

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 30-14

AN ORDINANCE

approving the Lot 2, Discovery Park CP Development Plan; setting forth a condition for approval; 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 Lot 2, Discovery Park CP Development Plan, as certified and signed by the surveyor on December 6, 2013 (Sheets C101 and C103) and January 16, 2014 (Sheet C102), located on the southwest corner of Philips Farm Road and Ponderosa Street. The Director of Community Development shall use the design parameters set forth substantially in the same form as "Exhibit A," which is attached to and made a part of this ordinance, as guidance when considering any future revisions to the CP Development Plan.

SECTION 2. Approval of the Development Plan referenced in Section 5 is subject to the condition that no building permits shall be issued until a full review and approval of the Stormwater Management Plan and Water Quality Protection System and Monitoring Plan, as required by Ordinance No. 018043, have been completed by the Director of Public Works, or the Director's designee.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2014.

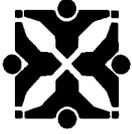
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



**City of Columbia
Planning Department**

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

Design Parameters Worksheet

For office use:

Case #: <i>12-223</i>	Submission Date: <i>10-28-13</i>	Planner Assigned: <i>Zerner</i>
--------------------------	-------------------------------------	------------------------------------

Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way.

In excess of 25'

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.

Approximately 15'

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

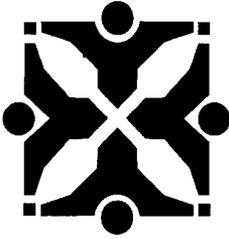
Per the existing Development Agreement

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)

Per the existing Development Agreement

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

Per the existing Development Agreement



Source: Community Development - Planning 

Agenda Item No:

To: City Council
From: City Manager and Staff 

Council Meeting Date: Feb 3, 2014

Re: Discovery Park Subdivision Lot 2 C-P development plan request (Case 13-223)

EXECUTIVE SUMMARY:

A request by P1316, LLC (owner) for approval of a C-P development plan to be known as "Lot 2 Discovery Park". The subject 6.32 acre tract is located east of A. Perry Philips Park, south of Philips Farm Road (extended), and west of Ponderosa Street. (Case # 13-223)

DISCUSSION:

This request is for approval of a 6-story 93,750 square foot medical/office building on Lot 2 of the Discovery Park Subdivision. The proposed building is part of Tract 9 of the Philips Farm annexation and zoning approved in 2004. The property is zoned C-P (Planned Business District). As part of the site development the installation of Philips Farm Road will be completed to access the development site and provide access to the City's A Perry Philips Park. The installation of this roadway in the location shown was a requirement of the 2004 annexation and zoning.

The proposed height and building square footage are compliant with the approved Statement of Intent (SOI). Additionally, parking and other site-related improvements such as signs, landscaping, and lighting are in compliance with the SOI standards. The stated impervious area (66%) exceeds the maximum allotted for Tract 9. While this situation exists, Exhibit 21 of the annexation and zoning ordinance (Ord. 18043) permits the reallocation of unused impervious area from other development tracts to those that exceed the individual tract maximums. As such, the excess of 6% on Lot 2 is not seen as inconsistent with the overall development parameters applicable to the Philips Farm tracts when viewed holistically. The remainder of the Discovery Development will have to make up the difference.

The annexation and zoning of Philips Farm occurred prior to the adoption of the current Chapter 12A stormwater requirements. As such, the SOI for Tract 9 includes specific criteria relating to stormwater/water quality protection. The SOI criteria specifically states that a stormwater/water quality protection plan be presented with each C-P development plan and that the proposed improvements must be in place prior to issuance of a certificate of occupancy. The applicant has submitted the required plan; however as of this writing, Public Works staff has not completed its evaluation to ensure that such plan meets the specific development criteria articulated in the standards. Such evaluation and assurance of full regulatory compliance will be required prior to building permit issuance.

At its January 23, 2014, meeting the Planning and Zoning Commission voted unanimously 6-0-1 (one absence) to approve the development plan subject to no building permits being issued until a full review of the stormwater/water quality protection plan as required by Ordinance 18043 had been completed by the Public Works Department. In arriving at its decision the Commissioners sought clarification on the access to the site and the extent of the proposed construction of Philips Farm Road. The applicant's engineer addressed the Commission and answered their questions. No one from the public spoke regarding the project.

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

FISCAL IMPACT:

None

VISION IMPACT:

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

None

SUGGESTED COUNCIL ACTIONS:

Approval of the proposed C-P development plan subject to no building permits being issued until a full review of the stormwater/water quality protection plan as required by Ordinance 18043 had been completed by the Public Works Department as recommended by the Planning and Zoning Commission.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
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/Expands an existing program?	No	Vision Implementation impact	
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:		Resources Required		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	NA
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	NA
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	NA

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
January 23, 2014**

SUMMARY

A request by P1316, LLC (owner) for approval of a C-P development plan to be known as "Lot 2 Discovery Park". The subject 6.32 acre tract is located east of A. Perry Philips Park, south of Philips Farm Road (extended), and west of Ponderosa Street. (Case # 13-223).

