

MAJOR AMENDMENT TO THE PD PLANNED DEVELOPMENT OF LOT 404 OF SPRING CREEK PLAT 4

LOCATED IN SECTION 28, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE NO. 194-2022

OWNER:
GREG KREUTZER
4000 FALL RIDGE DRIVE
COLUMBIA, MO 65203



LOCATION MAP
NOT TO SCALE

BASIS OF BEARING:

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

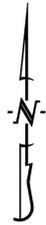
LEGAL DESCRIPTION:

LOT 404 OF SPRING CREEK PLAT 4, RECORDED IN PLAT BOOK 41, PAGE 69 AND DESCRIBED BY WARRANTY DEED, RECORDED IN BOOK 5625, PAGE 85, COLUMBIA, BOONE COUNTY, MISSOURI.

SIGNAGE:

ONE (1) FREESTANDING MONUMENT SIGN ALONG VAWTER SCHOOL ROAD AS GENERALLY SHOWN ON THIS PLAN. M-N STANDARDS FOR FREESTANDING SIGNS ALONG ARTERIAL ROADS APPLIES.

ALL ONSITE 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.



SCALE: 1" = 20'
0 10 20 40

LEGEND OF SYMBOLS:

	EXISTING CURB		EXISTING POWER POLE
	PROPOSED CURB		EXISTING GAS VALVE
	EXISTING STRUCTURE		EXISTING WATER VALVE
	EDGE OF WATERWAY		EXISTING GAS METER
	EXISTING WATERLINE		EXISTING WATER METER
	PROPOSED WATERLINE		EXISTING FIRE HYDRANT
	EXISTING GAS LINE		MANHOLE
	PROPOSED GAS LINE		EXISTING SANITARY SEWER LATERAL
	EXISTING UNDERGROUND TELEPHONE		PROPOSED SANITARY SEWER LATERAL
	EXISTING UNDERGROUND CABLE TELEVISION		EXISTING AIR CONDITIONER
	EXISTING OVERHEAD ELECTRIC		EXISTING TELEPHONE PEDESTAL
	EXISTING UNDERGROUND ELECTRIC		EXISTING LIGHT POLE
	EXISTING OVERHEAD ELEC. & TV		EXISTING GUY WIRE
	EXISTING OVERHEAD ELEC., TV & TELE.		EXISTING MINOR CONTOUR
	EXISTING SANITARY SEWER		EXISTING MAJOR CONTOUR
	PROPOSED SANITARY SEWER		PROPOSED PAVEMENT
	PROPOSED FIRE HYDRANT		EXISTING TREE
	EXISTING STORM SEWER		EXISTING TREELINE
	PROPOSED STORM SEWER		
	PROPOSED LOT NUMBER		
	EXISTING LOT NUMBER		

NOTES:

- THIS SITE IS LOCATED NORTHEAST OF THE INTERSECTION OF W. VAWTER SCHOOL ROAD AND SCOTT BLVD. AND CONTAINS 0.92 ACRES.
- EXISTING ZONING IS PD.
- A PORTION OF THIS TRACT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO SECTION 29-2.3(D)(4)(I) OF THE CODE OF ORDINANCES AND AS SHOWN ON THE FEMA F.I.R.M. PANEL #29019C0267E, DATED APRIL 19, 2017.
- ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE IN CITY CODE SECTION 29-4.5 AND 29-4.7. 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 SCONCES 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 USCS MAP FOR HUNTSDALE 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 35', AS MEASURED BY THE CITY OF COLUMBIA STANDARDS.
- WATER SERVICE TO BE PROVIDED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
- ELECTRIC SERVICE TO BE PROVIDED BY BOONE ELECTRIC.
- THE AREA SHOWN AS "BYPASS/DRIVE ACCESS LANE" SHALL SERVE AS BOTH THE REQUIRED DRIVE THRU BYPASS LANE AS WELL AS THE DRIVE AND PARKING ACCESS LANE TO NAVIGATE AROUND THE SITE. THIS AREA/LANE IS SUBJECT TO THE REQUIREMENTS IN THE CITY CODE SECTION 29-4.3i & 29-3.3j.

STORMWATER NOTES:

THE REQUIRED STORMWATER MANAGEMENT SCOPE FOR THIS LOT WILL BE GOVERNED BY THE PREVIOUSLY APPROVED C-P PLAN AND THE INCREASE IN IMPERVIOUS SURFACE THIS NEW PD PLAN CREATES AS COMPARED TO THE PREVIOUSLY APPROVED C-P PLAN.

THE PREVIOUSLY APPROVED C-P PLAN FOR THIS LOT (APPROVED IN 2005) SHOWS 20,601 SQ.FT. OF IMPERVIOUS SURFACE WITH NO STORMWATER QUALITY OR DETENTION REQUIRED. THIS NEW PD PLAN WILL INCREASE THE IMPERVIOUS AREA ON THE LOT BY APPROXIMATELY 3,357 SQ.FT. OVER THE PREVIOUS PLAN, FOR A TOTAL OF 23,958 SQ.FT. OF IMPERVIOUS AREA. STORMWATER MANAGEMENT WILL BE PROVIDED FOR THE ADDITIONAL 3,357 SQ.FT. OF IMPERVIOUS SURFACE ADDED ON THIS LOT OVER THE PREVIOUSLY APPROVED C-P PLAN.

STORMWATER QUALITY AND DETENTION STANDARDS SHALL BE MET BY USING CITY OF COLUMBIA APPROVED BMP(S) (BEST MANAGEMENT PRACTICE). PROPOSED ON-SITE STORMWATER BMP(S) WILL BE SIZED AT THE TIME OF FINAL DESIGN.

