

Source: Community Development - Planning

Agenda Item No: REP 95-13

To: City Council

From: City Manager and Staff

Council Meeting Date: Jul 1, 2013

Re: Southside Trail Estates, Parkside Estates preliminary plat/PUD plan request—authorization of resubmittal  
(Case #13-100)

#### **EXECUTIVE SUMMARY:**

A request by Crockett Engineering, on behalf of Southside Trail Estates (owner), for annexation, permanent zoning from County R-S and A-1 to City PUD-2, a preliminary plat/PUD development plan to be known as "Parkside Estates," and sidewalk variance. The 35.8-acre site is located on South Route K, approximately 2,000 feet south of the Old Plank Road, Highway 163, Route K, and Providence Road intersection. (Case #13-100) This petition relates to the same site as Council Bill B 38-13, which was recommended for denial in an 8-0 vote of the Planning and Zoning Commission on January 24, 2013.

#### **DISCUSSION:**

Community Development staff has received materials requesting the above components for the Parkside Estates site, north of Rock Bridge Memorial State Park. The applicant previously requested tabling of the item at Council to the April 15, 2013, and later the June 3, 2013 Council meeting, citing the need for additional time for dialog with State Parks staff concerning potential conditions or amendments to the request that would satisfy the concerns regarding impacts on the adjacent Rock Bridge Memorial State Park. The project was then withdrawn in order to be resubmitted as a new case. Staff requests Council's guidance as to whether it finds the changes are substantially different from the previous proposal.

Section 29-34 (a)(1)(a) states "No petition to amend the zoning district map will be accepted if it is the same or substantially the same as a petition submitted within the previous twelve (12) months and which was denied by the city council or withdrawn by the applicant after a negative recommendation from the planning and zoning commission. The city council, at its discretion, may authorize a resubmittal within the twelve (12) month period after reviewing a written request from the applicant, which provides justification for the early resubmittal." The original petition was filed on the October 29, 2013 filing deadline.

Staff finds multiple differences in the current plan compared to the previous version. These include:

- 1) The entire site is now a planned district, following the recommendation of the Bonne Femme Watershed Plan, with a density of 2.0 units per acre. The previous version had 11 PUD lots with 22 units, at a density of 5.5 units per acre, as well as 62 R-1 one-family zoned lots.
- 2) The current proposal has 57 lots and one common lot. The previous proposal had 73 lots and two common lots. The number of two-family lots is reduced from 11 to 8.
- 3) The eastern portion of the site, east of the creek, now has no currently proposed improvements, but retains the ability to someday develop into a maximum of five one-family dwellings. These lots would need to be subdivided per City regulations.
- 4) The proposed percentage of the site to be maintained as open space is 70 percent, 15 percent of which is existing vegetation and 55 percent as landscaping. The previous request had 40 percent open space with no existing vegetation preserved.
- 5) The applicant proposes a maximum of 24 percent of the total site to be any impervious surface, exclusive of the Route K right-of-way. To help achieve this goal, the applicant proposes to install sidewalks on one side of each street, rather than on both sides.
- 6) A covenant is proposed for each lot to have a minimum of four trees planted at the time of building construction and that four trees be maintained on each lot at all times. The trees and other planted materials in the development are to be native species, and the approved list of acceptable plantings is to be

developed in concert with Missouri State Parks personnel. The developer or homeowners' association would coordinate an annual meeting with state parks officials to educate residents about the park as well as environmentally sensitive practices on topics such as pesticide use, lawn care, and native plant species.

7) The stream buffer boundaries are proposed to be doubled from the standard 100 feet in width to 200 feet.

8) Other changes are found in the proposed statement of intent (attached) along with other items that would be part of the request.

**FISCAL IMPACT:**

None.

**VISION IMPACT:**

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

None.

**SUGGESTED COUNCIL ACTIONS:**

Accept the filing of the new materials and direct staff to proceed with the regular review and public notification/hearing processes. If the application is considered substantially the same, review could not proceed until October 29, 2013 without Council authorization.

| <b>FISCAL and VISION NOTES:</b>                   |        |                                                   |    |                                               |     |
|---------------------------------------------------|--------|---------------------------------------------------|----|-----------------------------------------------|-----|
| <b>City Fiscal Impact</b><br>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:<br>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 |

**CROCKETT**  
**ENGINEERING CONSULTANTS**  
2608 North Stadium Boulevard  
Columbia, Missouri 65202  
(573) 447-0292

June 10, 2013

Tim Teddy  
Planning Department  
PO Box 6015  
Columbia, MO 65205

Mr. Teddy:

Herewith please find twelve copies of the PUD Plan for Parkside Estates, a residential development located off of Route K across from Southbrook Court. As shown by the attached plan, the request is for a predominately single-family residential development with a few two-family residential lots.

