

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 164-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 16, 2014

Re: Columbia Safety & Industrial Supply – CP development plan (Case #14-81)

Documents Included With This Agenda Item

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

Supporting documentation includes: Summary of Board/Commission Reports including maps, plans and design parameters, Ordinance # 017005 (previously approved Statement of Intent), Excerpts from Minutes

Executive Summary

A request by Columbia Safety & Industrial Supply (contract purchaser) for approval of a C-P development plan to be known as "Columbia Safety and Industrial Supply". The 12.13 acre lot is located at the northeast corner of Highway 763 North and Bodie Drive, extended, and is commonly known as Lot 1001 of Auburn Hills Plat 10-A. (Case #14-81)

Discussion

The applicant is seeking approval of a C-P development plan on a 12.13 acre tract of land located at the northeast corner of Highway 763 North and Bodie Drive extended. The proposed C-P plan would permit the construction of a 46,320 square foot commercial building that will be used for multiple commercial purposes – sales, office, warehouse, and training. Proposed construction will be a maximum 45-feet tall (allowed by right in the C-P district) and includes 75 parking spaces (code compliant).

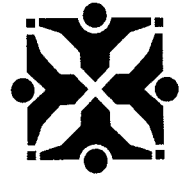
The subject site is a portion of a 65-acre tract of land zoned C-P in 2001. The only other improvement within the C-P district is the Moser's grocery store at the corner of Brown School Road and Highway 763 North. The proposed development will occur on a previously platted lot created in 2005. The approved plat dedicated the right-of-way for Bodie Drive and a performance contract was obtained to guarantee its installation; however, as of today the roadway has not been fully installed.

As a condition of approving this development plan and prior to the issuance of a certificate of occupancy (CO) for the proposed construction Bodie Drive will be required to be installed. With the exception of the need to complete the construction of Bodie Drive the proposed development plan complies with all applicable Zoning and Subdivision requirements

At its June 5, 2014, meeting the Planning and Zoning Commission voted unanimously (8-0) to recommend approval of the C-P development plan with the condition that prior to the issuance of a certificate of occupancy Bodie Drive be installed and dedicated according to the City's construction

City of Columbia

701 East Broadway, Columbia, Missouri 65201



and dedication standards. In rendering its decision, the Commissioner requested confirmation regarding the future building's usage and site access. No other comments were made by the Commission. The project engineer addressed the Commission's questions and provided additional project clarification. No one from the public spoke regarding the matter.

A copy of the staff report, including locator maps, a reduced copy of the C-P plan and design parameters, and meeting excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated. Utility infrastructure placement and construction/extension of Bodie Drive are the responsibility of the developer at their expense.

Long-Term Impact: Impacts will include additional sidewalk, roadway, and utility infrastructure maintenance. Such costs will be offset by additional user fees and increased property tax revenue from improvement of the site.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: None

Strategic Plan Impact: Economic Development

Comprehensive Plan Impact: None

Suggested Council Action

Approval of the C-P development plan as recommended by the Planning and Zoning Commission.

Legislative History

September 2001 - Approval of rezoning to C-P (Ord. # 17005)

January 2005 – Approval of Auburn Hills, Plat 10 (Ord. # 18336)


Department Approved


City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 164-14

AN ORDINANCE

approving the C-P Plan of Columbia Safety and Industrial Supply; 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 C-P Plan of Columbia Safety and Industrial Supply, as certified and signed by the surveyor on May 20, 2014, located on the northeast corner of Highway 763 North and Bodie Drive, extended. 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 C-P Development Plan.

SECTION 2. Approval of the C-P Plan shall be subject to the condition that prior to the issuance of a certificate of occupancy, the unbuilt segment of Bodie Drive from the site's eastern property line to Highway 763 North shall be completed and dedicated to the City of Columbia as a public street in accordance with City standards.

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:

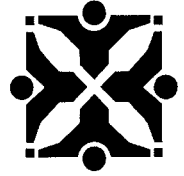
Case #:	14-81	Submission Date:	5/20/14	Planner Assigned:	Zenner
---------	-------	------------------	---------	-------------------	--------

Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way. *25 feet*
2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way. *10 feet*
3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.
One freestanding sign. Max height of 12 feet. Max. area of 64 square feet each side.
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)
*Existing vegetation: 10%
 Landscaping: 15%.*
5. The maximum height and number of light poles and type of fixtures.
*All lighting shall be in conformance with city lighting regulations. Max. pole height at 25'.
 Maximum number of poles shall be 15. Fixtures shall be full cut-off and semi cut-off fixtures to direct lighting inward and downward.*

City of Columbia

701 East Broadway, Columbia, Missouri 65201



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Summary of Board/Commission Reports including maps, plans, and design parameters, Ordinance # 017005, Excerpts from Minutes

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
June 5, 2014**

SUMMARY

A request by Columbia Safety & Industrial Supply (contract purchaser) for approval of a C-P development plan to be known as "Columbia Safety and Industrial Supply". The 12.13 acre lot is located at the northeast corner of Highway 763 North and Bodie Drive, extended and is commonly known as Lot 1001 of Auburn Hills Plat 10-A. **(Case #14-81)**

DISCUSSION

The subject site was originally entitled as part of a 2001 comprehensive zoning request covering approximately 200 acres of land of which approximately 65-acres were zoned to C-P. At the time of rezoning there was no SOI associated with the C-P portion of the overall site; however, the ordinance approving the zoning contained specific standards that any development within the C-P acreage was required to comply with. Principally the conditions dealt with transportation-related improvements to Highway 763 North – dedication of additional right-of-way, access restrictions, and traffic studies to assure specific levels of service (LOS) were maintained.

The proposed C-P plan shows the development of a 46,320 square foot commercial building that will be used for multiple purposes – sales, office, warehouse, and training. Proposed construction will be a maximum 45-feet tall (allowed by right in the C-P district) and includes 75 parking spaces (code compliant). Additional non-striped pavement area is located at the southeast corner of the proposed construction accessible by a separate driveway from the main parking lot. Signage for the site will be limited to a single freestanding sign on 763 North frontage compliant with the C-3 sign standards.

The subject site is part of a much larger commercial complex that was intended house a diverse mix of uses. The only other development on the 65-acre C-P tract is the Moser's grocery store at the intersection of Brown School Road and Highway 763 North. The site is bounded on the east by a multi-family residential development which sits east of a drainage way. The proposed construction is approximately 580-feet west of the drainage way. To the north of the site is undeveloped M-1 zoned property having frontage on Highway 763 North and Prathersville Road.

