

THE VILLAGE OF CHERRY HILL MAJOR AMENDMENT TO PD PLAN

LOT 3B - THE VILLAGE OF CHERRY HILL

FEBRUARY 5, 2024

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI, BEING LOT 3B OF THE VILLAGE OF CHERRY HILL PLAT 3, RECORDED IN PLAT BOOK 33, PAGE 62, RECORDS OF BOONE COUNTY, AND CONTAINING 0.41 ACRES.

PROPERTY OWNER

COLUMBIA SOUTH REAL ESTATE, LLC
308 S. 9TH STREET
COLUMBIA, MO 65201

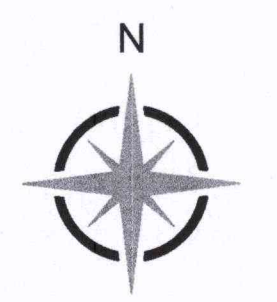
LANDSCAPE NOTE

- SITE AREA:
 - BUILDING 0.16 ACRES (39%)
 - PAVEMENT 0.02 ACRES (5%)
 - LANDSCAPED 0.23 ACRES (56%)
 - TOTAL 0.41 ACRES
- CLIMAX FOREST: THIS SITE DOES NOT CONTAIN CLIMAX FOREST AS DEFINED BY 29-4.4 OF THE UNIFIED DEVELOPMENT ORDINANCE. NO TREE PRESERVATION PLAN IS REQUIRED.
- SIGNIFICANT TREES: THIS SITE DOES NOT CONTAIN SIGNIFICANT TREES AS DEFINED BY 29-4.4 OF THE UNIFIED DEVELOPMENT ORDINANCE. NO TREE PRESERVATION PLAN IS REQUIRED.
- PARKING LOT LANDSCAPING: NO NEW PARKING AREA IS PROPOSED, THEREFORE NO ADDITIONAL TREES, SHRUBS, OR SCREENING IS REQUIRED FOR THE PARKING LOT PER 29-4.4 OF THE UNIFIED DEVELOPMENT CODE.
 - REQUIRED: 1 TREE/60 LF @ 206 LF OF FRONTAGE = 4 TREES
 - PROVIDED: 5 TREES SHALL BE A MIX OF MEDIUM AND LARGE TREES.
- PROPERTY EDGE BUFFERING: LEVEL 2 PROPERTY EDGE BUFFERING ON SOUTH PROPERTY LINE AS REQUIRED PER 29-4.4 OF THE UNIFIED DEVELOPMENT CODE.
 - 4 CATEGORIES OF MATERIAL
 - 1 TREE/200 SF * 800 SF = 4 TREES
 - 50% OF AREA COVERED WITH SHRUBS & FLOWERS



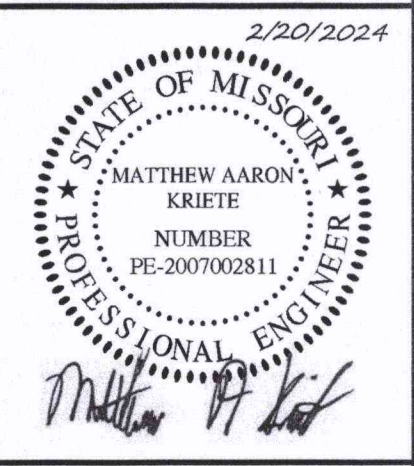
Engineering Surveys & Services
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www.ess-inc.com
MO Engineering Corp. # 2904405018



0 1"
SCALE: 1" = 20'

THE VILLAGE OF CHERRY HILL - LOT 3B
CORONA ROAD
COLUMBIA, BOONE COUNTY, MISSOURI



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

IF ORIGINAL SIGNATURE OR DIGITAL AUTHENTICATION IS NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Date
SEPTEMBER 7, 2023

Revised
OCTOBER 4, 2023
OCTOBER 16, 2023
NOVEMBER 1, 2023
NOVEMBER 6, 2023
JANUARY 17, 2024
FEBRUARY 5, 2024
FEBRUARY 20, 2024