This request is for the annexation, zoning and PUD Plan approval of said development. The current zoning in the County is a split zoning of R-S and A-1.

While this plan is similar to the previously submitted Parkside Estates preliminary plat, there are several substantial differences between the two. The original plan was mainly an R-1 development with only a small portion of PUD while this plan would be entirely contained within a PUD. The original plan called for more units while this plan has a reduced density. The original plan had no commitments regarding environmentally sensitive areas while this plan has an expanded Statement of Intent that covers these items. While the plans may appear similar, I would contend that they are substantially different. Furthermore, the differences in the plans are due to discussions and negotiations with the Missouri State Parks. We believe that all of the changes made to the current plan help make this plan better for all involved. I would respectfully ask that this plan be deemed as substantially different from the previously submitted plan and therefore be taken to the Planning and Zoning Commission.

With this plan we are requesting one variance. Given the area, the limitation of impervious surface we have negotiated with the Missouri State Parks, and the relatively small size of the overall development, we would like to request a variance to the sidewalk requirements. While we believe that it is necessary to provide sidewalks, we believe that a sidewalk located only on one side of the public streets is necessary.

Therefore the request we are seeking would allow the elimination of the 5-foot sidewalk along one side of the internal streets.

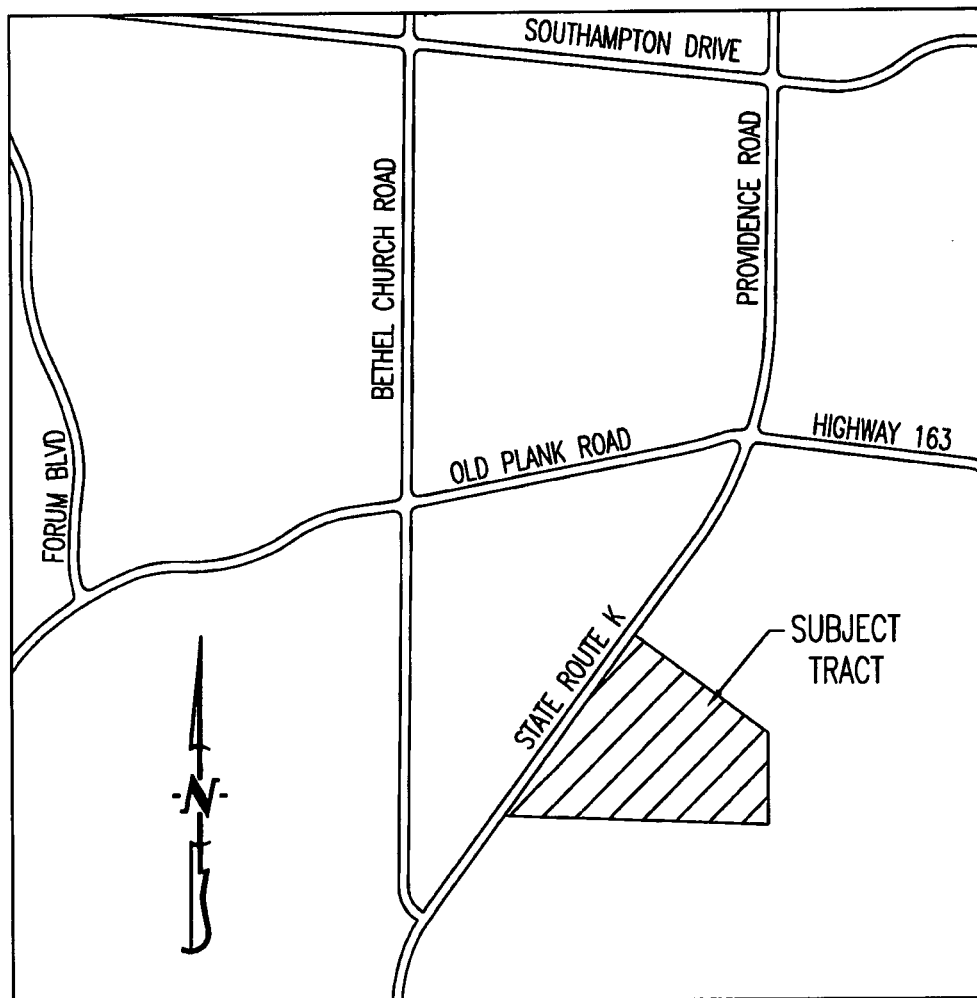
I am also including with this request the Development Review Application, the Development Plan Checklist, the Preliminary Plat Checklist, the Statement of Intent, a location map, a description for annexation, a description for zoning, the annexation petition, and the associated fees for the development. Please review and should you have questions, please feel free to contact me.