The proposed development plan show installation of compliant stormwater features to meet the requirements of Chapter 12A and compliance with the landscaping standards of Section 29-25 of the Code. Additionally, the proposed development plan shows the installation of the unbuilt segment of Bodie Drive from the site's eastern property line to Highway 763 North. Access to the site cannot be obtained from 763 North per access restriction.

The proposed development plan has been reviewed by internal departments and external agencies and found to comply 2001 C-P ordinance standards and conforms to applicable City Zoning Regulations standards.

RECOMMENDATION

Approval of the proposed C-P development plan subject to:

1. Prior to issuance of a certificate of occupancy Bodie Drive shall be completed and dedicated to the City of Columbia as a public street in accordance to its street construction and dedication standards.

SUPPORTING DOCUMENTS (ATTACHED)

- Locator maps
- Development plan
- Design parameters
- 2001 rezoning ordinance

SITE CHARACTERISTICS

Area (acres)	+/- 12.13 acres
Topography	Flat to gently sloping southeast
Vegetation/Landscaping	Generally cleared with grass
Watershed/Drainage	Cow Branch
Existing structures	None

HISTORY

Annexation date	1998
Zoning District	C-P (Planned Commercial)
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	Legal lot (Auburn Hills Plat 10A, Lot 1001)

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	
Fire Protection	
Electric	Boone Electric

ACCESS

Hwy 763 North	
Location	West side of site
Major Roadway Plan	Major Arterial (improved & State-maintained). No additional right-of-way needed. Access restricted at intersection with Bodie Drive
CIP projects	None

Bodie Drive	
Location	South side of site
Major Roadway Plan	Local non-residential (unimproved). No additional right-of-way; however, construction of the roadway within platted right-of-way required with proposed development. Sidewalk installation required with road construction.
CIP projects	None

PARKS & RECREATION

Neighborhood Parks	Auburn Hills Park to the east of site
Trails Plan	No trails planned adjacent to site.
Bicycle/Pedestrian Plan	Urban trail/pedway along Hwy 763 (installed)

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 May 13, 2014.

Public information meeting recap	Number of attendees: 1 (applicant's engineer) Comments/concerns: None
Notified neighborhood association(s)	Auburn Hill
Correspondence received	None as of this writing

Report prepared/approved by Patrick Zenner



14-81: GME Supply at Rangeline C-P Development Plan



Hillshade Data: Boone County GIS Office
 Parcel Data Source: Boone County Assessor
 Imagery: Boone County Assessor's Office, Sanborn Map Company
 Created by The City of Columbia - Community Development Department

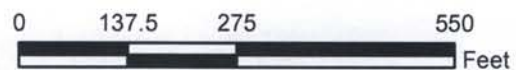




14-81: GME Supply at Rangeline C-P Development Plan

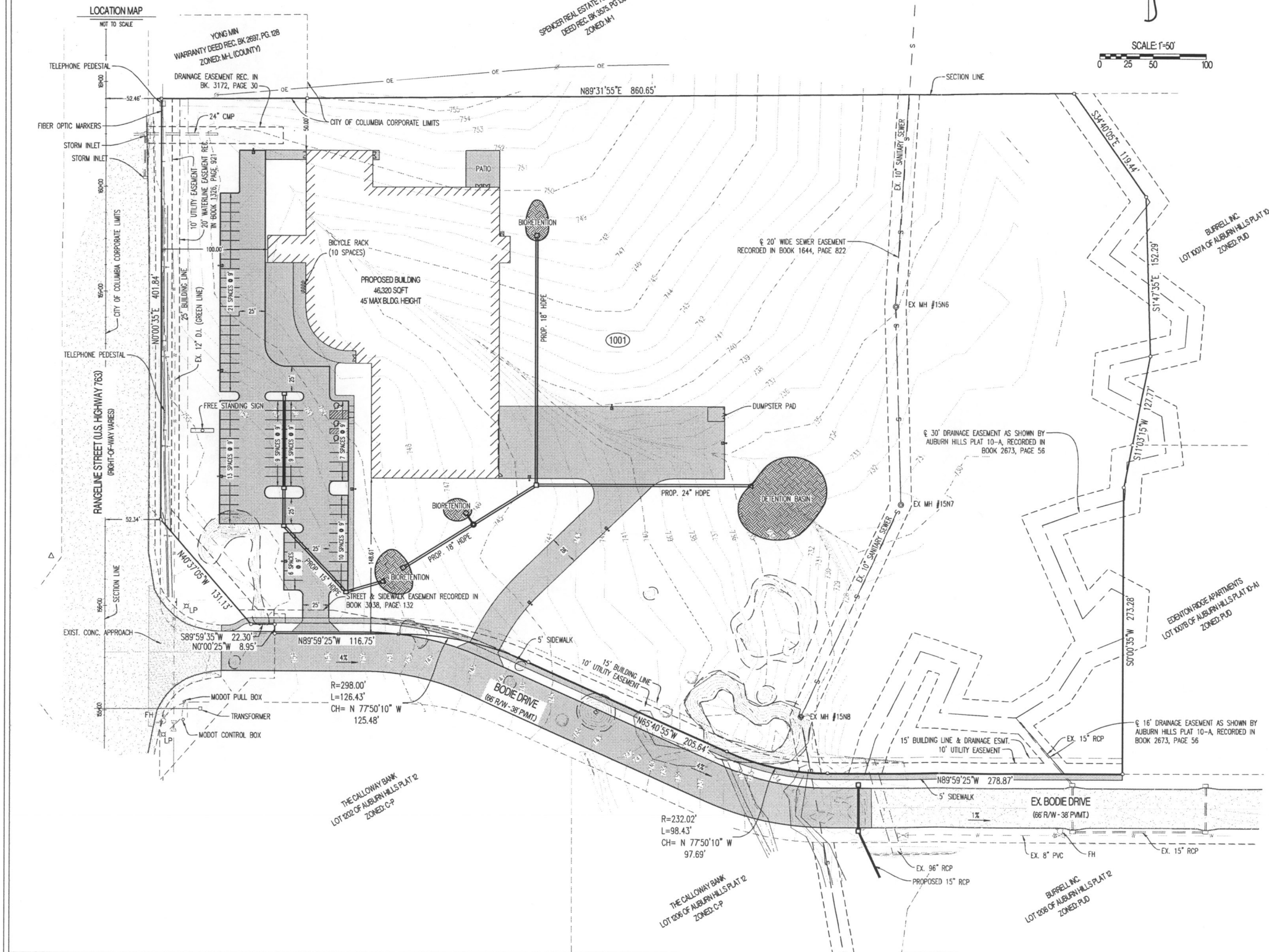
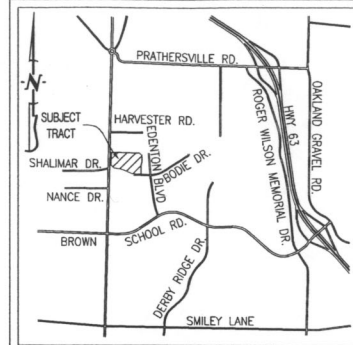


