

STATEMENT OF INTENT
FOR O-P ZONING
MAINSTREET HEALTH AND WELLNESS SUITES, MS COLUMBIA, LLC
KEENE ESTATES PLAT NO. 6
COLUMBIA, MISSOURI

August 31, 2016

Property: ALL OF THE KEENE ESTATES PLAT NO. 6 RECORDED IN PLAT BOOK 11, PAGE 226, LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA. BOONE COUNTY, MISSOURI AND CONTAINING 11.24 ACRES.

Property Location: North side of Berrywood Drive, 550' west of Woodridge Drive and 425' east of Portland Street.

Statement of Intent:

Proposed Uses

- Residential Care Facilities
- Continuing care retirement community (CCRC), including: CCRC skill care nursing facility, CCRC support facilities, CCRC independent living, CCRC assisted living facility

Maximum Allowed Gross Square Footage – Single Story, 60,000 sf.

Maximum Building Height – The maximum height of the building is proposed at 30'-0".

Proposed Open Space (as Climax Forest) – There is a total of approximately 10.64 acres of Urban Climax Forest that exists on site. A minimum of 4.00 acres (38% of the existing Urban Climax Forest) will be saved

An additional 1.22 acres (11% of the total site area) of maintained landscape area will be provided interior to the developed area.

Additionally pursuant to provisions agreed to by the previous approved development the developer proposes to:

- Prepare a greenspace conservation easement acceptable to council and that will be executed prior to the approval of the construction plans.
- Work with the City Arborist and adjacent neighbors to develop a landscape screening plan adjacent to the developed area and against the east property line, which shall include up to 40 trees and achieve up to 80% opacity, as desired by adjacent property owners.
- Adhere to the following recommendations of the City Arborist to ensure adequate protection of trees situated within the proposed greenspace conservation easement area:

- a. The conservation easement line shall be marked on site with stakes and all the trees along the edge of the tree preservation area shall be clearly tagged either for removal or preservation.
- b. To prevent damage to the root systems of the preserved trees, a qualified arborist or forestry professional shall be on site while tree removal is taking place to ensure that the removal methods are appropriate, none of the remaining trees are unduly damaged, and that the saved trees are likely to survive into the future.
- c. Once tree removal is complete, the tree preservation area shall be fenced off to prevent damage by machinery or from use as storage space.