Sincerely,

Crockett Engineering Consultants, LLC

A handwritten signature in black ink, appearing to read "Tim Crockett". The signature is fluid and cursive, with the first name "Tim" and last name "Crockett" clearly distinguishable.

Tim Crockett, PE



## LOCATION MAP

NOT TO SCALE

**Statement of Intent**  
**Parkside Estates**  
**June 7, 2013**

The following information is being presented as the Statement of Intent for the subject property.

1. The proposed uses for this property would include single-family and two-family dwellings.
2. This development shall be allowed to have single-family and two-family dwellings. The two-family dwellings shall only be allowed on Lots 1-8 of the proposed PUD Plan. The maximum number of units on the entire property shall be 69. The net density of the development shall not exceed 2.0 units per acre.
3. The maximum building height shall not exceed 35 feet.
4. The minimum percentage of the site to maintained in open space shall be 70%. This amount shall be further delineated as 15% existing vegetation and 55% landscaping.
5. The total number of parking spaces proposed for this development shall be in conformance with the current regulations for the City of Columbia for single-family and two-family dwellings.
6. Additional amenities may include a gazebo, walking trail, shelter houses, and picnic areas.
7. This project is a residential development with internal public streets. There is a portion of the development that would utilize a private street to access a maximum of 5 single-family residences. A small portion of the lots that abut Missouri Route K shall be allowed to have two-family dwellings constructed on them. Adequate screening shall be installed along Route K to screen these units.
8. A 75-foot parkside buffer shall be granted by the developer at the time of the final plat. No buildings shall be allowed within this buffer without consent of the Missouri State Parks.
9. Ninety percent (90%) of the existing trees within the parkside buffer shall remain in place once construction is complete.
10. The developer shall add to the protective covenants that all planted materials within the development shall be native species to this area. The developer shall also generate an approved list of acceptable plantings with the assistance of the Missouri State Parks personnel.
11. The developer shall add to the protective covenants that each lot shall have a minimum of 4 trees planted at the time of building construction and that 4 trees

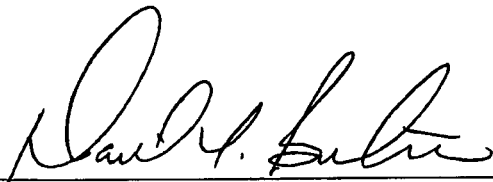
shall be maintained with each lot at all times. The trees planted shall be native species that are listed on the approved list of plantings.

12. The developer and/or Home Owner's Association shall facilitate an annual seminar with the residents of the development and the Missouri State Parks personnel. This seminar will enable park staff to educate the homeowners about the park as well as environmentally friendly practices in lawn care, pesticide use, and native species of plant materials.
13. Developer shall increase the Type II stream buffer, located on the easterly side of the development, from the standard 100 feet wide to 200 feet in width.
14. The maximum density on Lot 57 shall be 5 single-family residences.
15. The developer shall limit the total impervious area of development, not inclusive of the Missouri Route K right-of-way, to twenty four percent (24%). This impervious area shall include all surfaces including houses, driveways, sidewalks, streets, patios, etc. The project engineer shall keep a running total of the impervious area of the site that shall be submitted with each building permit for any lot within the development.