Design: MJS Drawn: MJS

PD PLAN

Sheet
C-1

ESS & PROJECT NO. 15845

LEGEND

UE	PROPERTY LINE
UT	UNDERGROUND ELECTRIC LINE
S	UNDERGROUND TELECOMMUNICATIONS LINE
SS	SANITARY SEWER LINE
G	STORM SEWER LINE
W	GAS LINE
750	WATER LINE
CMP	EXISTING CONTOUR
FH	CORRUGATED METAL PIPE
LS	FIRE HYDRANT
PVC	LIGHT STANDARD
TP	POLYVINYL CHLORIDE PIPE
CWS	TELECOMMUNICATIONS PEDESTAL
BOC	CONCRETE SIDEWALK
FDC	BACK OF CURB
LS	FIRE DEPARTMENT CONNECTION
750	LIGHT STANDARD
S	FINISH CONTOUR
W	PROPOSED SANITARY SEWER LINE
G	PROPOSED GAS LINE
UE	PROPOSED UNDERGROUND ELECTRIC
UT	PROPOSED UNDERGROUND TELEPHONE
SS	PROPOSED STORM SEWER
⊕	PROPOSED FIRE HYDRANT & VALVE
▬	PROPOSED CONCRETE SIDEWALK
▬	PROPOSED HEAVY DUTY CONCRETE
▬	PROPOSED LARGE TREE
▬	PROPOSED SMALL TREE
▬	PROPOSED EVERGREEN SHRUB
▬	PROPOSED DECIDUOUS SHRUB
▬	PROPOSED PLANTING BED

PARKING NOTE (LOT 3B)

REQUIRED PARKING		
RESIDENTIAL	12 UNITS AT 1.5 SPACE/ UNIT	= 18 SPACES
ONE BEDROOM	12 UNITS AT 2 SPACES/ UNIT	= 24 SPACES
TWO BEDROOM	1 SPACES/ 5 UNITS	= 5 SPACES
VISITOR		
	REQUIRED = 47 SPACES	
	BIKE CREDIT = (4) SPACES	
	TOTAL REQUIRED = 43 SPACES	
PROVIDED PARKING		
STANDARD - ON SITE		= 7 SPACES
ON STREET PARKING (SEE NOTE #6)		= 9 SPACES
ACCESSIBLE STALLS		= 1 SPACES (1 VAN)
OFF-SITE PARKING (SEE NOTE #6)		= 26 SPACES
	TOTAL PROVIDED = 43 SPACES	
PROVIDED BIKE PARKING		= 8 SPACES

STORM WATER NOTE

STORM WATER MANAGEMENT SHALL CONFORM TO THE VILLAGE OF CHERRY HILL C-P DEVELOPMENT PLAN, DATED DECEMBER 11, 2014.

SITE LIGHTING NOTE

EXISTING PARKING AREAS ON LOT 6 WILL BE ILLUMINATED BY 20'-FT TALL FULL CUT-OFF POLE MOUNTED LIGHT. THIS LIGHT WILL PROVIDE MORE THAN 0.5 fc AT THE ADJACENT PROPERTY TO LOTS 3A, 3C, AND 3D. OTHERWISE, THIS LIGHT WILL COMPLY WITH UDC 29-4.5. ADDITIONAL PEDESTRIAN LEVEL LIGHTING MAY BE PROVIDED THAT COMPLIES WITH UDC 29-4.5.

EASEMENT VACATION NOTE

- THE EXISTING EASEMENT WITHIN THE BUILDING FOOTPRINT AS CROSSED HATCHED BELOW IS PROPOSED TO BE VACATED BY SEPARATE INSTRUMENT
- A PROPOSED 20' UTILITY EASEMENT IS PROPOSED TO BE DEDICATED BY SEPARATE INSTRUMENT ALONG THE SOUTHERN PROPERTY LINE OF LOT 3B.
- ALL OTHER EXISTING EASEMENTS ARE PROPOSED TO REMAIN.

