

# THE VILLAGE OF CHERRY HILL

## MAJOR AMENDMENT TO PD PLAN

### LOT 3B - THE VILLAGE OF CHERRY HILL

NOVEMBER 6, 2023

PROPERTY DESCRIPTION / Range 13 <sup>mk</sup>

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, 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

APPROVED BY THE PLANNING AND ZONING COMMISSION,  
COLUMBIA, MISSOURI, ON OCTOBER 19<sup>TH</sup>, 2023

NOT APPROVED

SHARON GEUEA JONES, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF

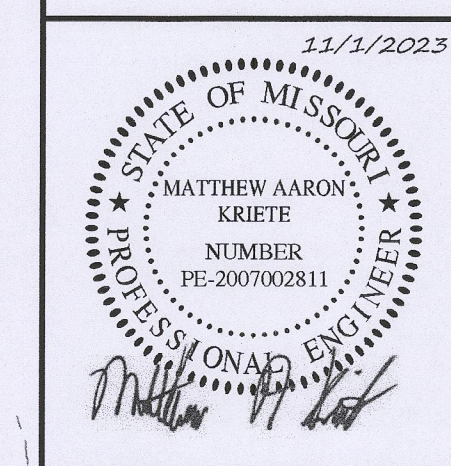
COLUMBIA, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