DESCRIPTION FOR PUD ZONING, PARKSIDE ESATES  
FOR SOUTHSIDE TRAIL ESTATES, LLC.  
JOB #120237

JUNE 10, 2013

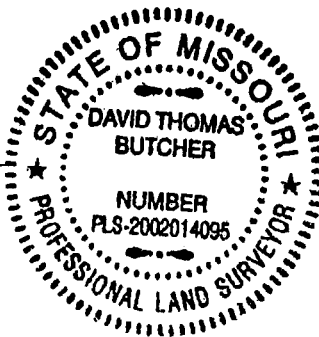
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING ALL OF THE LAND SHOWN IN THE SURVEYS RECORDED IN BOOK 2920, PAGE 90, AND BOOK 3080, PAGE 187 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4045, PAGE 119 AND CONTAINING 35.84 ACRES.



DAVID T. BUTCHER, PLS-2002014095

6/10/2013

DATE

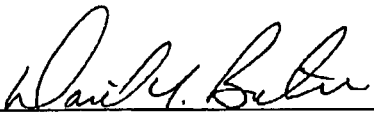




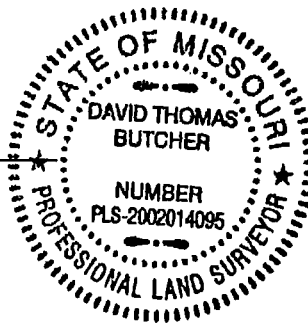
DESCRIPTION FOR ANNEXATION, PARKSIDE ESATES  
FOR SOUTHSIDE TRAIL ESTATES, LLC.  
JOB #120237

OCTOBER 29, 2012  
REVISED: 11/26/2012

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 47  
NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING ALL OF THE LAND  
SHOWN IN THE SURVEYS RECORDED IN BOOK 2920, PAGE 90, AND BOOK 3080, PAGE 187  
AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4045, PAGE 119 AND  
CONTAINING 35.84 ACRES.

  
DAVID T. BUTCHER, PLS-2002014095

11/26/2012  
DATE



PETITION REQUESTING ANNEXATION TO THE CITY OF COLUMBIA

SOUTHSIDE TRAIL ESTATES, a Missouri corporation, hereby petitions the City Council of the City of Columbia to annex the land described below into the corporate limits of Columbia and, in support of this petition, states the following:

1. SOUTHSIDE TRAIL ESTATES is the owner of all fee interests of record in the real estate in Boone County, Missouri, described as follows:

(Attach Legal Description)

2. This real estate is not now a part of any incorporated municipality.
3. This real estate is contiguous and compact to the existing corporate limits of the City of Columbia, Missouri.
4. SOUTHSIDE TRAIL ESTATES requests that this real estate be annexed to, and be included within the corporate limits of the City of Columbia, Missouri, pursuant to Section 71.012, RSMo 1994.
5. Petitioner requests that the property be zoned PUD-2.0 at the time of annexation.

Dated this 10 day of JUNE, ~~2007~~  
2013

STATE OF MISSOURI)

COUNTY OF BOONE ) ss.  
)

VERIFICATION

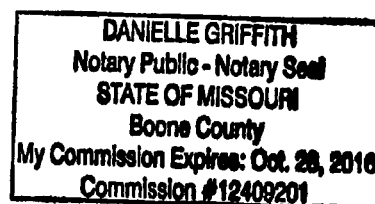
The undersigned, ROB HILL, being of lawful age and after being duly sworn states and verifies that the undersigned has reviewed the foregoing Petition for Voluntary Annexation, and that the undersigned is duly authorized to execute the foregoing instrument on behalf of SOUTHSIDE TRAIL ESTATES and acknowledges the requests, matters and facts set forth therein are true and correct to the best of the undersigned's information and belief.

Robert Hill

Subscribed and sworn to before me this 10 day of JUNE, ~~2007~~  
2013

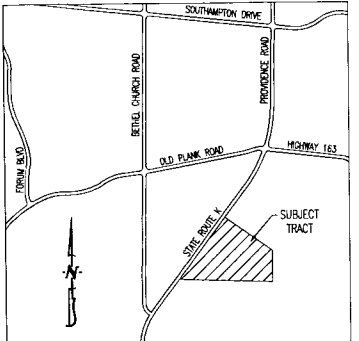
Danielle Griffith  
Notary Public

My commission expires: 10/28/16



PRELIMINARY PLAT & PUD PLAN  
**PARKSIDE ESTATES**

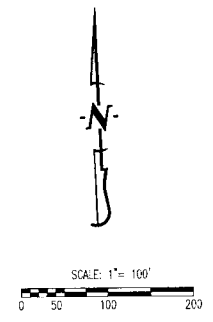
A MAJOR SUBDIVISION LOCATED IN SECTION 1,  
TOWNSHIP 47 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
JUNE 2013