ELECTRIC RELOCATION NOTE

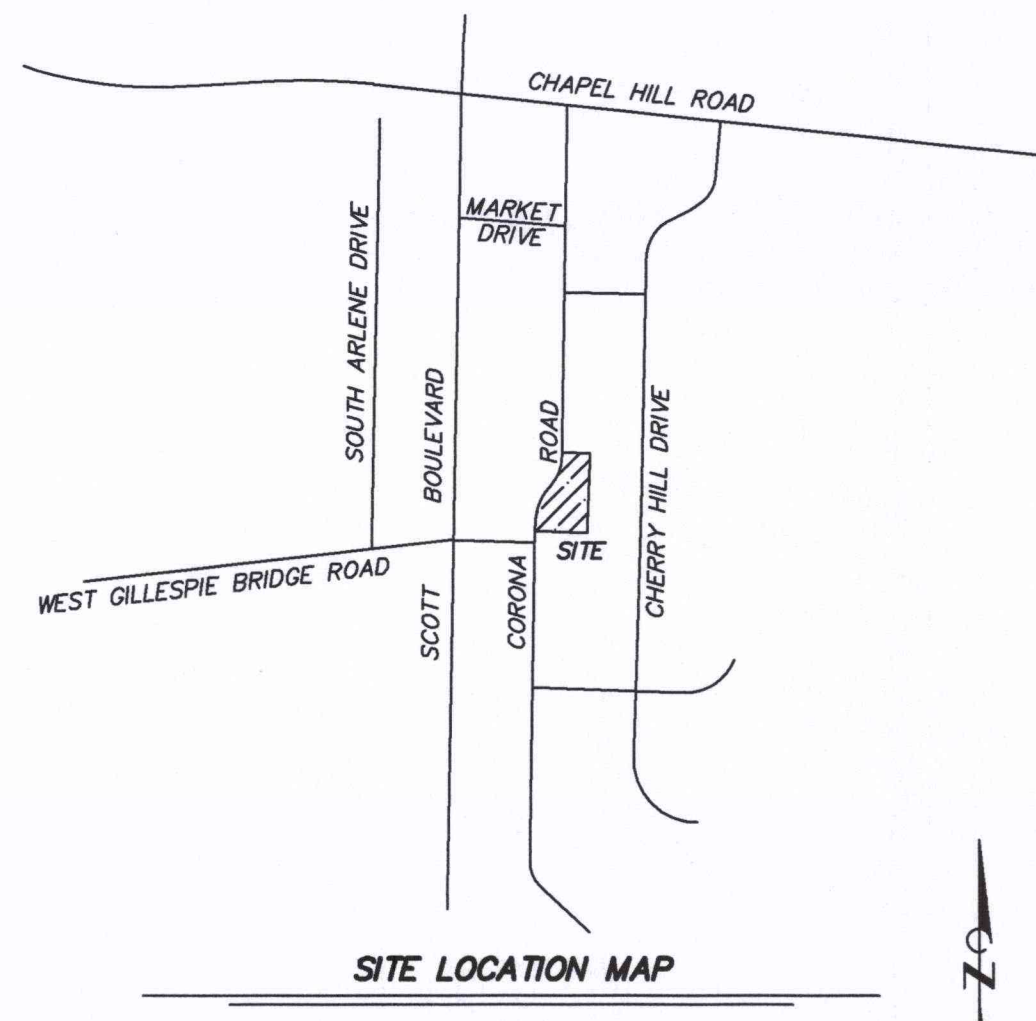
EXISTING UNDERGROUND ELECTRIC WITHIN THE PROPOSED BUILDING FOOTPRINT SHALL BE DESIGNED BY WATER AND LIGHT. RELOCATION COSTS SHALL BE THE RESPONSIBILITY OF THE OWNER.

BUILDING NOTE

- ALL SIDE OF THE BUILDING FACADE SHALL BE OF CONSISTENT MATERIAL
- THE BUILDING FACADE, EXCLUSIVE OF PENETRATIONS, SHALL BE PREDOMINATELY BRICK AND/OR STONE WITH NO MORE THAN 10% CEMENT BOARD SIDING.

PARKING NOTE (VILLAGE OF CHERRY HILL)

TOTAL AREA OF RETAIL = 43,175 SQ. FT.
RETAIL/OFFICE AREA = 17,400 SQ. FT.
TOTAL AREA OF OFFICE = 30,048 SQ. FT.
TOTAL NUMBER OF RESIDENTIAL UNITS = 112
TOTAL PARKING REQUIRED = 657 SPACES
OFF-STREET PARKING PROVIDED = 494 SPACES
ON-STREET PARKING PROVIDED = 135 SPACES
TOTAL PARKING PROVIDED = 630 SPACES
INCLUDING 29 ACCESSIBLE SPACES



ZONING NOTE

THIS PROPERTY IS ZONED "PD", PLANNED DEVELOPMENT

FLOOD PLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29019C0267E, DATED APRIL 19, 2017.

STREAM BUFFER NOTE

THIS SITE DOES NOT CONTAIN STREAM BUFFERS AS DEFINED BY CHAPTER 12A OF CITY OF COLUMBIA ORDINANCES.