Hillshade Data: Boone County GIS Office
 Parcel Data Source: Boone County Assessor
 Imagery: Boone County Assessor's Office, Sanborn Map Company
 Created by The City of Columbia - Community Development Department



C-P PLAN FOR COLUMBIA SAFETY AND INDUSTRIAL SUPPLY

LOCATED IN SECTION 30, TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
APRIL 2014



LEGEND:

---	EXISTING 2FT CONTOUR
---	EXISTING 10FT CONTOUR
---	CURB
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	MANHOLE/CLEANOUT
---	PROPOSED WATERLINE
---	PROPOSED LIGHT POLE
---	PROPOSED FIRE HYDRANT
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	BUILDING LINE
---	EASEMENT
XX	LOT NUMBER
---	PROPOSED PAVEMENT
---	PROPOSED DETENTION/BIORETENTION

NOTES:

1. TRACT CONTAINS 12.13 ACRES.
2. EXISTING ZONING IS CURRENTLY ZONED C-P.
3. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 29019C 01650, DATED MARCH 17, 2011.
4. AUBURN HILLS PLAT 10-A RECORDED DATE OF 02/24/2005 IS PRIOR TO THE ADOPTION OF STREAM BUFFER REQUIREMENTS UNDER ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES. LOT 1001 OF AUBURN HILLS PLAT 10-A IS EXEMPT FROM THE STREAM BUFFER REQUIREMENTS.
5. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 45', MEASURED FROM THE GROUND FINISHED GRADE ON THE FRONT SIDE OF BUILDING.
6. PROPOSED BIORETENTION/DETENTION AREAS WILL BE SIZED AT THE TIME OF FINAL DESIGN.
7. 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.
8. ALL DRIVE, ROADWAY, AND ACCESS ASLE ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
9. ALL LIGHTING SHALL BE IN CONFORMANCE WITH THE CITY LIGHTING REGULATIONS. MAXIMUM POLE HEIGHT AT 25'. MAXIMUM NUMBER OF POLES SHALL BE 15. FIXTURES SHALL BE FULL CUT-OFF AND SEMI CUT-OFF FIXTURES TO DIRECT LIGHTING INWARD AND DOWNWARD.

SIGNAGE:

LOT 1001 SHALL HAVE ONE FREE STANDING SIGN. MAXIMUM HEIGHT OF SIGN SHALL BE 12' WITH A MAXIMUM AREA OF 64 SQUARE FEET EACH SIDE. BUILDING SIGNAGE SHALL CONFORM TO THE CITY OF COLUMBIA'S SIGN ORDINANCE, CHAPTER 23.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 12 WEST BEING ALL OF LOT 1001 OF AUBURN HILLS, PLAT 10-A, RECORDED IN BOOK 2673, PAGE 56. EXCEPTING THERE FROM THE RIGHT OF WAY DECEDED TO MODOT OF HIGHWAY 763.

PARKING CALCULATIONS:

SPACES REQUIRED	
RETAIL - 6,400 SQ.FT. @ ONE SPACE PER 200 SQ.FT.:	32 SPACES
OFFICES - 10,276 SQ.FT. @ ONE SPACE PER 300 SQ.FT.:	35 SPACES
WAREHOUSE - 23,060 SQ.FT. @ ONE SPACE PER 2,000 SQ.FT.:	12 SPACES
TRAINING - 6,584 SQ.FT. @ ONE SPACE PER 2,000 SQ.FT.:	4 SPACES
HANDICAP SPACES REQUIRED (INCLUDED IN THE ABOVE TOTAL):	3 SPACES
TOTAL SPACES REQUIRED (INCLUDES BICYCLE REDUCTION):	75 SPACES
SPACES PROVIDED	
STANDARD SPACES PROPOSED:	72 SPACES
HANDICAP SPACES PROPOSED:	3 SPACES
TOTAL SPACE PROVIDED:	75 SPACES
BICYCLE SPACES REQUIRED:	
BICYCLE SPACES PROVIDED:	8 SPACES

OWNER:

COMMERCE BANK, N.A.
901 E. BROADWAY
COLUMBIA, MISSOURI 65201

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS ____ DAY OF _____, 2014.

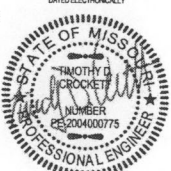
DR. RAMAN PURI, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS
____ DAY OF _____, 2014.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

THIS SHEET HAS BEEN SIGNED, SEALED AND
DATED ELECTRONICALLY



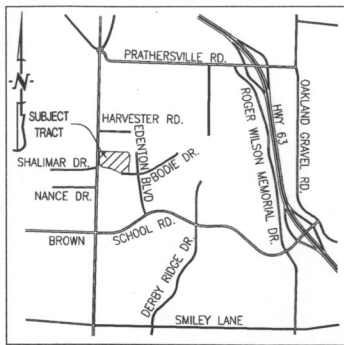
TIMOTHY D. CROCKETT, 2004000775
05/20/2014
DATE

PREPARED BY:

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

C-P PLAN FOR COLUMBIA SAFETY AND INDUSTRIAL SUPPLY

LOCATED IN SECTION 30, TOWNSHIP 49 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
APRIL 2014



PERVIOUS AREA:	
TOTAL LOT AREA	528,108 S.F.
TOTAL IMPERVIOUS AREA	105,732 S.F. (20%)
TOTAL PERVIOUS AREA (OPEN SPACE)	422,376 S.F. (80%)

NOTE: PERVIOUS AREA CALCULATIONS ABOVE REFLECT THE SITE PLAN ON THIS SHEET. IMPERVIOUS AREA MAY CHANGE DURING FINAL PLANS. TOTAL IMPERVIOUS AREA SHALL NOT EXCEED 85%.

