

# MAJOR AMENDMENT TO THE PD PLAN FOR LAKE BROADWAY PD PLAN

LOCATED IN SECTION 11, TOWNSHIP 48 NORTH, RANGE 13 WEST  
COLUMBIA, BOONE COUNTY, MISSOURI  
CITY OF COLUMBIA CASE NO. 68-26

**OWNER:**  
LAKE BROADWAY TOWNHOMES LLC  
7065 QUANTRILLS PASS COLUMBIA,  
MO 65203

**OWNER:**  
2101 BURLINGTON ST LLC  
1207 W. BROADWAY STE 101  
COLUMBIA, MO 65203

**LEGAL DESCRIPTION:**

ALL OF LOT 4A-1 & 4A-2 OF THE LAKE BROADWAY, PLAT NO. 2A AS RECORDED IN PLAT BOOK 59, PAGE 6, COLUMBIA, BOONE COUNTY, MISSOURI.

JOHNSONS SUBDIVISION RECORDED IN PLAT BOOK 4, PAGE 17

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**NOTES:**

- THIS SITE IS LOCATED SOUTHEAST OF PERSHING ROAD AND GARY STREET AND CONTAINS 2.27 ACRES.
- EXISTING ZONING IS PD.
- PART OF THIS TRACT IS LOCATED WITHIN ZONE X AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY FEMA FIRM PANEL NO. 29019C0280E DATED APRIL 19, 2017.
- ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE. LIGHT POLES SHALL NOT EXCEED 20' IN HEIGHT. EXACT LOCATION SUBJECT TO FURTHER DESIGN. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED INWARD AND DOWNWARD AWAY FROM RESIDENCES, NEIGHBORING PROPERTIES, PUBLIC STREETS, AND OTHER PUBLIC AREAS. NO WALL PACKS ARE ALLOWED ON THE BUILDING, HOWEVER DECORATIVE WALL SCONES THAT DIRECT LIGHT ONLY UPWARD AND DOWNWARD ON THE BUILDING ARE ALLOWED AS ARE EXTERIOR SOFFIT LIGHTING.
- NO PART OF THIS TRACT IS LOCATED WITHIN CITY STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 30', AS MEASURED BY THE CITY OF COLUMBIA STANDARDS.
- ALL DRIVE, ROADWAY, AND ACCESS AISLE ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
- WATER & ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
- A 6-FOOT SCREENING FENCE IS TO BE INSTALLED AT THE REAR OF ALL RESIDENTIAL PATIOS FACING THE PARKING LOT OF LOT 4A-2A

**STORMWATER NOTE:**

THE EXISTING C-P PLAN, WHICH INCLUDED THE CONCEPTUAL STORMWATER MANAGEMENT PLAN, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON SEPTEMBER 4, 2003. THE EXISTING C-P PLAN WAS APPROVED WITH NO STORMWATER MANAGEMENT REQUIRED. THIS PD PLAN AMENDMENT DOES NOT HAVE AN ADVERSE IMPACT TO THE STORMWATER DISCHARGE FROM THE SITE BECAUSE IT REDUCES THE IMPERVIOUS AREA FROM 1.48 AC. TO 1.29 AC. THEREFORE, THIS PLAN CONFORMS TO THE ORIGINAL APPROVED CONCEPTUAL STORMWATER MANAGEMENT PLAN AND DOES NOT REQUIRE ADDITIONAL STORMWATER MANAGEMENT FACILITIES.

**CALCULATIONS:**

LOT 4A-1A PARKING SUMMARY FOR PROPOSED BUILDINGS:		
TOTAL SPACES REQUIRED FOR LOT 1:		
DWELLING - 2.5 SPACES PER UNIT (13 UNITS):	26 SPACES	
GUEST PARKING - 1 SPACE PER 5 UNITS (13 UNITS):	3 SPACES	
ADA ACCESSIBLE SPACES REQUIRED:	2 SPACES	
<b>TOTAL SPACES PROVIDED:</b>	<b>36 SPACES</b>	
BICYCLE SPACES REQUIRED:		
BICYCLE SPACES PROVIDED:	4 SPACES	4 SPACES
LOT 4A-2A PARKING SUMMARY FOR EXISTING BUILDING:		
SPACES REQUIRED:		
EX. OFFICE - 6,300 SQFT (1 SPACE PER 300 SQ FT):	21 SPACES	
PROPOSED OFFICE - 2,000 SQFT (1 SPACE PER 300 SQ FT):	7 SPACES	
<b>TOTAL SPACES EXISTING:</b>	<b>30 SPACES</b>	
<b>TOTAL SPACES PROVIDED:</b>	<b>34 SPACES</b>	
ADA ACCESSIBLE SPACES EXISTING:	2 SPACES	
BICYCLE SPACES REQUIRED:	4 SPACES	4 SPACES
BICYCLE SPACES PROVIDED:	4 SPACES	4 SPACES