LOT NO.	LOT SIZE	BUILDING HEIGHT	NO. OF FLOORS	AREA OF FLOORS	USAGE BY FLOORS	PARKING REQUIRED PER FLOOR	TOTAL BUILDING AREA	TOTAL REQUIRED PARKING FOR BUILDING	COMMENTS
1A	16,090 S.F.	30 FT.	2	4,000 S.F.	1ST OFFICE/BANK 2ND OFFICE	16 SPACES	8,000 S.F.	32 SPACES	DRIVE THRU FOR BANKING FACILITY
1B	12,430 S.F.	30 FT.	2	3,500 S.F.	1ST OFFICE 2ND OFFICE	14 SPACES	7,000 S.F.	28 SPACES	
1	17,880 S.F.	45 FT.	4	8,400 S.F. 1ST-8,400 S.F. 2ND-8,400 S.F. 3RD-8,400 S.F.	BASEMENT-OFFICE/RETAIL 1ST-OFFICE/RETAIL 2ND-RESIDENTIAL (8 UNITS) 3RD-RESIDENTIAL (8 UNITS)	28.5 SPACES 28.5 SPACES 15 SPACES 15 SPACES	33,600 S.F. INCLUDING BASEMENT	92 SPACES	THIS AMENDMENT REDUCED NUMBER OF PARKING SPACES PROVIDED BY 28 SPACES
1E	7,250 S.F.	40 FT.	3	2,600 S.F.	BASEMENT 1,400 S.F. OFFICE 1ST OFFICE 2ND OFFICE	5.6 SPACES 0.6 SPACES 10.4 SPACES	7,800 S.F.	27 SPACES	
1F	38,040 S.F.				COMMON AREA	0 SPACES	0 S.F.	0 SPACES	COMMON AREA
2A	26,640 S.F.	40 FT.	3	6,300 S.F.	BASEMENT-PARKING 12 SPACES 1ST RETAIL 2ND OFFICE	0 SPACES 42 SPACES 26.2 SPACES	18,900 S.F. INCLUDING BASEMENT	67.2 SPACES	
2B	1.02 AC.	45 FT.	3	11,200 S.F.	BASEMENT (12 SPACES) 1ST RETAIL 2ND RESIDENTIAL (12 UNITS)	0 SPACES 74.67 SPACES 24 SPACES	33,600 S.F. INCLUDING BASEMENT	98.77 SPACES	(2ND FLOOR RES. UNITS ARE TWO STORY)
2C	1.23 AC.	40 FT.	2	10,630 S.F.	1ST RETAIL 2ND RESIDENTIAL (12 UNITS)	50 SPACES 21 SPACES	20,060 S.F.	71 SPACES	
3A	7,500 S.F.	40 FT.	2	3,300 S.F.	1ST RETAIL 2ND RESIDENTIAL (4 UNITS)	22 SPACES 8 SPACES	6,600 S.F.	30 SPACES	
3B	18,000 S.F.	41 FT.	3	6,833 S.F. 6,833 S.F. 6,833 S.F.	1ST RESIDENTIAL (8 UNITS) 2ND RESIDENTIAL (8 UNITS) 3RD RESIDENTIAL (8 UNITS)	14.33 PER FLOOR 14.33 PER FLOOR 14.33 PER FLOOR	20,500 S.F.	43 SPACES	
3C	14,180 S.F.	40 FT.	3	5,000 S.F.	TERRACE RESIDENTIAL (4 UNITS) 1ST RESIDENTIAL (4 UNITS) 2ND RESIDENTIAL (4 UNITS)	8 SPACES 8 SPACES 8 SPACES	15,000 S.F.	24 SPACES	
3D	7,500 S.F.	30 FT.	2	3,300 S.F. 3,900 S.F.	1ST RETAIL 2ND RESIDENTIAL (4 UNITS)	22 SPACES 8 SPACES	7,200 S.F.	30 SPACES	
4A	6,250 S.F.	30 FT.	2	3,800 S.F.	1ST RETAIL 2ND RESIDENTIAL (4 UNITS)	25.33 SPACES 8 SPACES	7,600 S.F.	33.33 SPACES	
501	27,350 S.F.	30 FT.	2	7,300 S.F.	1ST RESIDENTIAL (5 UNITS) 2ND RESIDENTIAL (6 UNITS)	10 SPACES 12 SPACES	14,600 S.F.	22 SPACES	
502	14,775 S.F.	40 FT.	2	N/A	RESIDENTIAL (8 UNITS)	18 SPACES	N/A	18 SPACES	
40	15,225 S.F.	30 FT.	2	N/A	RESIDENTIAL (5 UNITS)	10 SPACES	N/A	10 SPACES	2 PARKING SPACES IN TWO CAR GARAGE PER UNIT
4E	15,385 S.F.	30 FT.	2	N/A	RESIDENTIAL (5 UNITS)	10 SPACES	N/A	10 SPACES	2 PARKING SPACES IN TWO CAR GARAGE PER UNIT
4F	10,320 S.F.	30 FT.	2	N/A	1ST 875 S.F. RETAIL 2ND RESIDENTIAL	5.6 PER UNIT 2 PER UNIT	N/A	23.40 SPACES	2 PARKING SPACES IN TWO CAR GARAGE PER UNIT
5A	20,940 S.F.	40 FT.	3	6,924 S.F.	BASEMENT-PARKING 24 SPACES 1ST OFFICE 2ND OFFICE	0 SPACES 27.7 SPACES 27.7 SPACES	20,772 S.F.	55.40 SPACES	
5B	18,340 S.F.	30 FT.	3	N/A	RESIDENTIAL (5 UNITS)	10 SPACES	N/A	10 SPACES	2 PARKING SPACES IN TWO CAR GARAGE PER UNIT
5C	30,030 S.F.	N/A	N/A	N/A	COMMON AREA	N/A	N/A	N/A	COMMON AREA
6	30,000 S.F.	N/A	N/A	N/A	COMMON AREA	N/A	N/A	N/A	COMMON AREA
7	31,210 S.F.	N/A	N/A	N/A	COMMON AREA	N/A	N/A	N/A	COMMON AREA
142A	11,189 S.F.	16 FT.	1	900 S.F. 1,350 S.F.	REST ROOM/CONCESSION POOL	8 SPACES 13.5 SPACES	N/A	22.50 SPACES	POOL COMMON AREA