LANDSCAPE COMPLIANCE:	
TOTAL PAVED AREA:	54,527 SQ. FT.
TREES REQUIRED @ 1 TREE PER 4,500 S.F.:	13 TREES
LENGTH OF PROPOSED PARKING WITHIN 20' OF R/W:	0 L.F.
TREES REQUIRED @ 1 PER 50 L.F.:	0 TREES
TOTAL TREES REQUIRED:	13 TREES
MEDIUM TO LARGE TREES REQUIRED (30%):	4 TREES
TOTAL TREES PROPOSED:	13 TREES
MEDIUM TO LARGE TREES PROPOSED:	4 TREES
LENGTH OF DEVELOPMENT ADJACENT TO RESIDENTIAL ZONE:	0 L.F.
LENGTH OF PARKING WITHIN 20' OF R/W TO BE SCREENED (50%):	0 L.F.

PLANTING NOTES:		
QUANTITY	PLANT SPECIES	
4	LARGE TREE	
9	MEDIUM TREE	

LANDSCAPING / TREE PRESERVATION NOTES

- ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
- LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
- ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.
- LANDSCAPING SHALL COMPLY WITH CHAPTERS 12A-49 AND AND 23-25 OF THE CITY CODE.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING
COMMISSION THIS _____ DAY OF _____, 2014.

DR. RAMAN PURI, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS
_____ DAY OF _____, 2014.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

THIS SHEET HAS BEEN SIGNED, SEALED AND
DATED ELECTRONICALLY

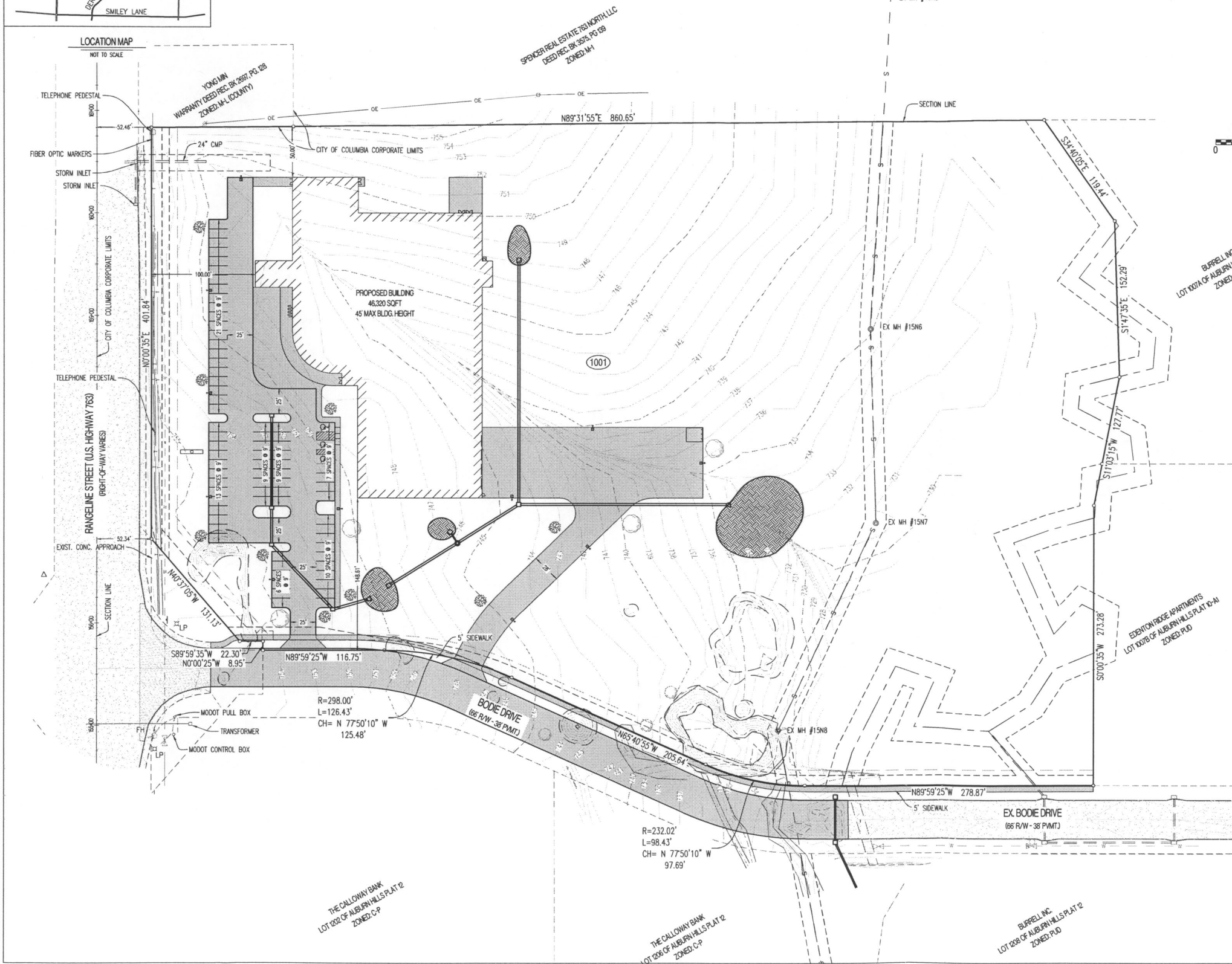


TIMOTHY D. CROCKETT, 2004000775
05/20/2014
DATE

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS

2608 North Stadium Boulevard
Columbia, Missouri 65202
(573) 447-0292

www.crockettengineering.com





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

Design Parameters Worksheet

For office use:

Case #:	14-81	Submission Date:	5/20/14	Planner Assigned:	Zenner
---------	-------	------------------	---------	-------------------	--------

Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way. *25 feet*
2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.
10 feet
3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.
One freestanding sign. Max height of 12 feet. Max. area of 64 square feet each side.
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)
*Existing vegetation: 10%
Landscaping: 15%.*
5. The maximum height and number of light poles and type of fixtures.
*All lighting shall be in conformance with city lighting regulations. Max. pole height at 25'.
Maximum number of poles shall be 15. Fixtures shall be full cut-off and semi cut-off fixtures to direct lighting inward and downward.*

017005

Permanent Record
Filed in Clerk's Office

Introduced by Hindman
First Reading 8-20-01 Second Reading 9-4-01
Ordinance No. 017005 Council Bill No. B 271-01

AN ORDINANCE

rezoning property located on the northeast corner of Rangeline Street and Brown School Road, extended, from Districts M-C, C-1 and O-1 to Districts PUD, R-2, R-1 and C-P; repealing all conflicting ordinances or parts of ordinances; 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 Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following property:

A TRACT OF LAND LOCATED IN THE NORTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE DEED OF INDEPENDENT PERSONAL REPRESENTATIVE RECORDED IN BOOK 1073, PAGE 207, RECORDS OF BOONE COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID DEED; THENCE WITH THE SOUTH LINE THEREOF, S88°53'10"W, 2,350.64 FEET; THENCE N35°39'50"W 21.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 35°39'50"W, 322.50 FEET; THENCE N54°20'10"E, 684.43 FEET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 950.00 FEET, AN ARC LENGTH OF 1,024.77' AND A CHORD BEARING N85°14'15"E, 975.80 FEET; THENCE S 63°51'35"E, 580.00 FEET; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 950.00 FEET, AND ARC LENGTH OF 134.79' AND A CHORD BEARING S67°55'25"E, 134.67 FEET; THENCE S0°00'00"E, 244.65 FEET; THENCE S88°53'10"W, 244.99 FEET; THENCE N64°24'25"W, 24.33 FEET; THENCE N63°51'35"W, 580.00 FEET; THENCE N76°51'50"W, 338.66 FEET; THENCE S 67°20'25"W, 338.66 FEET; THENCE S54°20'10"W, 684.43 FEET, TO THE POINT OF BEGINNING AND CONTAINING 17.0 ACRES.

will be rezoned and become a part of District PUD (Planned Unit Development) and taken away from Districts M-C (Controlled Industrial District) and C-1

(Intermediate Business District). The zoning district map shall designate the property PUD-10. The statement of intent, marked "Exhibit A" is attached to and made a part of this ordinance. The property may be used for all of the uses set forth in "Exhibit A."

SECTION 2. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following property:

A TRACT OF LAND LOCATED IN THE NORTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE DEED OF INDEPENDENT PERSONAL REPRESENTATIVE RECORDED IN BOOK 1073, PAGE 207, RECORDS OF BOONE COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID DEED; THENCE WITH THE SOUTH LINE THEREOF, S88°53'10"W, 376.62 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING WITH SAID SOUTH LINE, S88°53'10"W, 1,974.02 FEET; THENCE N35°39'50"W, 21.09 FEET; THENCE N54°20'10"E, 684.43 FEET; THENCE N67°20'25"E, 338.66 FEET; THENCE S76°51'50"E, 338.66 FEET; THENCE S63°51'35"E, 580.00 FEET; THENCE S64°24'25"E, 24.33 FEET; THENCE S88°53'10"E, 244.99 FEET; THENCE S0°00'00"E, 170.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.6 ACRES.

will be rezoned and become a part of District R-2 (Two-Family Dwelling District) and taken away from Districts M-C (Controlled Industrial District) and C-1 (Intermediate Business District).

SECTION 3. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following property:

A TRACT OF LAND LOCATED IN THE NORTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE DEED OF INDEPENDENT PERSONAL REPRESENTATIVE RECORDED IN BOOK 1073, PAGE 207, RECORDS OF BOONE COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID DEED; THENCE ALONG SAID SOUTH LINE, S88°53'10"W, 376.62 FEET; THENCE N0°00'00"W, 415.32 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 950.00 FEET, AND ARC LENGTH OF 381.54 FEET AND A CHORD BEARING S83°29'40"E, 378.98 FEET TO THE EAST LINE THEREOF; THENCE ALONG THE EAST LINE, S0°00'00"E, 364.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.3 ACRES.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from Districts O-1 (Office District) and M-C (Controlled Industrial District).

SECTION 4. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following property:

A TRACT OF LAND LOCATED IN THE NORTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE DEED OF INDEPENDENT PERSONAL REPRESENTATIVE RECORDED IN BOOK 1073, PAGE 207, RECORDS OF BOONE COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID DEED, THENCE N0°00'00"W, 364.42 FEET TO THE POINT OF BEGINNING; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 950.00 FEET, AN ARC LENGTH OF 381.54 FEET AND A CHORD BEARING N83°29'40"W, 378.98 FEET; THENCE N0°00'00"W, 935.32 FEET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 750.00 FEET, AND ARC LENGTH OF 417.36 FEET AND A CHORD BEARING N15°56'30"E, 412.00 FEET; THENCE N31°53'05"E, 200.00 FEET; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,045.50 FEET, AN ARC LENGTH OF 585.72 FEET AND A CHORD BEARING N15°50'05"E, 578.09 FEET TO THE EAST LINE THEREOF; THENCE ALONG SAID EAST LINE, S0°00'00"E 2,100.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.9 ACRES.

will be rezoned and become a part of District PUD (Planned Unit Development) and taken away from Districts M-C (Controlled Industrial District) and O-1 (Office District). The zoning district map shall designate the property PUD-10. The statement of intent, marked "Exhibit B" is attached to and made a part of this ordinance. The property may be used for all of the uses set forth in "Exhibit B."

SECTION 5. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following property:

A TRACT OF LAND LOCATED IN THE NORTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE DEED OF INDEPENDENT PERSONAL REPRESENTATIVE RECORDED IN BOOK 1073, PAGE 207, RECORDS OF BOONE COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID DEED; THENCE ALONG THE

EAST LINE THEREOF, S0°00'00"E 135.19 FEET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,045.50 FEET, AN ARC LENGTH OF 585.72 FEET AND A CHORD BEARING S15°50'05"W, 578.09 FEET; THENCE S31°53'05"W, 200.00 FEET; THENCE N58°06'55"W, 390.00 FEET; THENCE N23°10'30"W, 712.68 FEET TO THE NORTH LINE OF SAID DEED; THENCE ALONG SAID NORTH LINE, N90°00'00"E, 875.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.6 ACRES.

will be rezoned and become a part of District PUD (Planned Unit Development) and taken away from District M-C (Controlled Industrial District). The zoning district map shall designate the property PUD-8. The statement of intent, marked "Exhibit C" is attached to and made a part of this ordinance. The property may be used for all of the uses set forth in "Exhibit C."