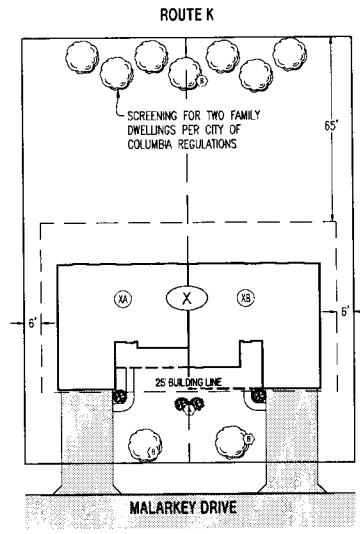
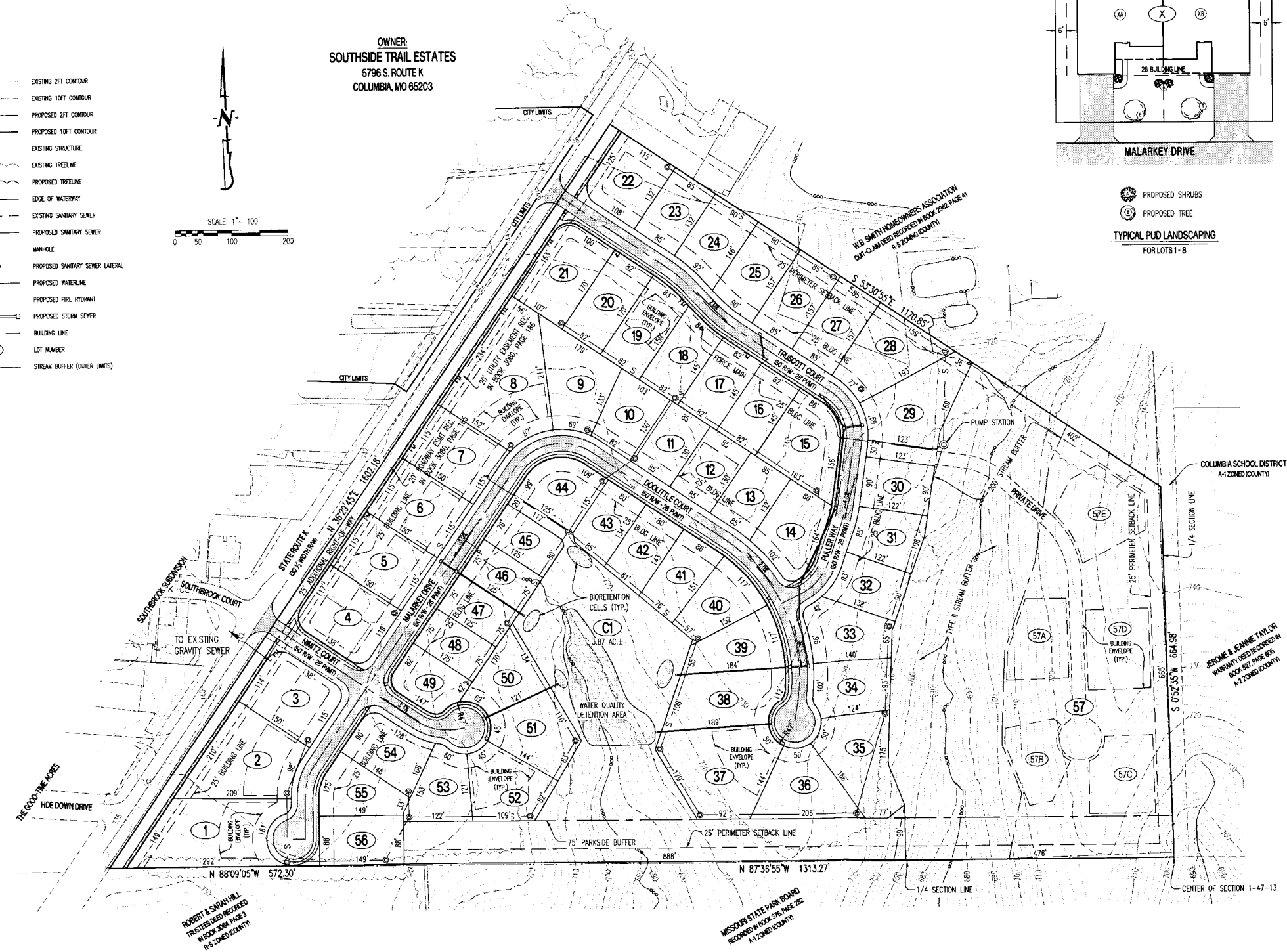
LOCATION MAP  
NOT TO SCALE