GENERAL NOTES

- BUILDINGS SHALL BE ALLOWED BUILDING PROTRUSIONS AND 7 FOOT WIDE BALCONIES AND AWNINGS OVERHANGING THE SIDEWALK AND SIDEWALK EASEMENT. THESE PROTRUSIONS AND BALCONIES/AWNINGS SHALL BE BUILT TO CITY CODES EXCEPT FOR CODES REFERRING TO BUILDING IN EASEMENTS.
- BIKE RACKS AND FENCES SHALL BE ALLOWED WITHIN THE SIDEWALK AND UTILITY EASEMENTS.
- THE PD PLAN REVISION APPLIES ONLY TO LOT 3B.
- NO PLANTING ACTION REQUIRED. NO RIGHT-OF-WAY PROPOSED.
- THE DEVELOPER RESERVES THE RIGHT OF WIDEN SIDEWALKS UP TO THE CURB IN AREAS TO PROVIDE ACCESS TO THE CURB AND PROVIDE ADDITIONAL OUTDOOR PAVED SPACE.
- THE TOWN CENTER DECLARATION RECORDED IN BOOK 1592 PAGE 354 - SECTION 5.1 PROVIDE ALL OWNERS WITHIN THE VILLAGE OF CHERRY HILL A NON-EXCLUSIVE EASEMENT FOR THE APPROPRIATE AND INTENDED USE OF COMMONS INCLUDING PARKING, WALKWAYS, AMENITIES, ETC.
- SITE LIGHTING: ALL NEW SITE LIGHTING SHALL BE COMPLETED IN CONFORMANCE WITH 29-4.5 OF UNIFIED DEVELOPMENT CODE.
- A PRIVATE AGREEMENT BETWEEN THE VILLAGE OF CHERRY HILL HOME OWNERS ASSOCIATION AND THE OWNER OF LOT 3B REQUIRES THE FOLLOWING:
 - RESIDENTS OF THE LOT 3B DWELLING UNITS SHALL NOT UTILIZE ON-STREET PARKING SOUTH OF FLAGSTONE DRIVE.
 - THE DEVELOPER OF LOT 3B SHALL REMOVE LOCUST TREES ON LOT 173 AND INSTALL ADDITIONAL TREES AND SHRUBS ON LOT 173.

SIGN NOTE

SIGNAGE SHALL CONFORM TO 29-4.6 OF THE UNIFIED DEVELOPMENT CODE AND WILL CONSIST OF ONE MONUMENT SIGN.