BARBARA BUFFALO, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK



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

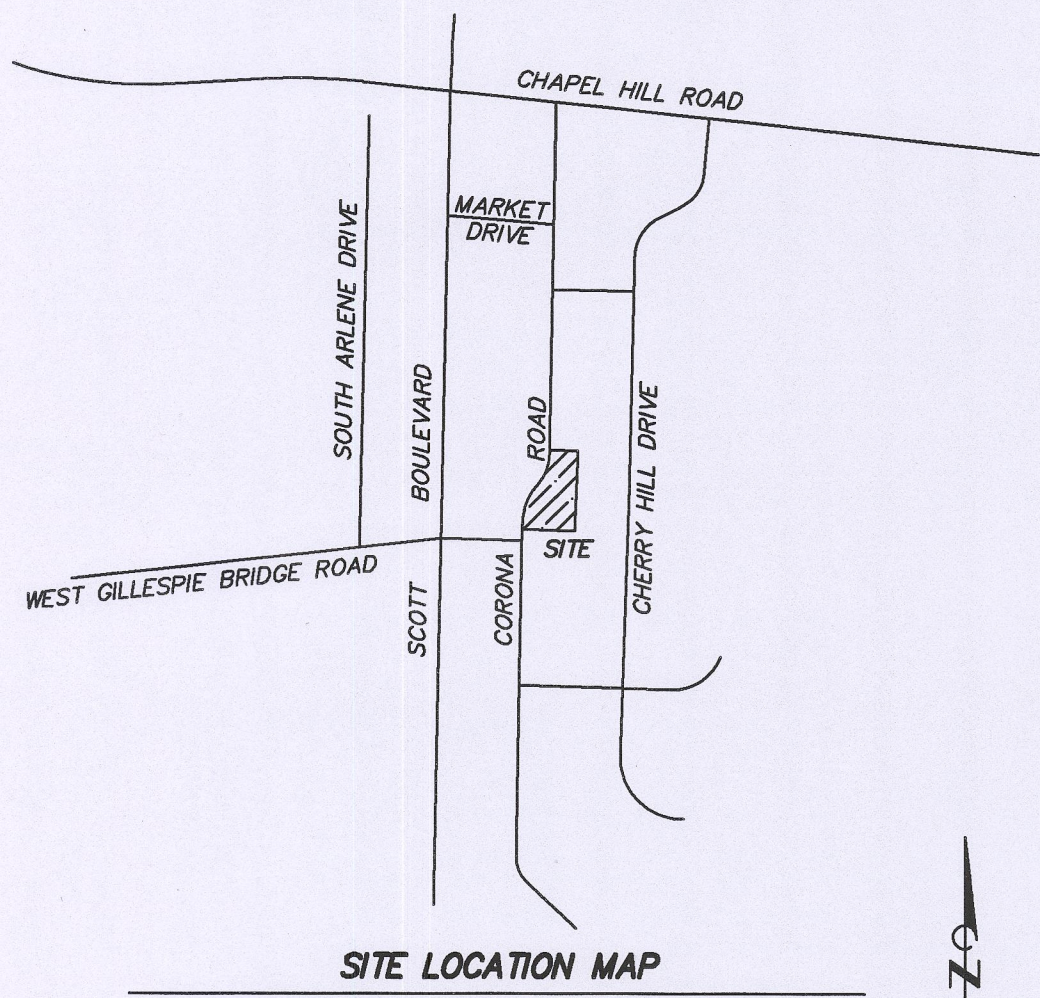
Design: MJS Drawn: MJS

PD PLAN

Sheet

**C-1**

ES&S PROJECT NO. 15845



SITE LOCATION MAP

NOT TO SCALE

#### 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.

#### LEGEND

-UE-	PROPERTY LINE
-U-	UNDERGROUND ELECTRIC LINE
-S-	UNDERGROUND TELECOMMUNICATIONS LINE
-SS-	SANITARY SEWER LINE
-SS-	STORM SEWER LINE
-G-	GAS LINE
-W-	WATER LINE
-750-	EXISTING CONTOUR
CMP	CORRUGATED METAL PIPE
FH	FIRE HYDRANT
LS	LIGHT STANDARD
PVC	POLYVINYL CHLORIDE PIPE
TP	TELECOMMUNICATIONS PEDESTAL
CWS	CONCRETE SIDEWALK
BOC	BACK OF CURB
FDC	FIRE DEPARTMENT CONNECTION
LS	LIGHT STANDARD
-750-	FINISH CONTOUR
S	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER 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

#### PARKING NOTE (LOT 3B)

<b>REQUIRED PARKING</b>			
RESIDENTIAL			
ONE BEDROOM	12 UNITS AT 1.5 SPACES/ UNIT	=	18 SPACES
TWO BEDROOM	12 UNITS AT 2 SPACES/ UNIT	=	24 SPACES
VISITOR	1 SPACE/ 5 UNITS	=	5 SPACES
			<b>REQUIRED = 47 SPACES</b>
			<b>BIKE CREDIT = (4) SPACES</b>
			<b>TOTAL REQUIRED = 43 SPACES</b>
<b>PROVIDED PARKING</b>			
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
			<b>TOTAL PROVIDED = 43 SPACES</b>
<b>PROVIDED BIKE PARKING</b>			= 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 DEDEDICATED 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.

#### 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 = 491 SPACES  
ON-STREET PARKING PROVIDED = 135 SPACES  
TOTAL PARKING PROVIDED = 626 SPACES  
INCLUDING 29 ACCESSIBLE SPACES

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 14 SPACES	7,000 S.F.	28 SPACES	
1	17,880 S.F.	45 FT.	4	9=8,800 S.F. 15=8,800 S.F. 15=8,800 S.F. 30=8,800 S.F.	BASEMENT-OFFICE/RETAIL 1ST-OFFICE/RETAIL 2ND-RESIDENTIAL (8 UNITS) 3RD-RESIDENTIAL (8 UNITS)	28.5 SPACES 28.7 SPACES 15 SPACES 15 SPACES	35,840 S.F. INCLUDING BASEMENT	92 SPACES	THIS AMENDMENT REDUCED NUMBER OF PARKING SPACES PROVIDED BY 26 SPACES
1E	7,290 S.F.	40 FT.	3	2,600 S.F.	BASEMENT 1,400 S.F. OFFICE 1,200 S.F. STORAGE 1ST OFFICE 2ND OFFICE	5.6 SPACES 0.8 SPACES 10.4 SPACES 10.4 SPACES	7,800 S.F.	27 SPACES	
1F	36,040 S.F.				COMMON AREA		0 S.F.	0 SPACES	COMMON AREA
2A	26,840 S.F.	40 FT.	3	6,300 S.F.	BASEMENT-PARKING 12 SPACES 1ST RETAIL 2ND OFFICE	0 SPACES 42 SPACES 29.2 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	10,030 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 RESIDENTIAL (4 UNITS) 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	
4D	15,825 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	15,365 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 (4 UNITS)	5.8 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.	2	6,824 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	N/A	N/A	N/A	N/A	COMMON AREA
6	30,000 S.F.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	COMMON AREA
7	31,210 S.F.	N/A	N/A	N/A	N/A	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	9 SPACES 13.5 SPACES	N/A	22.50 SPACES	POOL COMMON AREA

#### LANDSCAPE NOTE

- SITE AREA:
  - BUILDING 0.16 ACRES (39%)
  - PAVEMENT 0.22 ACRES (53%)
  - 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.
- STREET TREES:
  - REQUIRED: 1 TREE/60 LF @ 206 LF OF FRONTAGE = 4 TREES
  - PROVIDED: 5 TREES
  - 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

#### 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 PLATING 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.

#### SIGN NOTE

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