DISCUSSION

The subject site is part of Tract 9 of the Philips Farm annexation and permanent zoning approved in April 2004. The ordinance approving this annexation included a C-P Statement of Intent (SOI) that provided the parameters by which development of the Tract could occur. In November 2013, Lot 2 (the subject site) was created as part of Discovery Subdivision, Plat 2A. As part of this subdivision action, the right-of-way for Philips Farm Road was shown as it was required to be per the SOI governing Tract 9's development.

The attached C-P plan's approval is sought as required by the C-P zoning standards applicable to this development lot. The plan shows the construction of a 6-story 93,750 sq.ft. office/medical building. This proposed height and building square footage are compliant with the approved SOI. Additionally, parking and other site-related improvements, such as signage, shown on the plan are in compliance with the SOI standards.

The impervious area proposed for this parcel is 66%. While higher than the maximum percentage stated within the SOI, the overall impervious percentage for Tract 9 is not proposed to be exceeded. The applicant has provided an "Impervious Area Allocations" table (attached) that provides an accounting of the impervious surfaces that will exist on all of Tract 9 once development is completed. The table shows that of the 20.09 acres of impervious area permitted only 15.01 acres is proposed to be used. As additional development plans are submitted for review and approval this table will be updated to ensure impervious surface limitations on Tract 9 are not exceeded.

The annexation and zoning of Tract 9 pre-dates the adoption of the current Chapter 12A stormwater requirements. As such, annexation and zoning of the Philips Farm included a set of specific stormwater standards. The SOI for Tract 9 indicated that a stormwater/water quality protection plan must be presented with each C-P development plan and that the proposed improvements must be in place prior to issuance of a certificate of occupancy. The applicant has submitted the required plan; however as of this writing, Public Works staff has not completed its evaluation to ensure that such plan meets the specific development criteria articulated in the standards.

With the exception of the full stormwater/water quality protection plan review, the site plan has been reviewed by both internal and external departments and found to comply with the standards of the SOI and those for C-P plans as stated within the Zoning Ordinance.

RECOMMENDATION

Approval of the proposed C-P development plan; subject to no building permits being issued until full review of the stormwater/water quality protection plan has been completed by the Public Works Department and found to comply with the standards specified within Ordinance 18043 governing the development of the subject site.

SUPPORTING DOCUMENTS (ATTACHED)

- Aerial/zoning and natural features maps
- Development plan
- Design parameters
- Impervious Area Allocations Table
- Tract 9 SOI (Ordinance 18043)

SITE CHARACTERISTICS

Area (acres)	6.31 acres
Topography	Gently sloping to west toward lake
Vegetation/Landscaping	None. Site has been mass graded
Watershed/Drainage	Clear Creek
Existing structures	None

HISTORY

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

UTILITIES & SERVICES

All City services are available to the site.

ACCESS

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

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

PARKS & RECREATION

Neighborhood Parks	A Perry Philips Park (immediately east)
Trails Plan	No trails planned adjacent to site.
Bicycle/Pedestrian Plan	Urban Trails/Pedway along Ponderosa

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 November 12, 2013.

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

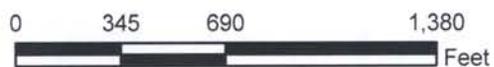
Report prepared/approved by Patrick Zenner

