepared by PRZ

Approved By PRZ

# M-P PLAN FOR LOT 2 OF TOWER INDUSTRIAL PARK

LOCATED IN SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
OCTOBER 2012



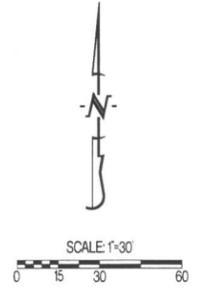
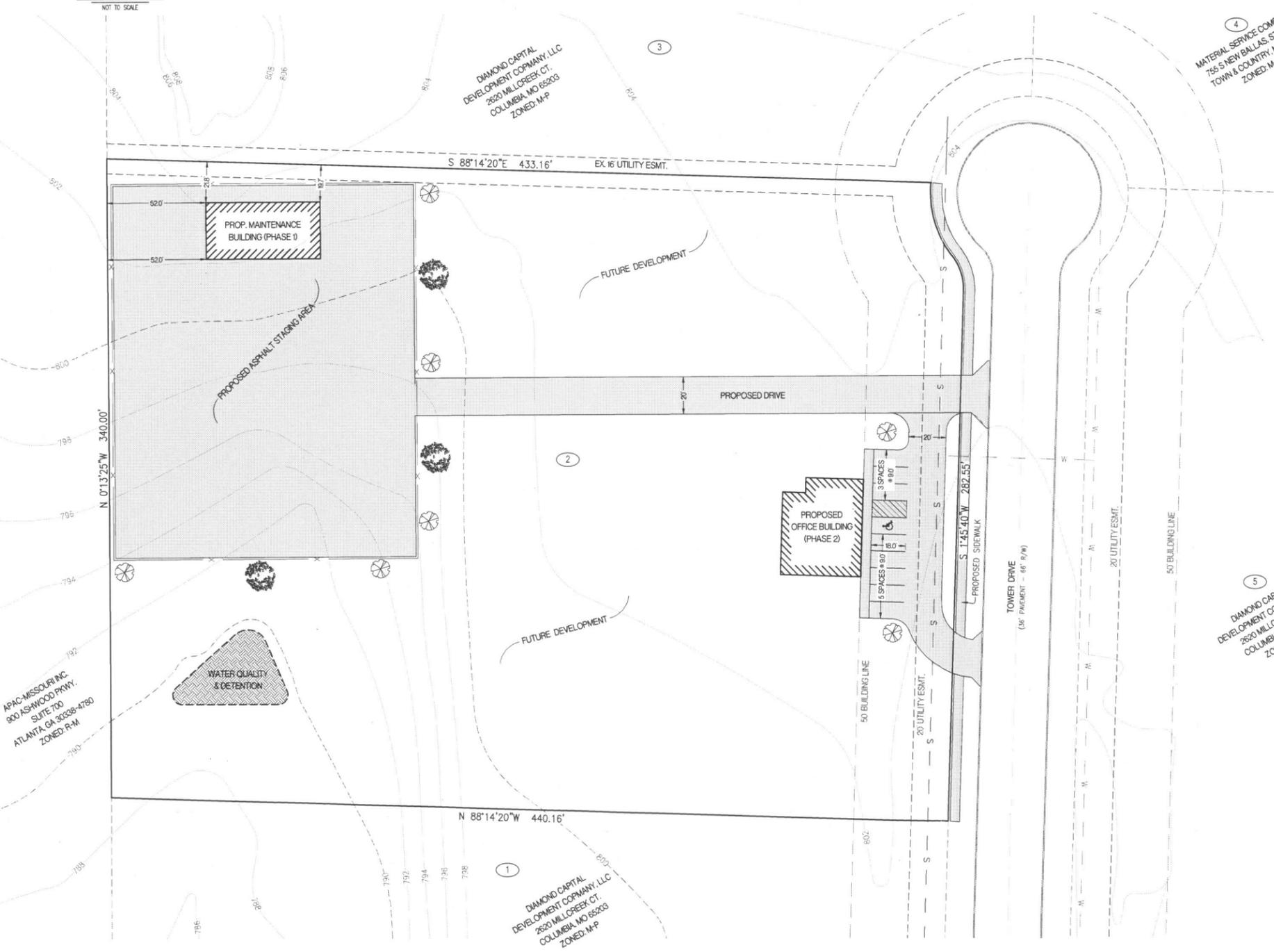
LOCATION MAP  
NOT TO SCALE