LEGEND:

- EXISTING 2FT CONTOUR
- EXISTING 10FT CONTOUR
- PROPOSED 2FT CONTOUR
- PROPOSED 10FT CONTOUR
- EXISTING STRUCTURE
- EXISTING TREELINE
- PROPOSED TREELINE
- EDGE OF WATERWAY
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- MANHOLE
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER
- BUILDING LINE
- LOT NUMBER
- STREAM BUFFER (OUTER LIMITS)



OWNER:  
**SOUTHSIDE TRAIL ESTATES**  
5796 S. ROUTE K  
COLUMBIA, MO 65203



- PROPOSED SHRUBS
- PROPOSED TREE
- TYPICAL PUD LANDSCAPING  
FOR LOTS 1-8

NOTES:

- WATER DISTRIBUTION TO BE DESIGNED BY THE CITY WATER AND LIGHT DEPARTMENT.
- ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 15 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.
- NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANELS 29019C 02900 DATED MARCH 17, 2011.
- THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.
- THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.
- NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN U.E.
- LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.
- THE EXISTING ZONING OF THIS TRACT IS COUNTY A-1 AND R-5 (PENDING REZONING TO PUD 2.0).
- THIS PLAT CONTAINS 35.84 ACRES.
- A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG ONE SIDE OF ALL STREETS.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
- A REGULATED STREAM BUFFER AS IDENTIFIED BY ARTICLE X, CHAPTER 12A OF THE CITY CODE OF ORDINANCES, IS LOCATED ON THIS TRACT AND IS AS SHOWN ON THE ADJACENT DRAWING. SAID STREAM BUFFER HAS BEEN EXPANDED PER THE STATEMENT OF INTENT.
- NO DIRECT ACCESS SHALL BE ALLOWED FROM LOTS 1-8 AND 21-22 ONTO STATE ROUTE K.
- LOT C1 IS NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONTAIN NEIGHBORHOOD AMENITIES SUCH AS SWIMMING POOL, RESTROOM FACILITIES, RECREATIONAL FACILITIES, SHELTERS, STORM WATER FEATURES, ETC.
- ALL LOTS SHALL HAVE A MINIMUM WIDTH OF 60' AT THE BUILDING LINE.
- A MINIMUM OF 20% OF THE TREES CLASSIFIED AS CLIMAX FOREST AND LOCATED ON THIS TRACT SHALL BE PRESERVED. A TREE PRESERVATION PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY ARBORIST PRIOR TO LAND DISTURBANCE.
- 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.
- THE TWO ENTRANCES ONTO ROUTE K SHALL BE DESIGNED TO ACCOMMODATE A STANDARD LENGTH SCHOOL BUS. TURNING RADI AND PATH MODELS SHALL BE SUBMITTED WITH FINAL DESIGN PLANS TO ILLUSTRATE PROPOSED IMPROVEMENTS WILL BE ADEQUATE.
- VEGETATIVE LANDSCAPING SHALL BE INSTALLED ALONG THE REAR OF LOTS 22-28.
- NO DETACHED BUILDINGS SHALL BE ALLOWED ON ANY PRIVATE LOT WITHIN THIS DEVELOPMENT.
- LOTS 1-8 SHALL CONTAIN AN SINGLE FAMILY RESIDENTIAL OR TWO FAMILY RESIDENTIAL BUILDING. ALL TWO FAMILY DWELLINGS SHALL MEET THE STANDARDS FOR VILLA STYLE UNITS AS DEFINED BY THE CITY OF COLUMBIA AND THE STATEMENT OF INTENT.
- LOTS 9-56 SHALL ALL CONTAIN SINGLE FAMILY RESIDENTIAL UNITS ONLY.
- LOT 57 SHALL CONTAIN A PRIVATE DRIVE AND 5 SINGLE FAMILY RESIDENTIAL UNITS. LOT 57 MAY BE SUBDIVIDED ACCORDINGLY IN ORDER TO SELL EACH UNIT.
- LEGAL DESCRIPTION:  
THREE (3) TRACTS OF LAND LOCATED IN SECTION 1, TOWNSHIP 47 NORTH, RANGE 13 WEST AND BEING ALL OF TRACTS 1, 2 AND 3 OF THE SURVEY RECORDED IN BOOK 3080, PAGE 187, ALSO BEING ALL OF A TRACT OF LAND SHOWN BY THE SURVEY RECORDED IN BOOK 2920, PAGE 90, COLUMBIA, BOONE COUNTY, MISSOURI AND CONTAINING, 35.84 ACRES.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA,  
MISSOURI, THIS \_\_\_\_ DAY OF \_\_\_\_, 2013.