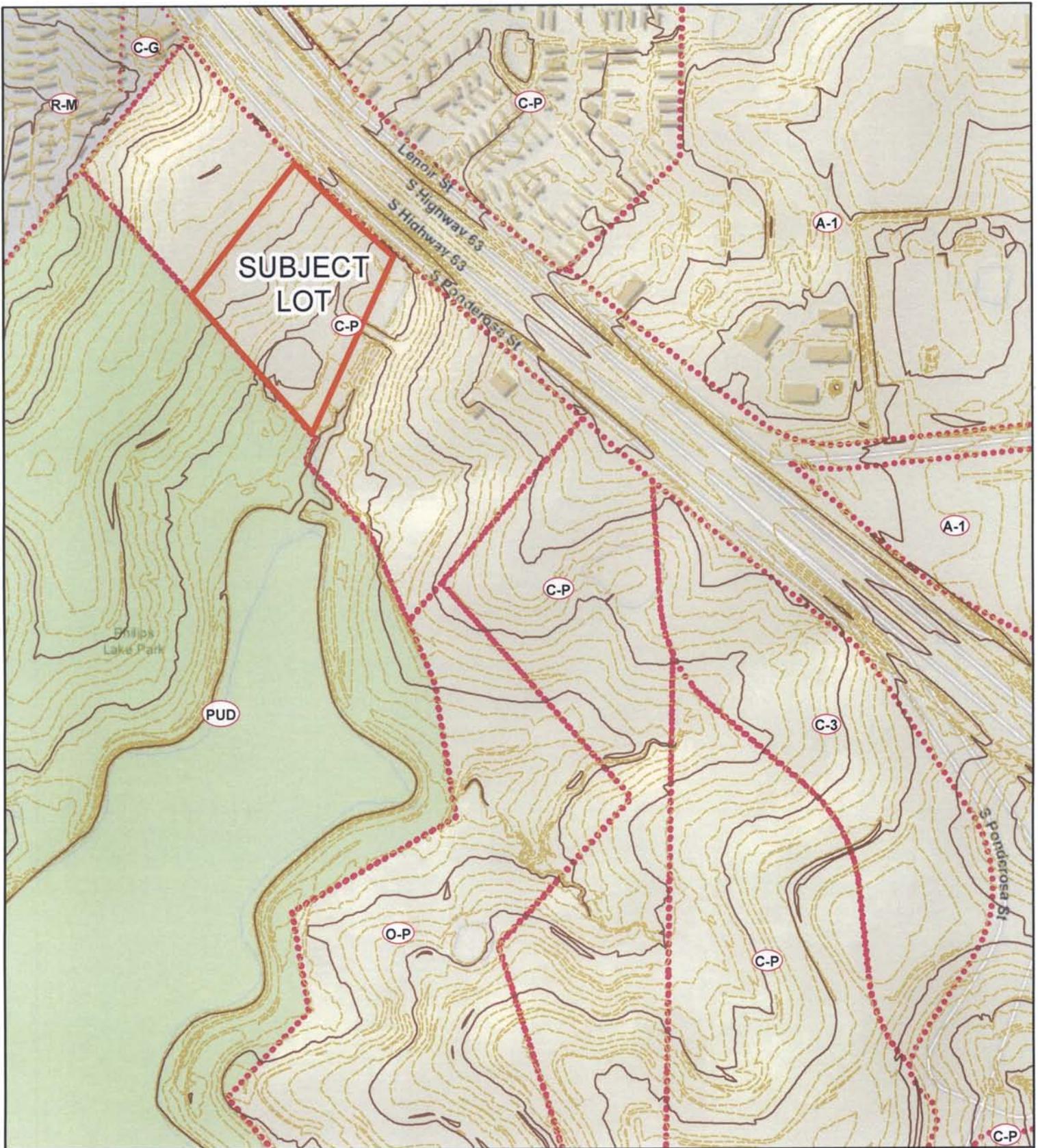


Boone County Assessor's Office, Sanborn Map Company



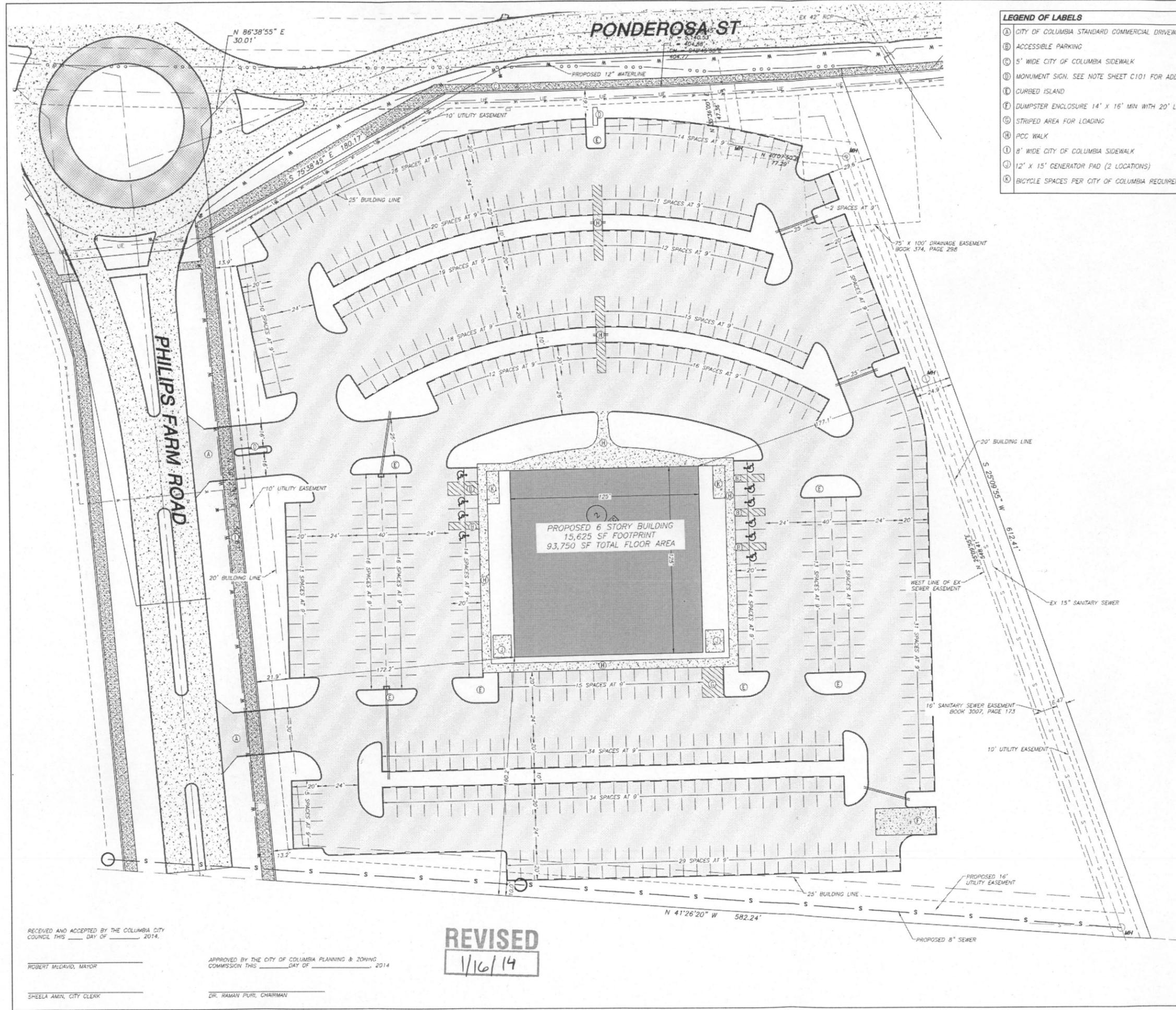
13-223: Discovery Park Subdivision Lot 2