SOLID WASTE NOTES:

SOLID WASTE FOR THIS LOT WILL BE PROVIDED BY AN EXISTING DUMPSTER ON THE ADJACENT PROPERTY TO THE NORTH. THESE PROPERTIES ARE UNDER COMMON MANAGEMENT.

CALCULATIONS:

PARKING SUMMARY:

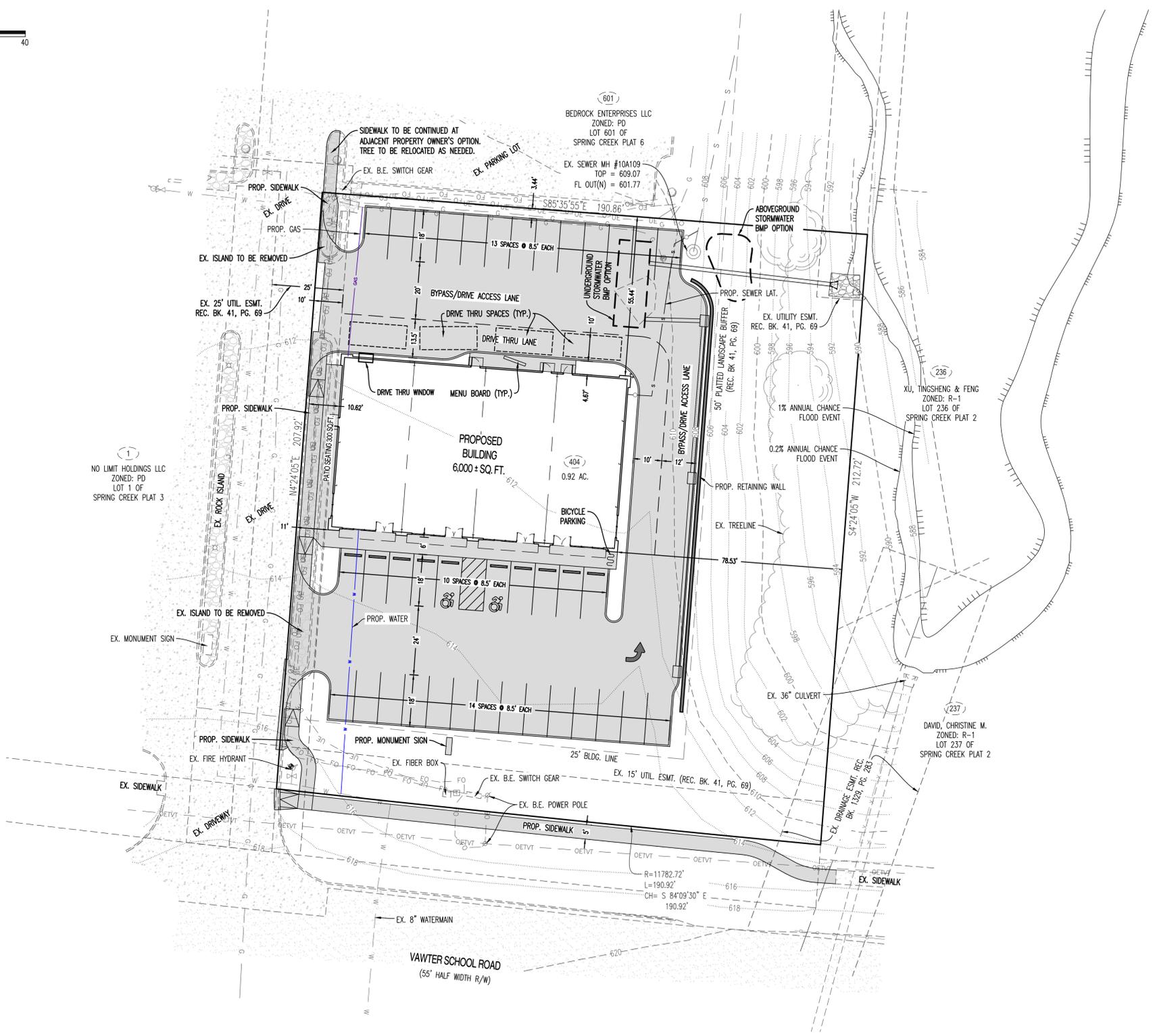
SPACES REQUIRED:

RESTAURANT (WITH DRIVE-THRU) - 1,500 SQ FT (1 SPACE PER 200 SQ FT):	8 SPACES
PATIO SEATING - RESTAURANT (WITH DRIVE-THRU) - 300 SQ FT (1 SPACE PER 200 SQ FT):	2 SPACES
RETAIL, GENERAL, SMALL - 1,500 SQ FT (1 SPACE PER 300 SQ FT):	5 SPACES
OFFICE, GENERAL - 1,500 SQ FT (1 SPACE PER 300 SQ FT):	5 SPACES
PERSONAL SERVICES, GENERAL - 1,500 SQ FT (1 SPACE PER 400 SQ FT):	4 SPACES

TOTAL SPACES REQUIRED:

TOTAL SPACES REQUIRED:	24 SPACES
TOTAL SPACES PROVIDED:	37 SPACES
ADA ACCESSIBLE SPACES PROVIDED:	2 SPACES

BICYCLE SPACES REQUIRED:	4
BICYCLE SPACES PROVIDED:	4



THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



ANDREW T. GREENE, 2020000043
07/13/2022
DATE

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION
THIS _____ DAY OF _____, 20____

SHARON GEUEA-JONES, VICE-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



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