OWNER  
DIAMOND CAPITAL  
2620 MILLCREEK COURT  
COLUMBIA, MO 65202

DIAMOND CAPITAL  
DEVELOPMENT COMPANY, LLC  
2620 MILLCREEK CT.  
COLUMBIA, MO 65203  
ZONED: M-P

MATERIAL SERVICE COMPANY  
755 S NEW BALLAS, STE 150  
TOWN & COUNTRY, MO 63041  
ZONED: M-P

DIAMOND CAPITAL  
DEVELOPMENT COMPANY, LLC  
2620 MILLCREEK CT.  
COLUMBIA, MO 65203  
ZONED: M-P



**LEGEND:**

- 816 --- EXISTING 2FT CONTOUR
- 820 --- EXISTING 10FT CONTOUR
- — — CURB
- ⊙ EXISTING SANITARY SEWER MANHOLE
- s — EXISTING 8" SANITARY SEWER
- s — EXISTING STORM SEWER
- 8" — EXISTING 8" WATERLINE
- F — EXISTING FIRE HYDRANT
- — — BUILDING LINE
- — — EASEMENT LINE
- ③ 35 LOT NUMBER
- ⊘ LP LIGHT POLE
- — — EXISTING TREELINE
- — — DIRECTION OF SURFACE DRAINAGE
- ~~~~~ PROPOSED BICYCLE SPACES
- ← PROPOSED LIGHT POLE

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS \_\_\_ DAY OF \_\_\_\_\_, 2012.

DOUG WHEELER - CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS \_\_\_ DAY OF \_\_\_\_\_, 2012.

ROBERT MCDAVID - MAYOR

SHEELA AMIN, CITY CLERK

**PERVIOUS AREA:**

TOTAL LOT AREA	15077 SF.
TOTAL IMPERVIOUS AREA	36,446 SF. (24%)
TOTAL PERVIOUS AREA (OPEN SPACE)	114,271 SF. (76%)

**PARKING:**

ONE SPACE PER 300 SQ. FT. (2,088 SQ. FT.) (OFFICE)	7 SPACES
ONE SPACE PER 2,000 SQ. FT. (1,000 SQ. FT.) (MAINTENANCE)	1 SPACE
TOTAL REQUIRED SPACES:	8 SPACES
TOTAL SPACES PROPOSED:	9 SPACES
HC SPACES REQUIRED:	1 SPACES
HC SPACES PROVIDED:	1 SPACES

**LANDSCAPING:**

**PARKING LOT LANDSCAPE COMPLIANCE:**

TOTAL PARKING LOT & DRIVE AREA =	40,752 SQ. FT.
TREES REQUIRED @ 1 TREE/4500 SQ. FT. =	10 TREES
TOTAL TREES REQUIRED =	10 TREES
MEDIUM TO LARGE TREES REQUIRED (30%) =	3 TREES
TOTAL TREES PROVIDED =	10 TREES

**PLANTING NOTES:**

	QUANTITY	PLANT SPECIES
⊙	3	MEDIUM TO LARGE TREE
⊕	7	ORNAMENTAL TREE

**NOTES:**

1. THIS TRACT CONTAINS 3.46 ACRES.
2. THIS TRACT IS CURRENTLY ZONED M-P.
3. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAN AS SHOWN BY FEMA FIRM, PANEL NUMBER 28099C 0165D, DATED MARCH 17, 2011.
4. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. POLES SHOWN SHALL NOT EXCEED 20' IN HEIGHT. EXACT LOCATION SUBJECT TO CHANGE.
5. THERE IS NO REGULATED CLIMAX FOREST LOCATED ON THIS TRACT.
6. TRACT DESCRIPTION:  
A TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 2 OF TOWER INDUSTRIAL PARK, RECORDED IN PLAT BOOK 33 AT PAGE 87.
7. ALL OUTDOOR LIGHTING SHALL BE SHOWN ON A FUTURE LIGHTING PLAN THAT WILL COMPLY WITH CHAPTER 29-3011 OF THE CITY OF COLUMBIA CODE OF ORDINANCE.
8. PROPOSED BIORETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN.
9. THE MAXIMUM RELEASE RATE FROM THIS DEVELOPMENT SHALL BE CONTROLLED BY LIMITING THE POST-DEVELOPMENT STORM WATER RELEASE RATES TO THE PREDEVELOPMENT RATES FOR THE 1, 2, 10 AND 100 YEAR STORMS.
10. THERE ARE NO REGULATED WATERWAYS ON THIS TRACT THAT WOULD REQUIRE IMPLEMENTATION OF THE STREAM BUFFER ORDINANCE.



TIMOTHY D. CROCKETT, 200400075  
11/19/2012  
DATE

PREPARED BY:  
**CROCKETT**  
ENGINEERING CONSULTANTS  
2608 North Stadium Boulevard  
Columbia, Missouri 65202  
(573) 447-0292  
www.crockettengineering.com

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**DECEMBER 6, 2012**

**12-180 A request by Crockett Engineering, on behalf of Pierson Construction, for an M-P development plan. The 3.46-acre property is located on North Tower Drive, approximately 400 feet north of Prathersville Road.**

MR. WHEELER: May we have a Staff report, please?

Staff report was given by Mr. Matthew Lepke of the Planning and Development Department. Staff recommends approval of the requested M-P development plan.

MR. WHEELER: Are there any questions of Staff? Seeing none, we'll open the public hearing.

**PUBLIC HEARING OPENED**

MR. CROCKETT: Mr. Chairman, members of the Commission, Tim Crockett, Crockett Engineering, 2608 [sic]. Again, I think this is a fairly straightforward request. This piece of property is basically sandwiched between a large paving contractor on one side and a large commercial contractor on the other. My client is kind of a mix between the two, but a much smaller scale. Given that it's industrial use, he's looking for industrial property. I think this fits the bill for his use. Again, we're only using a small portion of the property at this time, and I think that it's appropriate for the area. And I'd be happy to answer any questions.

MR. WHEELER: Are there any questions of this speaker? Thank you. Any additional speakers on this item?

**PUBLIC HEARING CLOSED**

MR. WHEELER: Commissioners?

MR. STRODTMAN: It's pretty logical.

MR. WHEELER: Is that a motion, Mr. Strodman?

MR. STRODTMAN: I would be glad to do that if that's -- I would like to request to make a motion to approve a Case 12-180, A request by Crockett Engineering, on behalf of Pierson Construction, for an M-P development plan. The 3.46-acre property is located on North Tower Drive, approximately 400 feet north of Prathersville Road.

MR. SKALA: And I'll second.

MR. WHEELER: Mr. Skala. Motion's been made and seconded.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Lee, Ms. Peters, Dr. Puri, Mr. Reichlin, Mr. Skala, Mr. Strodman, Mr. Tillotson, Mr. Wheeler. Motion carries 8-0.**

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