13-223: Discovery Park Subdivision Lot 2





LEGEND OF LABELS

- (A) CITY OF COLUMBIA STANDARD COMMERCIAL DRIVEWAY
- (B) ACCESSIBLE PARKING
- (C) 5' WIDE CITY OF COLUMBIA SIDEWALK
- (D) MONUMENT SIGN. SEE NOTE SHEET C101 FOR ADDITIONAL INFORMATION (2 LOCATIONS)
- (E) CURBED ISLAND
- (F) DUMPSTER ENCLOSURE 14' X 16' MIN WITH 20' LOADING PAD
- (G) STRIPED AREA FOR LOADING
- (H) PCC WALK
- (I) 8' WIDE CITY OF COLUMBIA SIDEWALK
- (J) 12' X 15' GENERATOR PAD (2 LOCATIONS)
- (K) BICYCLE SPACES PER CITY OF COLUMBIA REQUIREMENTS WITH 11 BICYCLE CAPACITY (2 REQUIRED).

LOT 2, DISCOVERY PARK
 SECTION 32, TOWNSHIP 48 NORTH, RANGE 12
 WEST, COLUMBIA, BOONE COUNTY, MISSOURI

PROJECT MANGEMENT BY:

COLUMBIA
 Civil Engineering Group
 Columbia, MO
 3301 BERTHWOOD DRIVE SUITE 105 COLUMBIA, MO 65201
 PHONE (573) 999-7821

PLAN PREPARED BY:

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:
 2001006116

THIS DOCUMENT HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY.



CHRISTOPHER M. SANDER,
 PE-2001004658
 JANUARY 16, 2014

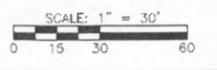
REVISIONS		
1/16/14	CITY SURVEYOR COMMENTS	SMH
1/16/14	CITY COMMENTS	
02/26/14	ORIGINAL	
ACG PROJECT # CCEG13-04		
DRAWING # CCEG13-04		
DRAWN BY: SMH		
SHEET C102		
SHEET 2 OF 3		

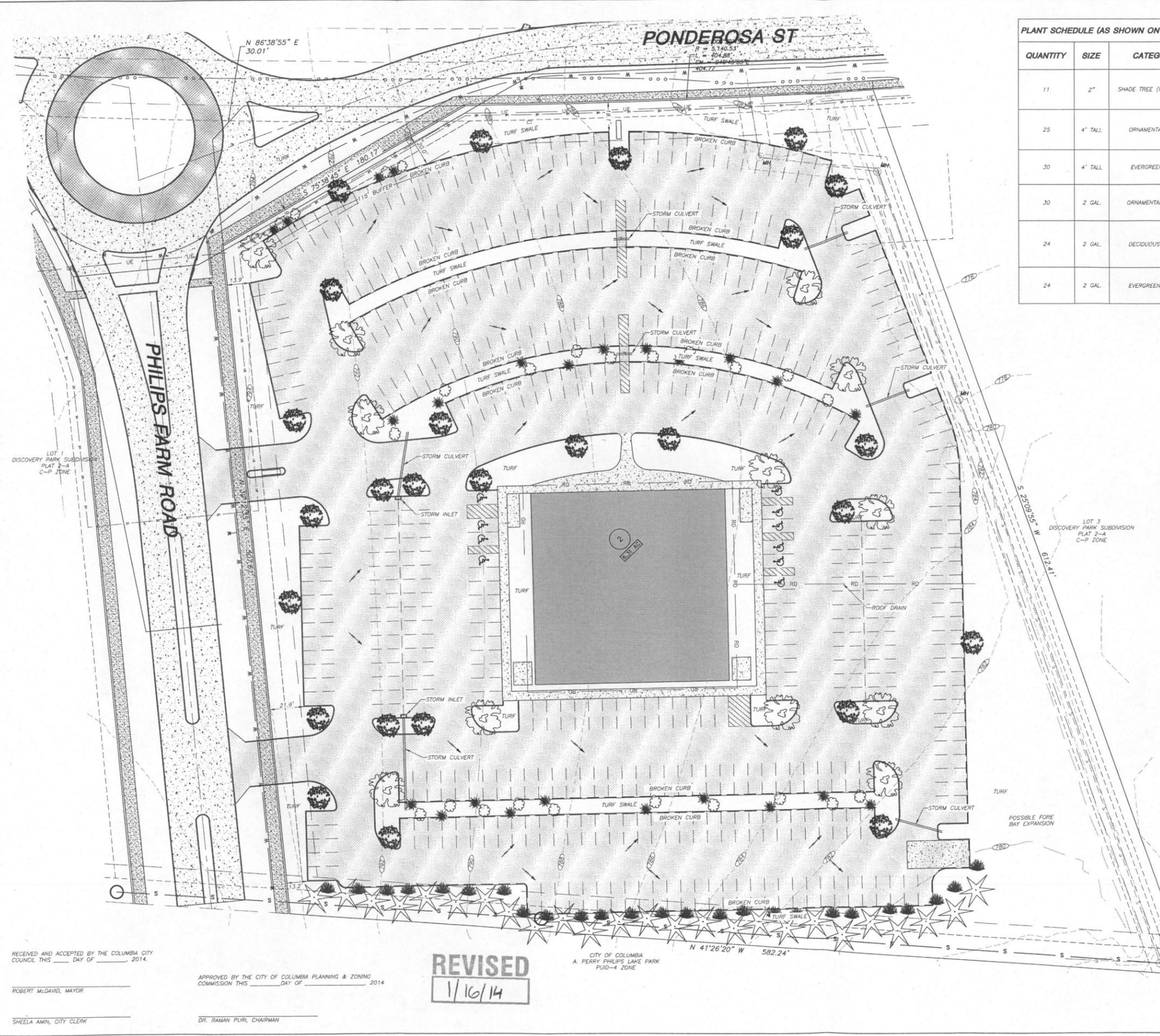
RECEIVED AND ACCEPTED BY THE COLUMBIA CITY COUNCIL THIS ___ DAY OF ___ 2014.