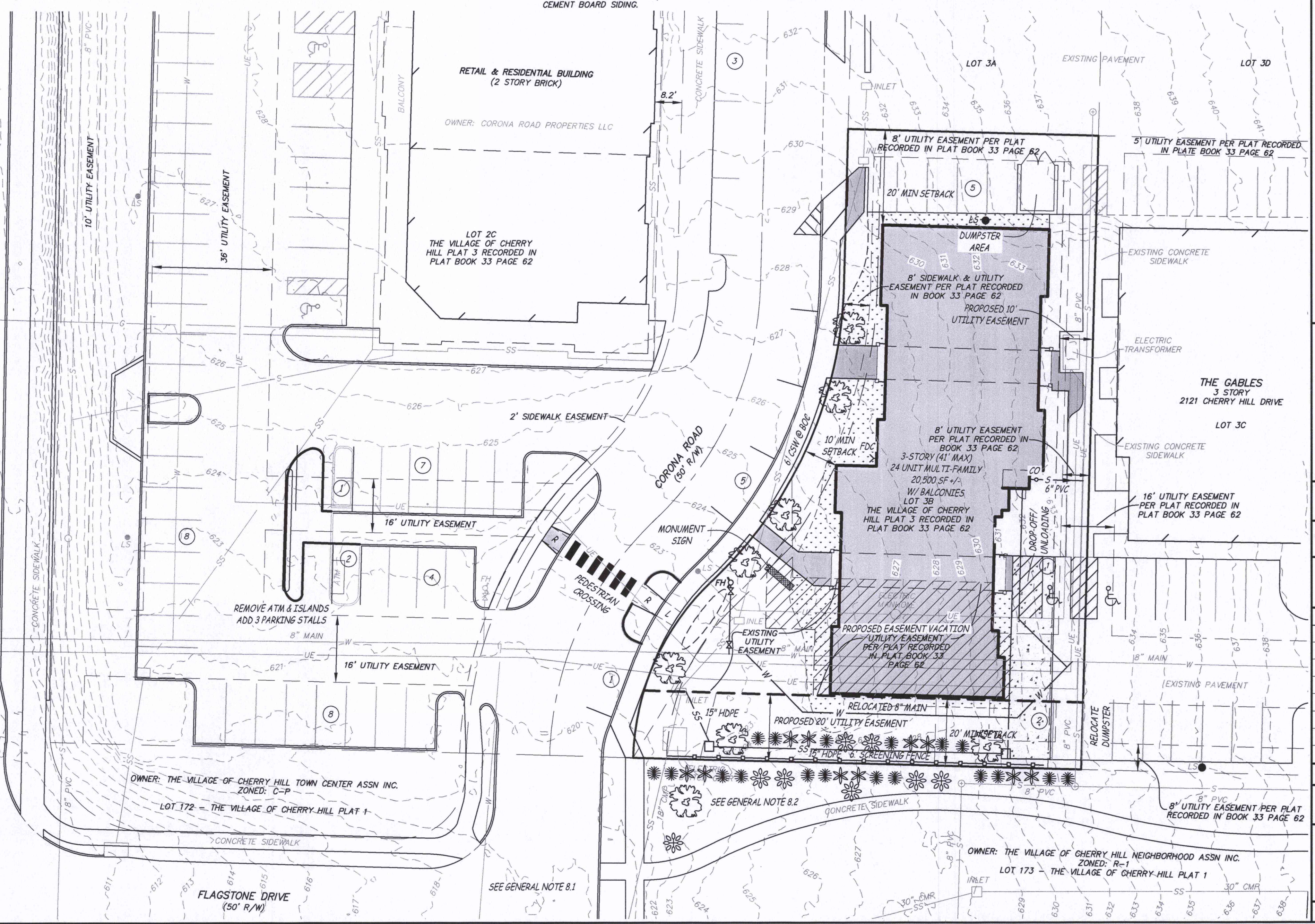
APPROVED BY THE PLANNING AND ZONING COMMISSION,
COLUMBIA, MISSOURI, ON February 22, 2024

SHARON GEUEA JONES, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF
COLUMBIA, MISSOURI, THIS ___ DAY OF ___

BARBARA BUFFALO, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK



C:\USERS\JAMES\ENGINEERING\PROJECTS - GENERAL\PROJECTS\15845 - THE VILLAGE OF CHERRY HILL - LOT 3B - CONCEPT - SITE (CADD)\15845 - CONCEPT.DWG - 2/5/2024