\_\_\_\_\_  
ROBERT McDAVID, MAYOR

\_\_\_\_\_  
SHEELA AMIN, CITY CLERK

PREPARED BY:  
**CROCKETT**  
ENGINEERING CONSULTANTS  
2008 North Stadium Boulevard  
Columbia, Missouri 65208  
(573) 447-0892

www.crockettengineering.com  
Crockett Engineering Consultants, LLC  
Missouri Certificate of Authority  
#0000151004

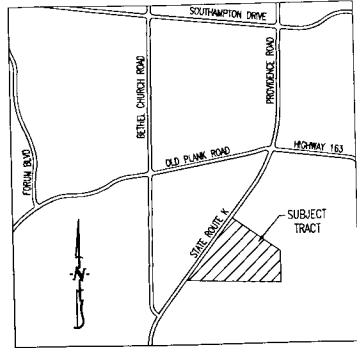


TIMOTHY D. CROCKETT - PE-2004000775

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING  
COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_, 2013.

\_\_\_\_\_  
DOUG WHEELER, CHAIRPERSON

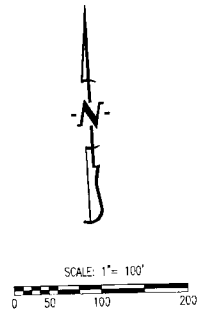
**NEW PROPOSAL**



LOCATION MAP  
NOT TO SCALE

LEGEND:

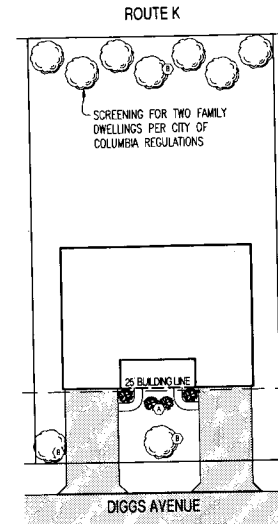
- EXISTING 2 FT CONTOUR
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- PROPOSED 2 FT CONTOUR
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- EXISTING TREELINE
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- PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER
- BUILDING LINE
- LOT NUMBER
- STREAM BUFFER (OUTER LIMITS)



OWNER:  
SOUTHSIDE TRAIL ESTATES  
5796 S. ROUTE K  
COLUMBIA, MO 65203

PRELIMINARY PLAT & PUD PLAN  
**PARKSIDE ESTATES**

A MAJOR SUBDIVISION LOCATED IN SECTION 1,  
TOWNSHIP 47 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
JANUARY 2013



PROPOSED SHRUBS  
PROPOSED TREE  
TYPICAL PUD LANDSCAPING  
FOR LOTS 1-11

NOTES:

WATER DISTRIBUTION TO BE DESIGNED BY THE CITY WATER AND LIGHT DEPARTMENT.

ALL PUBLIC SANITARY SEWER EXTENSIONS SHALL BE MINIMUM OF 8" DIAMETER. SEWERS NOT CONSTRUCTED ALONG FRONTS OF LOTS TO BE LOCATED WITHIN 16 FOOT WIDE EASEMENTS OR EASEMENTS EQUAL TO THE DEPTH OF THE SEWER IF SEWER IS GREATER THAN 16 FEET. NO SEWER TAPS WILL BE GREATER THAN 20 FEET.

NO PART OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AS ADOPTED BY THE CITY OF COLUMBIA AS SHOWN BY FIRM PANELS 29019C 02900 DATED MARCH 17, 2011.

THE STREET R/W SHALL BE 50 FOOT WIDE, UNLESS OTHERWISE NOTED.

THERE SHALL BE A 10 FOOT UTILITY EASEMENT ALONG THE SIDE OF EACH LOT ADJACENT TO STREET RIGHT-OF-WAY.