**LANDSCAPE COMPLIANCE:**

29-4.4(c) - GENERAL PROVISIONS:	
TOTAL SITE AREA:	2.27
REQUIRED 15% OF TOTAL SITE TO BE LANDSCAPED:	0.34 (15%)
MINIMUM PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED:	0.34 (15%)
29-4.4(d) - STREET FRONTAGE LANDSCAPING:	
(1) LENGTH OF PAVED AREA (OVER 40' IN LENGTH) WITHIN 25' OF R/W TO HAVE 6' WIDE LANDSCAPED BUFFER (REFER TO TYPICAL SCREENING BED PLANTING DETAIL)	0 L.F. TO ANY R/W O.L.F. * 6' = 0
1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA	0 TREES
(2) 1 TREE PER 60' OF STREET FRONTAGE WITH RIGHT OF WAY GREATER THAN 50 FEET: (280' APPLICABLE STREET FRONTAGE)	5 TREES
29-4.4(d)(2)(iv) - THE REQUIREMENTS OF THIS SUBSECTION SHALL NOT APPLY TO PREVIOUSLY PLANTED LOTS	
29-4.4(e) - PROPERTY EDGE BUFFERING:	
N/A	
29-4.4(f) - PARKING AREA LANDSCAPING:	
(1) IF PARKING AREA CONTAINS MORE THAN 100 SPACES, PARKING SPACE AREA TO INCLUDE LANDSCAPING AREA EQUAL TO 10% OF PAVED AREA. PARKING AREAS BETWEEN 100 AND 149 SPACES SHALL BE SEPARATED BY 10' WIDE LANDSCAPE STRIP WITH 4 CATEGORIES OF PLANTING MATERIALS FROM SECTION 29-4.4(C)(6)	0 SF REQUIRED 0 TREES
(2) 1 TREE PER 40' L.F. OF LANDSCAPED AREA - 0 L.F.	0 TREES
(4) 1 TREE PER 4,000 S.F. OF PARKING PAVED AREA - 14,960 S.F. OF PARKING AND DRIVE LANES	4 TREES
0 EXISTING PARKING LOT TREES	4 TREES
PARKING LOT TREES REQUIRED	4 TREES
PARKING LOT TREES PROPOSED	4 TREES
(5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES	2 TREES
MIN. 40% TOTAL TREES TO BE LARGE SHADE TREES	2 TREES

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI PURSUANT TO ORDINANCE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

BARBARA BUFFALO, MAYOR

SHEELA AMIN, CITY CLERK

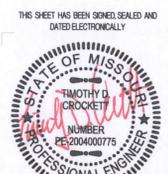
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

*Sharon Gevea Jones*  
SHARON GEVEA JONES, CHAIRPERSON

**STREET FRONTAGE (STREET TREES) PLANTING TABLE:**

QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
2	SWAMP WHITE OAK	QUERCUS BICOLOR	LARGE TREE	2.5" CALIPER
1	BLACK TUPELO	NYSSA SYLVATICA	LARGE TREE	2.5" CALIPER
1	RIVER BIRCH	BETULA NIGRA 'HERITAGE'	MEDIUM TREE	2.5" CALIPER
1	IMPERIAL HONEYLOCUST	GLEDTISIA TRIACANTHOS	MEDIUM TREE	2.5" CALIPER
2	RED OAK	QUERCUS RUBRA	LARGE TREE	2.5" CALIPER
2	IMPERIAL HONEYLOCUST	GLEDTISIA TRIACANTHOS	MEDIUM TREE	2.5" CALIPER
	CLUSTERED EVERGREEN/CONIFEROUS SCREENING			SPECIES TO BE DETERMINED AT THE TIME OF CONSTRUCTION



PREPARED BY:  
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TIMOTHY D. CROCKETT, 2004000775  
DATE: 02/24/2026

02/24/2026 REVISION 4  
02/16/2026 REVISION 3  
02/12/2026 REVISION 2  
02/09/2026 REVISION 1  
01/12/2026 ORIGINAL  
CROCKETT JOB #190075