ROBERT McDAVID, MAYOR
 SHEELA AMPL, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING & ZONING COMMISSION THIS ___ DAY OF ___ 2014
 DR. RAMAN PURI, CHAIRMAN

REVISED
 1/16/14





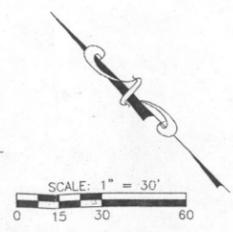
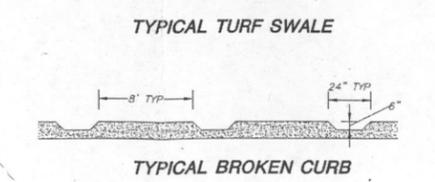
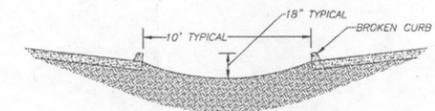
PLANT SCHEDULE (AS SHOWN ON APPROVED C-P PLAN)

QUANTITY	SIZE	CATEGORY	SPECIES	SYMBOL
11	2"	SHADE TREE (MED. - LG)	TRIDENT MAPLE (ACER BUERGERIANUM), YOSHINO CHERRY (PRUNUS YEDODENSIS) OR APPROVED EQUAL	
25	4' TALL	ORNAMENTAL TREE	SERVICEBERRY (AMELANCHER ARBOREA), APPALACHIAN RED REDBUD (CERCIS CANADENSIS) OR APPROVED EQUAL	
30	4' TALL	EVERGREEN TREE	GREEN GIANT ARBORVITAE (OR APPROVED EQUAL) AT 15' CENTERS. STAGGER PLACEMENT TO AVOID UNIFORM APPEARANCE	
30	2 GAL.	ORNAMENTAL GRASS	FEATHER REED GRASS (OR APPROVED EQUAL) PLACED BETWEEN EVERGREEN TREES	
24	2 GAL.	DECIDUOUS SHRUB	BURNING BUSH (EUCONYMUS ALATA 'COMPACTA') SPIREA (SPIRAEA X BUMALDA) OR APPROVED EQUAL	
24	2 GAL.	EVERGREEN SHRUB	HARDY BOXWOOD (BUXUS SINICA INSULARIS) JUNIPER (JUNIPERUS CHINENSIS 'SEA GREEN') OR APPROVED EQUAL	

- NOTES**
- TOTAL AREA OF LOT= 6.31 AC. = 274,860 SQ.FT.
PARKING AREA= 161,020 SQ.FT.
BUILDING AND SIDEWALK AREA= 19,925 SQ.FT.
TOTAL IMPERVIOUS AREA= 180,945 SQ.FT. (65.6%)
TOTAL AREA OF LANDSCAPING= 93,915 SQ.FT. (34.2%)
 - 161,020 SQ. FT. PARKING / 4,500 = 35.8 OR 36 TREES REQUIRED.
 - ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
 - LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
 - THE SOUTHWEST SIDE OF THIS LOT ABUTS RESIDENTIAL ZONED PROPERTY. THE SOUTHWEST SIDE WILL BE SCREENED THE PLANTINGS SHOWN. SCREENING MUST ACHIEVE 80% OPACITY TO 8' HEIGHT IN 4 GROWING SEASONS.
 - THE LANDSCAPING BUFFERS SHALL CONTAIN NO LESS THAN 4 TYPES OF THE CATEGORIES OF PLANTING MATERIAL LISTED IN PARAGRAPH (F) OF SECTION 22-25 IN THE CODE OF ORDINANCES ONE OF WHICH MAY BE SO2 OR SEEDING.
 - LANDSCAPING AND STORM WATER MANAGEMENT SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL BE COMPLETED AND SUBMITTED TO CITY STAFF FOR REVIEW FOLLOWING COUNCIL APPROVAL OF THE DEVELOPMENT PLAN.
 - A FORE BAY WILL BE CONSTRUCTED ON LOT 3 OF THIS DEVELOPMENT TO PROVIDE PRETREATMENT OF STORM WATER BEFORE ENTERING PHILIPS LAKE. PHILIPS LAKE WILL PROVIDE DETENTION FOR THE DEVELOPMENT OF THIS LOT.
 - THERE IS NO CLIMAX FOREST WITHIN THE LIMITS OF THIS LOT.

