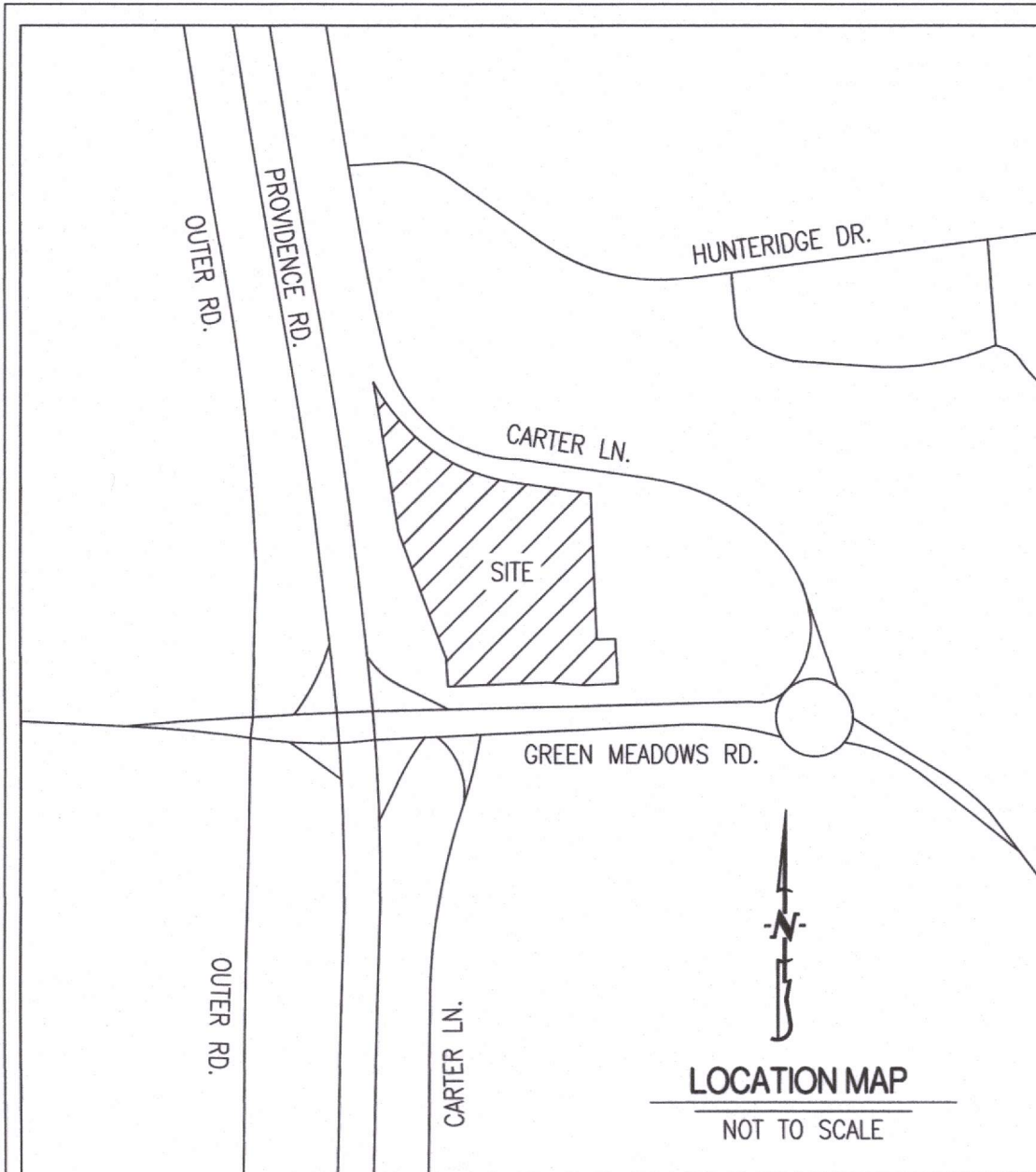


MAJOR AMENDMENT TO THE PD PLANNED DEVELOPMENT OF LOT 1 OF PROVIDENCE SOUTH PLAZA, PLAT 2

LOCATED IN SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE NO. 126-2024

OWNER:
SPIRITS OF COLUMBIA PROPERTIES LLC
6 W LEISTON DRIVE
RODGERS AR 72758



BASIS OF BEARING:

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGAL DESCRIPTION:

A TRACT LOCATED IN THE SOUTH WEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI BEING LOT 1 OF PROVIDENCE SOUTH PLAZA PLAT 2 AS SHOWN IN PLAT BOOK 45 PAGE 37 OF THE BOONE COUNTY RECORDS AND CONTAINING 1.73 ACRES.

SIGNAGE:

ALL ON-SITE SIGNAGE (BOTH FREESTANDING AND ON BUILDING) SHALL BE IN CONFORMANCE WITH SECTION 29-4.8 OF THE CITY OF COLUMBIA SIGN REGULATIONS FOR THE BUILDING USE.

EXISTING SIGNAGE CONSISTS OF 1 MONUMENT SIGN IN THE MIDDLE-WEST PART OF THE LOT AND 1 FREESTANDING SIGN IN THE SOUTHWEST CORNER OF THE LOT.

A SECOND FREESTANDING SIGN IN THE NORTHWEST CORNER OF THE LOT, SHALL BE AN "OFF-PREMISES" SIGN TO BENEFIT LOT 2 OF PROVIDENCE SOUTH PLAZA PLAT 2 ONLY.

