



March 2, 2020

Clint Smith  
Community Development Department  
City of Columbia  
701 E. Broadway  
Columbia, MO 65205

Re: Criteria for Approval of Conditional Use Permit for Lots 2 and 3 of Southfork of the Grindstone, Plat - C-Store

Dear Mr. Smith:

Below please find the applicant's responses to the "Criteria of Approval" as stated in Section 29-6.4(m)(2) of the UDC for the requested Conditional Use Permit for Lots 2 and 3 of Southfork of the Grindstone, Plat 1.

(A) The proposed conditional use complies with all standards and provisions in this Chapter applicable to the base and overlay zone district where the property is located

The proposal complies with the standards and provisions for that of the M-N zoning district. Given the nature and location of this proposal, the M-N district (with a conditional use permit) was deemed a better alternative than that of seeking M-C zoning.

(B) The proposed conditional use is consistent with the City's adopted Comprehensive Plan

The proposal is consistent with the objectives of the City's Comprehensive Plan in that it provides small scale neighborhood commercial uses at a nodal location in close proximity with residential uses that is in scale with the surrounding area.

(C) The proposed conditional use will be in conformance with the character of the adjacent area, within the same zoning district, in which it is located. In making

such a determination, consideration may be given to the location, type and height of buildings or structures and the type and extent of landscaping and screening on the site

The proposal will be in conformance with the character of the surrounding areas. The other commercial uses in the area are mostly larger users with either taller single story buildings or multi-story buildings. The proposed site would contain a smaller single-story commercial building that would be in proportionate size of the surrounding residential uses. The location of the proposed development would be immediately along an arterial roadway thus providing shielding from the existing heavily travelled roadway to that of the adjoining residences. The development would then provide screening that would mitigate site lines, noise, and light from not only the proposed development but that of the existing arterial roadway. The proposed development is configured in a way to maximize the developable property along said arterial roadway while providing substantial open/greenspace adjacent to the residential uses thus mitigating the site further. This greenspace will be used for buffering as well as to increase the distance from the development itself to the residential houses.

- (D) Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion

Access to the site has been designed to prevent traffic hazards and congestion. A traffic impact study has been completed for the site and the site will comply with the findings of said study. The City of Columbia traffic engineers have reviewed the study and concur with its findings. Access to and from the site will be designed and placed at locations that are safe and can handle the traffic coming to and leaving from the site.

- (E) Sufficient infrastructure and services exist to support the proposed use, including, but not limited to, adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided

Infrastructure at the subject site is sufficient in order to serve the proposed development. Water, electric, and sanitary sewer are all provided by their respective utility providers. Storm sewer is available to serve the site and all storm water detention and water quality will meet with City of Columbia standards.

(F) The proposed variance will not cause significant impacts to surrounding properties

The proposed conditional use will not cause significant impacts to the surrounding properties. With the site placement, screening, and building constraints, any issues would be mitigated by proper site design.

Please review and let me know if you have any questions.

Sincerely,

Crockett Engineering Consultants, LLC

A handwritten signature in black ink, appearing to read "Tim Crockett". The signature is written in a cursive style with a horizontal line extending from the end.

Tim Crockett, PE



March 2, 2020

Clint Smith  
Community Development Department  
City of Columbia  
701 E. Broadway  
Columbia, MO 65205

Re: Criteria for Approval of Conditional Use Permit for Lots 2 and 3 of Southfork of the Grindstone, Plat – Drive-Thru

Dear Mr. Smith:

Below please find the applicant's responses to the "Criteria of Approval" as stated in Section 29-6.4(m)(2) of the UDC for the requested Conditional Use Permit for Lots 2 and 3 of Southfork of the Grindstone, Plat 1.

(A) The proposed conditional use complies with all standards and provisions in this Chapter applicable to the base and overlay zone district where the property is located

The proposal complies with the standards and provisions for that of the M-N zoning district. Given the nature and location of this proposal, the M-N district (with a conditional use permit) was deemed a better alternative than that of seeking M-C zoning.

(B) The proposed conditional use is consistent with the City's adopted Comprehensive Plan

The proposal is consistent with the objectives of the City's Comprehensive Plan in that it provides small scale neighborhood commercial and office uses at a nodal location in close proximity with residential uses that is in scale with the surrounding area.

(C) The proposed conditional use will be in conformance with the character of the adjacent area, within the same zoning district, in which it is located. In making

such a determination, consideration may be given to the location, type and height of buildings or structures and the type and extent of landscaping and screening on the site

The proposal will be in conformance with the character of the surrounding areas. The other non-residential uses in that area are more commercial in nature. The proposed drive-thru will be for a bank use which is a much less intense use as compared to a commercial use. The drive-thru would be at the end of a single-story building with ample landscaping and screening between it and the residential uses.

- (D) Adequate access is provided and is designed to prevent traffic hazards and minimize traffic congestion

Access to the site has been designed to prevent traffic hazards and congestion. A traffic impact study has been completed for the site and the site will comply with the findings of said study. The City of Columbia traffic engineers have reviewed the study and concur with its findings. Access to and from the site will be designed and placed at locations that are safe and can handle the traffic coming to and leaving from the site.

- (E) Sufficient infrastructure and services exist to support the proposed use, including, but not limited to, adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided

Infrastructure at the subject site is sufficient in order to serve the proposed development. Water, electric, and sanitary sewer are all provided by their respective utility providers. Storm sewer is available to serve the site and all storm water detention and water quality will meet with City of Columbia standards.

- (F) The proposed variance will not cause significant impacts to surrounding properties

The proposed conditional use will not cause significant impacts to the surrounding properties. With the site placement, screening, and building constraints, any issues would be mitigated by proper site design. Furthermore, being a bank facility, it would provide services in the area that are not currently provided, thus potentially making this use an asset to the area.

Please review and let me know if you have any questions.

Sincerely,

Crockett Engineering Consultants, LLC

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Tim Crockett, PE