TOTAL TREES REQUIRED: 38 TREES
30% MEDIUM TO LARGE TREES = 12 TREES
TREES PROVIDED: 28 ORNAMENTAL TREES
12 MEDIUM TO LARGE SHADE TREES
TOTAL TREES PROVIDED: 38 TREES

BUFFER NOTES (PROPOSED PARKING)
PONDEROSA STREET BUFFER (115 LF)
REQUIRED: 2 TREES AND 7 SHRUBS FOR 50% SCREENING.
PROVIDED: 2 TREES, 4 EVERGREEN SHRUB, AND 4 DECIDUOUS SHRUBS.
(TURF GRASS WILL COMPLETE THE PLANTING REQUIREMENT)



RECEIVED AND ACCEPTED BY THE COLUMBIA CITY COUNCIL THIS _____ DAY OF _____ 2014.
ROBERT McDAVID, MAYOR
SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING & ZONING COMMISSION THIS _____ DAY OF _____ 2014
DR. RAMAN PLURI, CHAIRMAN

REVISED
1/16/14

CITY OF COLUMBIA
A. PERRY PHILIPS LAKE PARK
RUID-4 ZONE

LOT 2, DISCOVERY PARK
SECTION 32, TOWNSHIP 48 NORTH, RANGE 12
WEST, COLUMBIA, BOONE COUNTY, MISSOURI
STORM WATER & LANDSCAPE PLAN

PROJECT MANGEMENT BY:
COLUMBIA
Civil Engineering Group
Columbia, MO
3301 BERRYWOOD DRIVE SUITE 103 COLUMBIA, MO 65201
PHONE (573) 998-7821

PLAN PREPARED BY:

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:
2001006116
THIS DOCUMENT HAS BEEN SIGNED,
SEALED AND DATED ELECTRONICALLY.

CHRISTOPHER M. SANDER,
PE-2001004658
DECEMBER 6, 2013

DATE	REVISIONS
12/6/13	CITY COMMENTS
03/28/14	ORIGINAL

AGS PROJECT # CCEG13-04
DRAWING # CCEG13-04
DRAWN BY: SMH
SHEET C 103
SHEET 3 OF 3

Impervious Area Allocations (Basis from Development Agreement - Ordinance 018043)

Tract 9	Area (Ac.)	Percent of Lot	Impervious Area	
Lot 1	5.15	100%	0.00	
Lot 2	6.32	100%	4.15	
Partial Lot 3	1.62	91%	0.00	
Lot 4	1.68	100%	0.00	
Partial Lot 5	2.15	57%	0.60	
Partial Lot 6	3.16	47%	2.07	
Totals	20.09	Acres	6.83	
Allotted From Development Agreement			15.01	
Balance Available			8.18	Acres

Tract 3	Area (Ac.)	Percent of Lot	Impervious Area	
Partial Lot 3	0.16	9%	0.00	
Partial Lot 5	1.54	41%	0.43	
Partial Lot 6	0.00	0%	0.00	
Partial Lot 7	0.00	1%	0.00	
Partial Lot 8	0.13	64%	0.00	
Partial Lot 9	0.12	71%	0.00	
Partial Lot 11	0.15	72%	0.00	
Partial Lot 13	0.14	46%	0.00	
Totals	2.24	Acres	0.44	
Allotted From Development Agreement			9.10	
Balance Available			8.66	Acres

Tract 4	Area (Ac.)	Percent of Lot	Impervious Area	
Partial Lot 5	0.11	3%	0.03	
Partial Lot 6	0.03	0%	0.02	
Partial Lot 7	0.21	99%	0.00	
Partial Lot 8	0.07	36%	0.00	
Partial Lot 9	0.05	29%	0.00	
Partial Lot 11	0.06	28%	0.00	
Partial Lot 13	0.16	54%	0.00	
Lot 10	0.19	100%	0.00	
Lot 12	0.18	100%	0.00	
Lot 14	0.19	100%	0.00	
Lot 15	0.15	100%	0.00	
Lot 16	0.19	100%	0.00	
Partial Lot 17	0.38	42%	0.11	
Toalton HS	21.89	35%	8	Site limited to 35% per plans dated 5/15/09
Totals	23.86	Acres	7.82	
Allotted From Development Agreement			24.72	
Balance Available			16.90	Acres