LEGEND OF SYMBOLS:

	EXISTING CURB		EXISTING POWER POLE
	EXISTING STRUCTURE		EXISTING GAS VALVE
	EDGE OF WATERWAY		EXISTING WATER VALVE
	EXISTING WATERLINE		EXISTING GAS METER
	EXISTING GAS LINE		EXISTING WATER METER
	EXISTING UNDERGROUND TELEPHONE		EXISTING FIRE HYDRANT
	EXISTING UNDERGROUND CABLE TELEVISION		MANHOLE
	EXISTING OVERHEAD ELECTRIC		EXISTING SANITARY SEWER LATERAL
	EXISTING UNDERGROUND ELECTRIC		EXISTING AIR CONDITIONER
	EXISTING OVERHEAD ELEC. & TV		EXISTING TELEPHONE PEDestal
	EXISTING OVERHEAD ELEC., TV & TELE.		EXISTING LIGHT POLE
	EXISTING SANITARY SEWER		EXISTING GUY WIRE
	EXISTING STORM SEWER		EXISTING MINOR CONTOUR
	EXISTING LOT NUMBER		EXISTING MAJOR CONTOUR
	EXISTING SIGNS		EXISTING TREE
	APPROX. PERVIOUS PVTM. PER ORIGINAL ZONING PLAN		EXISTING TREELINE

NOTES:

- EXISTING ZONING IS PD.
- THIS TRACT IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON THE FEMA F.I.R.M. PANEL #29019C0287E, DATED APRIL 19, 2017.
- ALL SITE LIGHTING IS EXISTING AND CONFORMING WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE IN CITY CODE SECTION 29-4.5.
- NO PART OF THIS TRACT IS LOCATED WITHIN CITY STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR HUNTSDALE QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- ALL BUILDINGS ARE EXISTING. THE MAXIMUM HEIGHT BUILDINGS SHALL BE 45'.
- WATER & ELECTRIC ARE PROVIDED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
- STORE HOURS SHALL BE LIMITED TO THE FOLLOWING:
 - MONDAY THROUGH THURSDAY: 8 AM-10 PM
 - FRIDAY AND SATURDAY: 8AM TO 11PM
 - SUNDAY: 9AM TO 10PM
- A LANDSCAPING PLAN HAS BEEN APPROVED AS REQUIRED BY THE ORIGINAL ZONING PLAN.

PARKING CALCULATIONS:

REQUIRED PARKING:

- 1 PARKING SPACE PER 200 SQ FT
- 8665 SQ. FT. = 44 PARKING SPACES
- 4 BICYCLE PARKING SPACES
- 2 ACCESSIBLE PARKING SPACES

PARKING PROVIDED:

- 2 ACCESSIBLE PARKING SPACES
- 50 REGULAR PARKING SPACES
- 8 GAS ISLAND SPACES
- 4 DRIVE THROUGH SPACES

MAJOR AMENDMENT REVISION SUMMARY:

THIS MAJOR AMENDMENT WILL CHANGE THE FOLLOWING ITEMS FROM THE PREVIOUSLY APPROVED VERSION OF THE PLAN:

- CONVERTING A PREVIOUSLY APPROVED FREE STANDING SIGN IN THE NORTHWEST CORNER OF THE LOT TO BE AN "OFF-PREMISES" SIGN TO SERVE THE ADJACENT PROPERTY AT LOT 2 OF PROVIDENCE SOUTH PLAZA PLAT 2.

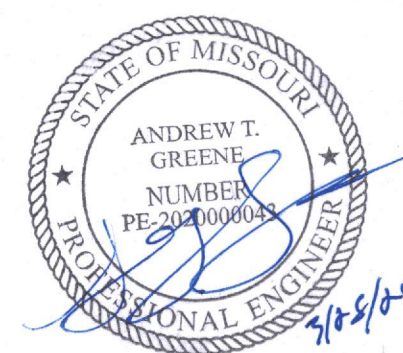
- PLAN HAS BEEN UPDATED TO CONFORM TO 2017 UDC REQUIREMENTS.

STORMWATER NOTES:

STORMWATER QUALITY TREATMENT IS PROVIDED IN THE EXISTING ON-SITE STORMWATER BMPs.

STORMWATER DETENTION IS PROVIDED FOR THIS PROJECT IN THE EXISTING DETENTION FACILITY TO THE EAST OF THIS PROPERTY. THIS REGIONAL DETENTION FACILITY IS OWNED AND MAINTAINED BY THE CITY OF COLUMBIA AND PROVIDES STORMWATER DETENTION FOR THE ADJACENT DEVELOPMENT AREA.

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



ANDREW T. GREENE, 202000043

03/28/2024

DATE

PREPARED BY:
CROCKETT
ENGINEERING CONSULTANTS

1000 West Nifong Blvd., Bldg. 1
Columbia, Missouri 65203
(314) 447-0992

www.crockettengineering.com

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION

THIS 18th DAY OF April, 2024

SHARON GEUEA JONES, CHAIRPERSON

APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI

PURSUANT TO ORDINANCE

THIS _____ DAY OF _____, 20____

BARBARA BUFFALO, MAYOR

ATTEST:
SHEELA AMIN, CITY CLERK