SECTION 6. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following property:

A TRACT OF LAND LOCATED IN THE NORTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE DEED OF INDEPENDENT PERSONAL REPRESENTATIVE RECORDED IN BOOK 1073, PAGE 207, RECORDS OF BOONE COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID DEED; THENCE S88°53'10"W, 376.63 FEET; THENCE N0°00'00"W, 415.32 FEET TO THE POINT OF BEGINNING; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 950.00 FEET, AN ARC LENGTH OF 134.79 FEET AND A CHORD BEARING N67°55'25"W, 134.67 FEET; THENCE N63°51'35"W, 580.00 FEET; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 950.00 FEET, AN ARC LENGTH OF 1,024.77 FEET AND A CHORD BEARING S85°14'15"W, 975.80 FEET; THENCE S54°20'10"W, 96.83 FEET; THENCE N1°06'50"W, 1,102.38 FEET; THENCE N88°23'15"E, 390.69 FEET; THENCE N46°45'20"E, 874.19 FEET; THENCE N86°32'55"E, 318.10 FEET; THENCE S23°10'30"E, 394.27 FEET; THENCE S58°06'55"E, 390.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 750.00 FEET, AN ARC LENGTH OF 412.00 FEET AND A CHORD BEARING S15°56'30"W, 412.00 FEET; THENCE S0°00'00"E, 935.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 51.4 ACRES.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District M-C (Controlled Industrial District).

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 amended so that

the following property:

A TRACT OF LAND LOCATED IN THE NORTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE DEED OF INDEPENDENT PERSONAL REPRESENTATIVE RECORDED IN BOOK 1073, PAGE 207, EXCEPT THAT PART COVNEVED TO THE STATE OF MISSOURI FOR STATE HIGHWAY ROUTE 63 BY INSTRUMENT DATED APRIL 28, 1928 AND RECORDED IN BOOK 1, PAGE 318 RECORDS OF BOONE COUNTY AND ALSO EXCEPT THAT PART CONVEYED TO THE STATE OF MISSOURI, ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION OF MISSOURI FOR U.S. ROUTE 63 BY INSTRUMENT DATED JULY7, 1976 AND RECORDED IN BOOK 434, PAGE 903, RECORDS OF BOONE COUNTY, MISSOURI AND MORE PATICULARLY DESCRIBED AS FOLLOWS:

(Tract
G)

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT, THENCE N0°00'00"E, 2665.14 FEET TO THE NORTH WEST CORNER OF SAID TRACT; THENCE ALONG THE NORTH LINE OF SAID DEED, N90°00'00"E, 772.97 FEET; THENCE S0°45'50"W, 163.70 FEET; THENCE S19°59'25"E, 183.52 FEET; THENCE S23°17'40"W, 269.71 FEET; THENCE S44°18'35"W, 190.24 FEET; THENCE N88°53'10"E, 657.42 FEET; THENCE S1°06'50"E, 1,316.98 FEET; THENCE S54°20'10"W, 587.60 FEET; THENCE S35°39'50"E, 343.59 FEET TO THE SOUTH LINE OF SAID DEED; THENCE S88°53'10"W, 999.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 64.7 ACRES.

will be rezoned and become a part of District C-P (Planned Business District) and taken away from District M-C (Controlled Industrial District). The property may be used for all of the permitted uses in District C-3 and the following:

- Amusement parks, commercial baseball or other athletic fields, race tracks or fairgrounds;
- Commercial picnic grounds and fishing lakes;
- Commercial stables;
- Machine shops;
- Plumbing, heating, air-conditioning, and electrical businesses, which may include related customary activities such as contracting, retail and wholesale sales and distribution; and
- Warehousing and distribution facilities provided such facilities are ancillary to other allowed uses in the C-P district.

SECTION 8. The rezoning of the property described in this ordinance is subject to the following conditions:

- 1.) Developer shall provide a traffic study at the time of C-P Plan review for the property described in section 7. The traffic study shall identify recommended access points and serve as the basis for an agreement regarding the developer's responsibility for certain

off-site improvements. More specifically:

The C-P site plan for the property described in section 7 shall follow the proposed Missouri Department of Transportation (MoDOT) guidelines for access management for Route 763 and for Brown Station Road.

The C-P site plan shall reserve an area along Route 763 for future right-of-way acquisition by MoDOT.

As a result of the traffic study, the total square footage and mix of nonresidential uses may be adjusted or reduced from the initial development proposal to achieve the following:

- Provide Level of Service (LOS) C at peak hour on street, weekdays and Saturdays at project build out and for each development phase;
- Provide Level of Service (LOS) D at peak hour on street, weekdays and Saturdays for 2020.

The traffic study must identify off-site improvements needed to accommodate the traffic associated with the development at the desired LOS at each phase of development, at build out and for 2020. The traffic study shall include cost estimates for the improvements and the proposed funding sources.

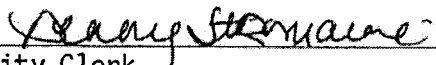
- 2.) Developer shall enter into an agreement with the City and MoDOT whereby the developer will be responsible for phased traffic improvements.
- 3.) Developer shall provide a stormwater management plan acceptable to the City which may include on-site detention.

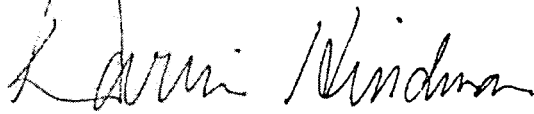
Section 9. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 10. This ordinance shall be in full force and effect from and after its passage.


PASSED this 4th day of September, 2001.