NATURAL GAS DISTRIBUTION TO BE DESIGNED BY AMEREN UE.

LOT NUMBERS SHOWN ARE FOR INVENTORY PURPOSES ONLY.

THE EXISTING ZONING OF THIS TRACT IS COUNTY A-1 AND R-S (PENDING REZONING TO CITY R-1 AND PUD 5.5).

THIS PLAT CONTAINS 35.84 ACRES.

A 5' SIDEWALK SHALL BE CONSTRUCTED ALONG ALL STREETS.

ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.

A REGULATED STREAM BUFFER AS IDENTIFIED BY ARTICLE X, CHAPTER 12A OF THE CITY CODE OF ORDINANCES, IS LOCATED ON THIS TRACT AND IS AS SHOWN ON THE ADJACENT DRAWING.

NO DIRECT ACCESS SHALL BE ALLOWED FROM LOTS 1-11 AND 28-27 ONTO STATE ROUTE K.

LOTS C1 AND C2 ARE NOT FOR RESIDENTIAL DEVELOPMENT, BUT MAY CONTAIN NEIGHBORHOOD AMENITIES SUCH AS SWIMMING POOL, RESTROOM FACILITIES, RECREATIONAL FACILITIES, SHELTERS, STORM WATER FEATURES, ECT.

ALL LOTS SHALL HAVE A MINIMUM WIDTH OF 60' AT THE BUILDING LINE.

A MINIMUM OF 25% OF THE TREES CLASSIFIED AS CLIMAX FOREST AND LOCATED ON THIS TRACT SHALL BE PRESERVED. A TREE PRESERVATION PLAN SHALL BE SUBMITTED AND APPROVED BY THE CITY ARBORIST PRIOR TO LAND DISTURBANCE.

DWELLINGS LOCATED IN THE PUD PORTION OF THIS DEVELOPMENT SHALL BE SINGLE FAMILY OR TWO FAMILY UNITS. ALL TWO FAMILY DWELLINGS SHALL MEET THE STANDARDS FOR VILLA STYLE UNITS AS DEFINED BY THE CITY OF COLUMBIA.

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.

THE TWO ENTRANCES ONTO ROUTE K SHALL BE DESIGNED TO ACCOMMODATE A STANDARD LENGTH SCHOOL BUS. TURNING RADI AND PATH MODELS SHALL BE SUBMITTED WITH FINAL DESIGN PLANS TO ILLUSTRATE PROPOSED IMPROVEMENTS WILL BE ADEQUATE.

A THREE FOOT BERM ALONG WITH VEGETATIVE LANDSCAPING SHALL BE INSTALLED ALONG THE REAR OF LOTS 27-33.

NO DETACHED BUILDINGS SHALL BE ALLOWED ON ANY PRIVATE LOT WITHIN THIS DEVELOPMENT.

LOT 64 SHALL NOT BE ALLOWED TO BE SUBDIVIDED INTO MORE THAN ONE SINGLE FAMILY RESIDENTIAL LOT WITH THE EXCEPTION THAT THE DEVELOPER RESERVES THE RIGHT TO REQUEST THE REZONING OF SAID LOT 64 TO A PUD DESIGNATION. MAXIMUM NUMBER OF SINGLE FAMILY UNITS ALLOWED WITHIN THE PUD WOULD BE FIVE.

LEGAL DESCRIPTION:

THREE (3) TRACTS OF LAND LOCATED IN SECTION 1, TOWNSHIP 47 NORTH, RANGE 13 WEST AND BEING ALL OF TRACTS 1, 2 AND 3 OF THE SURVEY RECORDED IN BOOK 3060, PAGE 187, ALSO BEING ALL OF A TRACT OF LAND SHOWN BY THE SURVEY RECORDED IN BOOK 2920, PAGE 90, COLUMBIA, BOONE COUNTY, MISSOURI AND CONTAINING, 35.84 ACRES.

PREPARED BY:

**CROCKETT**  
ENGINEERING CONSULTANTS  
1808 North Division Boulevard  
Columbia, Missouri 65202  
(314) 447-0078

www.crockettengineering.com  
Crockett Engineering Consultants, LLC  
Missouri Certificate of Authority  
#200015104

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

DOUG WHEELER, CHAIRPERSON

TIMOTHY D. CROCKETT - PE-2004000775