Tract 5	Area (Ac.)	Percent of Lot	Impervious Area	
Partial Lot 6	3.57	53%	2.34	
Partial Lot 17	0.52	58%	0.16	
Totals	4.09	Acres	2.50	
Allotted From Development Agreement			45.65	
Balance Available			43.15	Acres

Exhibit I

TRACT 9 OF PHILIPS TRACT

[C-P]

Re: Requested Zoning, Requested Permitted Uses, and Development Criteria for Tract 9 of Philips Tract

Size of Tract: 23.08 acres

Requested Zoning of Tract: Zoning District C-P

Requested Allowable Uses of Tract: To be used as a City park, if the City chooses to acquire this Tract, and otherwise, all uses allowed in Zoning District C-1, C-2 and C-3, including pyramiding, excepting, however:

- Drive in theaters;
- Gun clubs;
- Machine shops;
- Travel trailer parks;
- Temporary shelters;
- Halfway houses;
- Publishing and newspaper publishing;
- Commercial parking for automobiles and light trucks;
- Farm machinery sales and services;
- Kennels for boarding of animals of any kind;
- Miniature golf courses or driving ranges;
- Automobile repair shops; provided, however, that automobile dealerships and all uses attendant thereto shall be a permitted use;
- Lumber yards, unless part of a home improvement center.

Legal Description of Tract: See Exhibit 11 to Zoning Application

Standards and Criteria/Design Characteristics and Statement of Intention for Tract:

1. Acreage. 23.08 acres, less roadways.
2. Total Square Footage. The buildings within this Tract will contain no more than 250,000 total square feet of floor space, and the ground floors (footprints) of these buildings will cover, in the aggregate, no more than 75,000 total square feet. Such buildings will be utilized for retail space, offices, self storage centers and hotels.

3. Heights and Setbacks.

A. Setbacks. All buildings will have minimum setbacks as follows:

- 25' from exterior streets and exterior property lines of the Development;
- 20' from interior streets;
- A minimum side yard and rear yard setback of 20' from interior property lines adjacent to residential areas or residential structures,

In addition to the above minimums, all buildings shall set back an additional 1' from all property lines for each additional 1' in height above 45'; provided, however, there shall be no minimum setback required from common areas as long as the applicable common area is at least as wide as the above minimum front, rear and side year setbacks.

B. Building Height. Maximum building heights shall be limited to a maximum building height of 45', with one foot of additional height above 45' being allowed for each one foot of additional setback from exterior boundary lines and streets of the Development, with maximum building heights as follows:

- Commercial/retail - 65'
- Offices - 90'
- Hotels - 100'
- Schools and churches, excluding spires - 75'
- Residential - 75'

C. Minimum Setback Between Residential Buildings. Residential buildings shall be no closer than 10' from each other.

D. Minimum Setback from Creeks and Lake. All buildings and parking areas shall be setback a minimum of 100' from Clear Creek, 100' from the lake and 300' from Gans Creek.

4. Parking. Parking will be as per City Code.

5. Open Space/Total Impervious Surface Area*.

a. Open Space - 35%, without the Park, and 88% with the Park.

b. Total Impervious Surface Area. Total impervious surface within this Tract shall be limited to 65% without the Park, and 12% with the Park, as described on Exhibit 21 hereto. Use of pervious paving materials for overflow parking areas, or emergency parking areas, emergency driveways and some walkways and similar improvements will be encouraged, in order to reduce runoff, yet remain within impervious surface area limitations, if alternative surface paving materials are approved by the Department of Public Works of the City.

*"Open space" and "pervious space" are, for purposes of this Application, considered to be equivalent.

6. Comprehensive Traffic Survey/Development Agreements. Each C-P Development Plan for this Tract must be accompanied by:

- a. A Comprehensive Traffic Survey, if not previously provided; and
- b. A Development Agreement with the City of Columbia and with MoDOT.

Said Traffic Impact Study and Development Agreement shall provide for:

i. Identification of all streets, roads and other traffic infrastructure (collectively, "Traffic Infrastructure"), which are required to serve the Bristol Lake Development, at all stages of its build out/construction, and upon its build out, and which are required to maintain at each phase of Development build out and on full Development build out and in year 2026, required minimum Levels of Service ("LOS") as follows:

- LOS C following completion of each phase and upon build out/completion of the entire Bristol Lake Development;
- LOS D in the year 2026; and

ii. The estimated costs and timing/phasing of the construction of all such Traffic Infrastructure (including the Highway 63 Overpass/Interchange, Gans Road and any other offsite traffic improvement required to serve the Development); and

iii. The identification of funding sources and the providing of funding for the construction of all such traffic infrastructure.

Such Comprehensive Traffic Impact Study and such Development Agreement with the City and MoDOT shall be provided with each C-P Plan for this Tract. Such Comprehensive Traffic Survey and each such Development Agreement must satisfy all requirements of the City and MoDOT for adequate traffic circulation for the Development, at each stage of completion, and for the maintaining and providing of the required Levels of Service as described above.