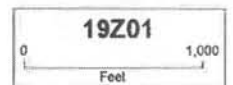
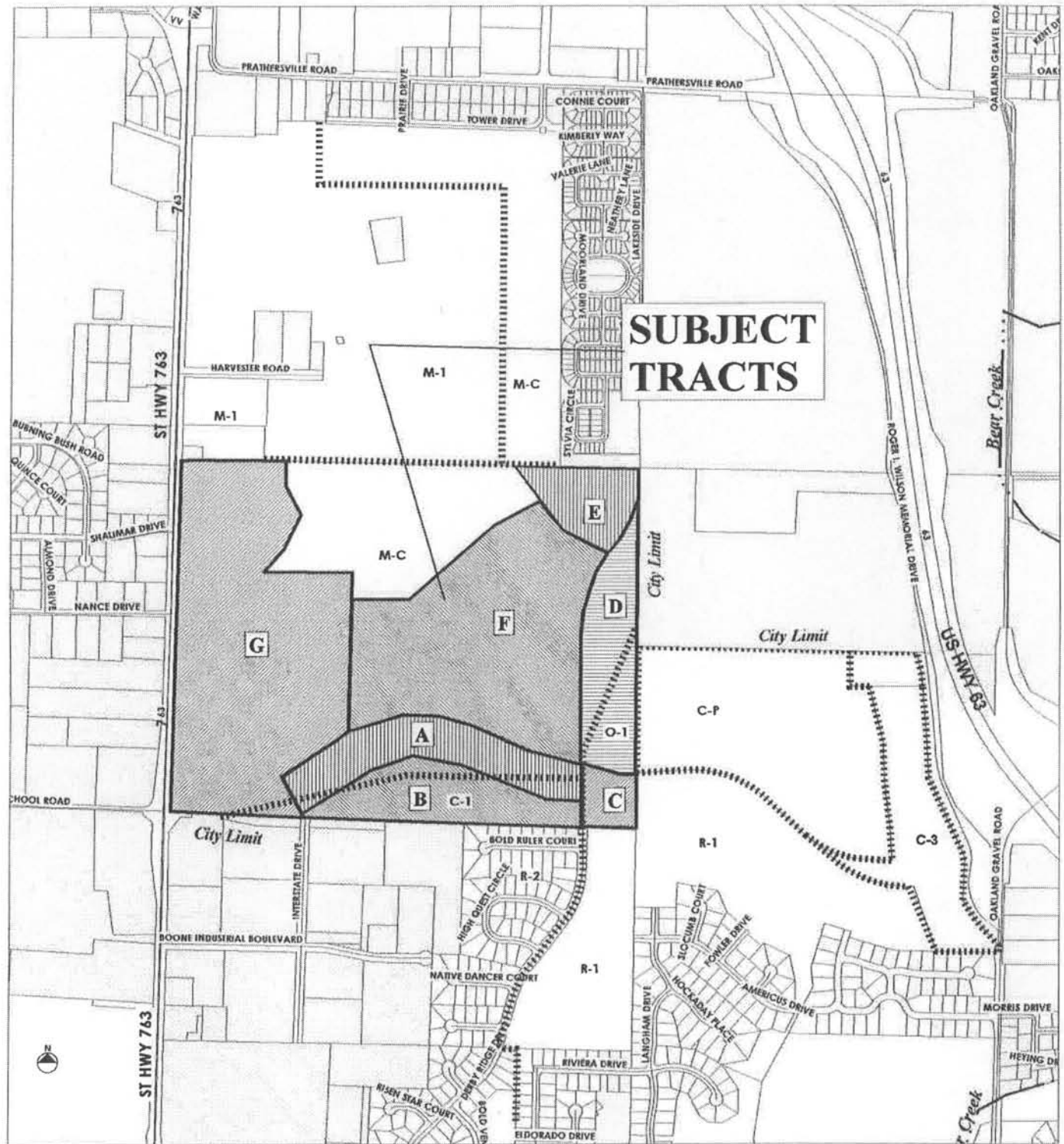
ATTEST:

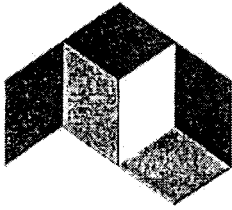

City Clerk


Mayor and Presiding Officer

APPROVED AS TO FORM:


City Counselor





A CIVIL GROUP
CIVIL ENGINEERING • PLANNING • SURVEYING

THE GROUP
JAY, DONNA, NEAL,
BILL, LAURA, JONATHAN,
AND SUZANNE

19 June '01

Statement of Intent

Tract A P.U.D -10

- a) The types of dwelling units proposed and any accessory buildings proposed.

Single-family attached structures are proposed and any accessory uses allowed in R-1 zoning shall be allowed

- b) The maximum number of dwelling units proposed and the development density.

There are 17.0 acres of land in this tract. It is anticipated there will be 4 acres used for public street right-of-way, leaving 13.0 acres for development. There fore 130 units are proposed and the "PUD defined" density is 10.0 units per acre. The density as commonly defined would be 7.65 units per acre.

- c) The maximum building height proposed

The maximum building height is 38 feet

- d) The total number of parking spaces proposed and the parking ratio

The parking spaces proposed for 130 units are 292 spaces. This minimum-parking ratio is 2.25 spaces per unit. The minimum ratio will be maintained regardless of the number of units ultimately planned.

- e) The minimum percentage of the entire site (tract A) to be maintained in open space, such as landscaping or natural vegetation.

The minimum percentage of open space will be 20% (please note there are other tracts in the parent tract that will have additional open space)

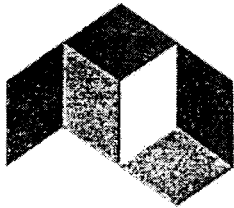
- f) Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or clubhouses.

Any such amenities will be itemized upon the submittal of a detailed PUD plan by the developer of the property, who may be other than the applicant.

- g) A general description of the plan including minimum lot sizes, if applicable, minimum building setbacks from streets and minimum setbacks between buildings.

If there are to be lots, then the minimum lot size shall be 1,750 square feet. The minimum building set back from streets shall be 18 feet except along the Brown School Frontage, which will have a 25-foot setback. The minimum setback between buildings will be 0 feet.

In addition to the above, no private driveways will be proposed onto Brown School Road. All access to Brown School Road will be from a single public street access approximately half way between Rangeline and Derby Ridge Road and Derby Ridge Road and Interstate Drive. Internal access will be provided with a mixture of public streets and private drives.



A CIVIL GROUP
CIVIL ENGINEERING • PLANNING • SURVEYING

THE GROUP
JAY, DONNA, NEAL,
BILL, LAURA, JONATHAN,
AND SUZANNE

19 June '01

Statement of Intent

Tract D P.U.D -10

- a) The types of dwelling units proposed and any accessory buildings proposed.

Single-family attached structures are proposed and any accessory uses allowed in R-1 zoning shall be allowed

- b) The maximum number of dwelling units proposed and the development density.

There are 12.9 acres of land in this tract. It is anticipated there will be 1.9 acres used for public street right-of-way, leaving 11.0 acres for development. There fore 110 units are proposed and the "PUD defined" density is 10.0 units per acre. The density as commonly defined would be 852 units per acre.

- c) The maximum building height proposed

The maximum building height is 38 feet

- d) The total number of parking spaces proposed and the parking ratio

The parking spaces proposed for 110 units are 247 spaces. This minimum-parking ratio is 2.25 spaces per unit. The minimum ratio will be maintained regardless of the number of units ultimately planned.

- e) The minimum percentage of the entire site (tract A) to be maintained in open space, such as landscaping or natural vegetation.

The minimum percentage of open space will be 20% (please note there are other tracts in the parent tract that will have additional open space)

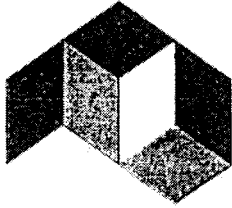
- f) Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or clubhouses.

Any such amenities will be itemized upon the submittal of a detailed PLD plan by the developer of the property, who may be other than the applicant.

- g) A general description of the plan including minimum lot sizes, if applicable, minimum building setbacks from streets and minimum setbacks between buildings.

If there are to be lots, then the minimum lot size shall be 1,750 square feet. The minimum building set back from streets shall be 18 feet except along the Brown School Frontage, which will have a 25-foot setback. The minimum setback between buildings will be 0 feet.

In addition to the above, no private driveways will be proposed onto Brown School Road. All access to Brown School Road will be from private driveways onto Derby Ridge Road. Internal access will be provided by private drives.



A CIVIL GROUP
CIVIL ENGINEERING • PLANNING • SURVEYING

THE GROUP
JAY, DONNA, NEAL,
BILL, LAURA, JONATHAN,
AND SUZANNE

19 June '01

Statement of Intent

Tract E P.U.D -8

- a) The types of dwelling units proposed and any accessory buildings proposed.

Single-family attached structures are proposed and any accessory uses allowed in R-1 zoning shall be allowed

- b) The maximum number of dwelling units proposed and the development density.

There are 11.6 acres of land in this tract. It is anticipated there will be 0.6 acres used for public street right-of-way, leaving 11.0 acres for development. There fore 88 units are proposed and the "PUD defined" density is 8.0 units per acre. The density as commonly defined would be 7.59 units per acre.

- c) The maximum building height proposed

The maximum building height is 38 feet

- d) The total number of parking spaces proposed and the parking ratio

The parking spaces proposed for 88 units are 198 spaces. This minimum-parking ratio is 2.25 spaces per unit. The minimum ratio will be maintained regardless of the number of units ultimately planned.

- e) The minimum percentage of the entire site (tract A) to be maintained in open space, such as landscaping or natural vegetation.

The minimum percentage of open space will be 20% (please note there are other tracts in the parent tract that will have additional open space)

- f) Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or clubhouses.

Any such amenities will be itemized upon the submittal of a detailed PUD plan by the developer of the property, who may be other than the applicant.

- g) A general description of the plan including minimum lot sizes, if applicable, minimum building setbacks from streets and minimum setbacks between buildings.

If there are to be lots, then the minimum lot size shall be 1,750 square feet. The minimum building set back from streets shall be 18 feet. The minimum setback between buildings will be 0 feet.

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
JUNE 5, 2014

Case No. 14-81

A request by Columbia Safety & Industrial Supply (contract purchaser) for approval of a C-P development plan to be known as "Columbia Safety and Industrial Supply." The 12.13 acre lot is located at the northwest corner of Highway 763 North and Bodie Drive, extended, and is commonly known as Lot 1001 of Auburn Hills Plat 10-A.

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 C-P plan.

MR. REICHLIN: Questions of the staff? Mr. Strodtman?

MR. STRODTMAN: Out on the Highway 763, is that a right only or is that a full access?

MR. ZENNER: It is a three-quarter access only, so that means right in -- right-in northbound, left-in southbound.

MR. STRODTMAN: Thank you.

MR. REICHLIN: Anybody else? Mr. Lee?

MR. LEE: Mr. Zenner, the developer is in agreement to finish out Bodie Drive?

MR. ZENNER: That is my understanding and Mr. Crockett can speak to that on behalf of the developer.

MR. LEE: Okay. I'll ask him. Thank you.

MR. REICHLIN: Any other questions of the staff? Seeing none, we'll open the public hearing.

PUBLIC HEARING OPENED

MR. REICHLIN: It's a busy night, Mr. Crockett.

MR. CROCKETT: It is. Mr. Reichlin, members of the Commission, Tim Crockett, Crockett Engineering, 2608 North Stadium. To answer your question, Mr. Lee, yes. It has been brought to our attention that road needs to be completed all the way through development. My client is willing to work an arrangement out with -- between himself and potentially the lot owners to the south to complete that roadway before a certificate of occupancy is issued for this plat.

MR. LEE: Thank you.

MR. CROCKETT: I believe Mr. Zenner did an excellent job doing the staff report for this property. We did -- he -- we talked a little bit about the parking. The amount of training that goes on in the facility is limited and the courses -- depending upon the course work and the number, will limit the number of participants. Sometimes it may be 20, 25, maybe 30, depending upon the level of training that we're doing in this specific site, but most of the course work, most of the classes are somewhere in the 10 to 15 range, so parking should not be a problem with that regard. With that, I'll be happy to answer any questions.

MR. REICHLIN: Questions of this speaker? Mr. Strodtman?

MR. STRODTMAN: Will the Columbia Safety and Industrial Supply be the only tenant?

MR. CROCKETT: Right now, for this facility, yes. We -- it is a larger piece of property. We're only utilizing a portion of it, so there may be some intention in the future to come back either with a -- an expanded building for their use or maybe some -- some leased space, but that would be a modified C-P plan that would come back before this commission for that approval. But at this time, yes, Columbia Supply is the only tenant. I say they're the only tenant. They have a couple businesses. They have an on-line sales business and they also have a retail sales business, as well as the training, but it is, basically, the same ownership that wants to utilize that entire building.

MR. STRODTMAN: Thank you.

MR. REICHLIN: Any other questions of this speaker?

MR. CROCKETT: Thank you.

MR. REICHLIN: Anybody else who would care to comment on this matter? Seeing none, we'll close the public hearing.

PUBLIC HEARING CLOSED

MR. REICHLIN: Comments of Commissioners, please?

MR. STRODTMAN: It seems pretty straightforward. I plan on supporting it.

MR. TILLOTSON: Yeah. I support it.

MR. LEE: I'll make a motion.

MR. REICHLIN: Okay. Is everybody --

MR. LEE: Case No. 14-81, a request by Columbia Safety and Industrial Supply, the contract purchaser, for approval of a C-P development plan to be known as Columbia Safety and Industrial Supply. The 12.13-acre lot is located at the northwest corner of Highway 763 North and Bodie Drive, extended, and is commonly known as Lot 1001 of Auburn Hills Plat 10-A. I would also amend the motion to -- in agreement with City Staff that the Columbia Safety and Industrial Supply finish out Bodie Drive in accordance with City regulations.

MR. STANTON: Second.

MR. REICHLIN: Mr. Stanton second. May we have a roll call, please?

MR. STRODTMAN: Yes, Mr. Vice Chair.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Burns, Mr. Lee, Ms. Loe, Mr. Reichlin, Mr. Stanton, Mr. Strodtman, Mr. Tillotson, Ms. Russell. Motion carries 8-0.

MR. STRODTMAN: The motion for approval will be forwarded to City Council for their consideration.

MR. REICHLIN: Thank you, Mr. Secretary.