7. Stormwater/Water Quality Protection Plan. An overall "Water Quality Protection Plan," which comports with the conceptual Water Quality Protection Plan (**Exhibit 24**) and the Water Quality Protection Criteria (**Exhibit 25**), must be presented with each C-P Development Plan and all of its components must be in place before occupancy permits are issued. Impervious surface area shall be limited as per the chart attached hereto as **Exhibit 21**.

8. Park. This Tract and Tract 3 are reserved for a period of six months for possible acquisition by the City for use as a park.

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
January 23, 2014

Case No 13-223:

A request by P1316, LLC (owner) for approval of a C-P development plan to be known as “Lot 2 Discover Park”. The subject 6.31 acre tract is located east of A. Perry Phillips Park, south of Phillips Farm Road (extended), and west of Ponderosa Street.

DR. PURI: May we have a staff report, please.

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval subject to no building permits being issued until full review of the stormwater/water quality protection plan has been completed by the Public Works Department and found to comply with the standards specified in the Ordinance 18043.

DR. PURI: Commissioners, any questions of Mr. Zenner?

MR. STRODTMAN: I'm a little confused on how the -- how is there access to this site? Are they -- is that part of the road system that we saw earlier?

MR. ZENNER: Yes.

MR. STRODTMAN: Okay. So they're not coming from the north, they're coming from the south?

MR. ZENNER: No. They actually -- Ponderosa Street -- what you see is Ponderosa. To the northeast of the traffic circle that is on this plan --

MR. STRODTMAN: Correct.

MR. ZENNER: This is the existing Ponderosa --

MR. STRODTMAN: Okay.

MR. ZENNER: -- as it comes down from AC/Grindstone Parkway. The road will be reoriented into a traffic circle, come out of the traffic circle, and Ponderosa will then basically exist further down and then come into the traffic circle -- the first traffic circle that was part of Lots 5 through 17. Ponderosa then becomes basically a rearage road to a future development tract at the interchange and the main line road will basically be constructed by the developer as we move through Tracts 5 through 17 and further to the south toward Gans Road. It is a relatively ambitious road construction project that will occur with this, but will create an entirely new internal nonresidential collector street within the system.

MR. STRODTMAN: Thank you.

DR. PURI: Any other questions of Mr. Zenner, Commissioners? Seeing none. We'll open this item to Public Hearing.

PUBLIC HEARING OPENED

DR. PURI: Anybody wishing to speak about this, please approach the podium.

MR. HALL: Mike Hall, Columbia Civil Engineering Group, 3301 Berrywood Drive, here in Columbia. One thing, just as far as the -- you know, a little bit more on the access. Part of the project, like Mr. Zenner mentioned, is to reconstruct Ponderosa, essentially from the northern boundary of the property, which would be at the old Blue Acres gas station, south to where the last road improvements on TDD terminated. And those particular plans are actually in the City -- going through the City review process as we speak. One of the reasons it has taken us some time is, you know, we've taken a lot of review time with the traffic engineers at staff level to develop this roundabout that you see

here to provide the -- good access flow to the future regional park as it develops by Parks & Rec. In addition, I would also -- I didn't mention this last time, but I -- this is -- both of these plans have been highly complex and complicated in nature, and I just wanted to take the time to offer my thanks to City Staff for their patience for the number of comments we have got back and forth, as well as their time and effort to work through a lot of these details on a development agreement that is ten years old that we are trying to make sure we are still in compliance with. So I just wanted to give thanks to them. Thank you.

DR. PURI: Are there any questions of this speaker? Mr. Tillotson?

MR. TILLOTSON: So this Philips Farm Road is going to come in, and it's just going to dead end at the back of that office complex?

MR. HALL: That is correct. It's going to dead end at the back of the office complex, and where it is dead ending is at the applicant's property line. The -- anything further to the west is City of Columbia Parks and Rec's land. So we're bringing it all the way up to as far as we can and be on our property, which is part of the requirements of Ordinance 18043.

MR. TILLOTSON: So there's going to be three roundabouts when this is all done?

MR. HALL: Well, yes, with this first phase. Future phases, which we've done, there will be -- on the big main road, there probably -- there will probably be at least one more roundabout internal.

MR. TILLOTSON: Thank you.

MR. HALL: You're welcome.

DR. PURI: Commissioners, any other questions of this speaker? Seeing none. Thank you.

MR. HALL: Thank you.

DR. PURI: Anybody else wishing to speak about this matter? Seeing none. Close public hearing.

PUBLIC HEARING CLOSED

DR. PURI: Discussion, Commissioners? It's pretty straightforward.

MR. TILLOTSON: I think it's pretty straight.

DR. PURI: Okay.

MR. TILLOTSON: Do you want me to do it again?

DR. PURI: Please go ahead.

MR. TILLOTSON: I'll recommend approval of the proposed C-P Development Plan 13-223 subject to no building permits being issued until full review of the stormwater/water quality protection plan has been completed by the Public Works Department and found to comply with the standards specified in Ordinance 18043.

DR. PURI: I'll second that. May we have roll call, please.

MR. STRODTMAN: Yes, sir. For Item No. 13-223.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Lee, Dr. Puri, Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Mr. Tillotson. Abstaining: Ms. Burns. Motion carries 6-0.

MR. STRODTMAN: Motion carries.

DR. PURI: All right. Comments of the public?