

BEARFIELD PLAZA PLAT 1-B, LOT 1B-1

PD PLAN

Case #58-2019
Columbia, Boone County, MO

SITE DESCRIPTION:

Existing Lot 1B-1 of Bearfield Plaza Subdivision Plat 1-B, Book 4042 Page 13, Boone County, Missouri Recorder of Deeds
Total Area: 3.59 acres
Current proposed development area is that part of Lot 1B-1 that abuts Grindstone Parkway and is situated east of the existing private drive, consisting of approximately 0.5 acres.
Future development area is that part of Lot 1B-1 that is situated west of the existing private drive, consisting of approximately 3.0 acres.

OWNER:

THF Bearfield 63 Development LLC
c/o THF Management
211 N. Stadium Blvd Ste 201
Columbia, MO 65203-1161

DEVELOPER:

GH Coffee, LLC
2933 Pheasant Ridge Road
Lincoln, NE 68532
(402) 750-1309

FLOOD PLAIN STATEMENT:

This tract is not located in the 100 year flood plain as shown by the flood map panel #29019C0291E dated April 19, 2017

STREAM BUFFER STATEMENT:

This tract does not include a regulated stream as defined by Article X of Chapter 12A of the City of Columbia code of ordinances.

BUILDING INFORMATION:

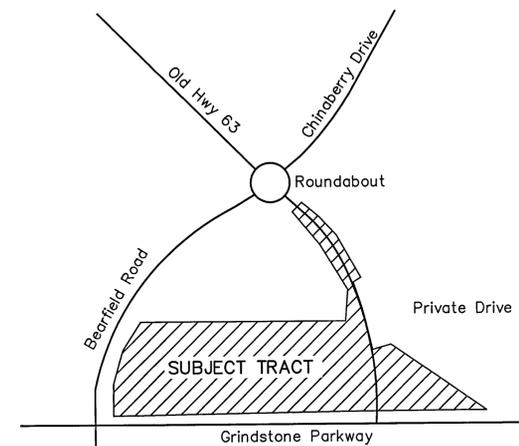
Height: 19' Maximum
Size: 550 SF (Approx.)

PARKING REQUIREMENTS:

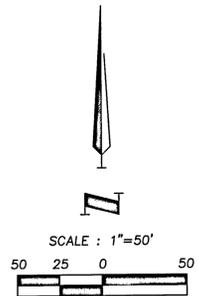
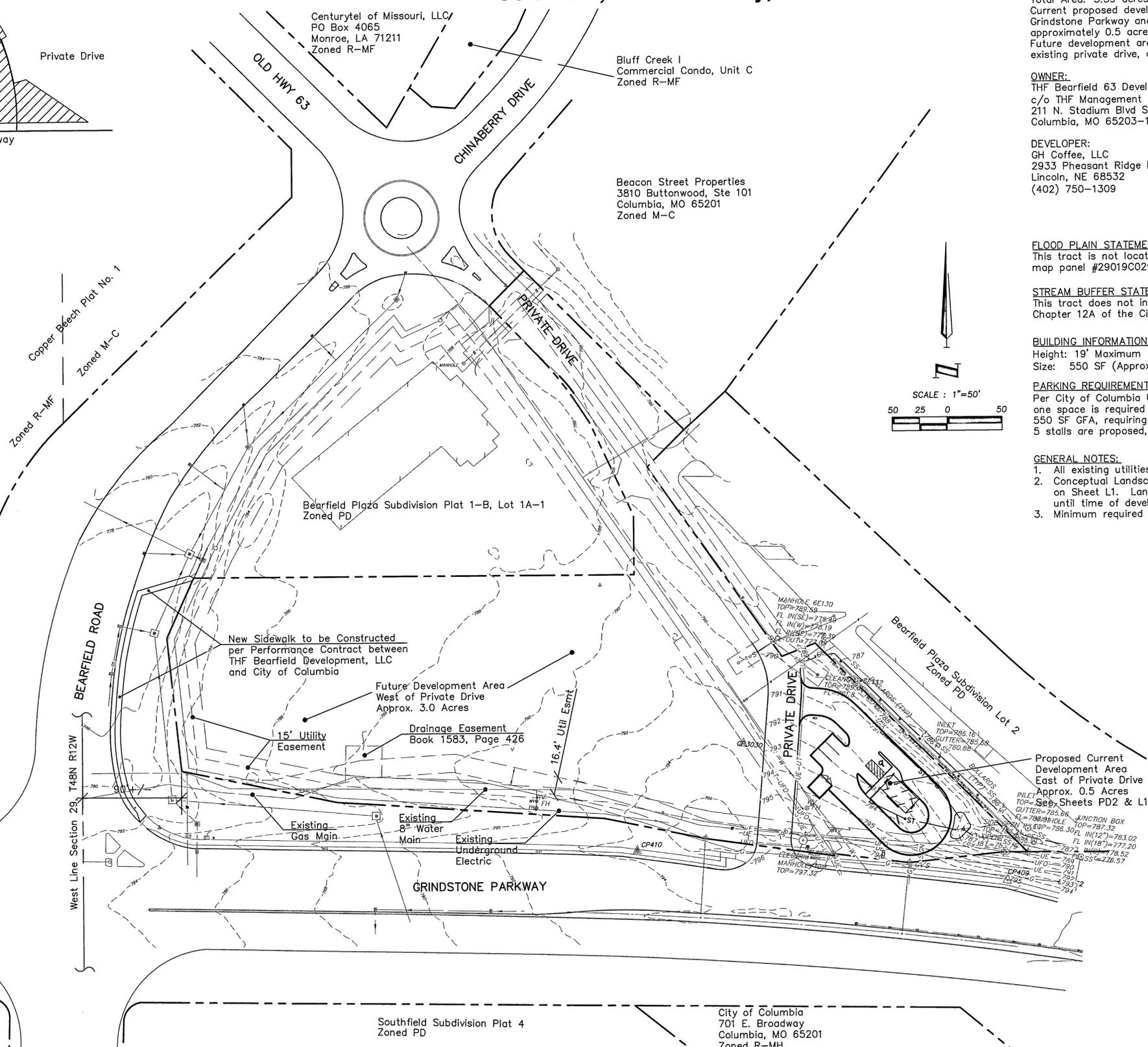
Per City of Columbia UDO Section 29-4.3(b), for a restaurant with drive-through, one space is required per 200 SF GFA. Proposed building will have approximately 550 SF GFA, requiring a minimum of 3 parking stalls. 5 stalls are proposed, with one being van-accessible.

GENERAL NOTES:

- All existing utilities on this site are underground unless noted
- Conceptual Landscaping for the current proposed development area is shown on Sheet L1. Landscaping for the future development area will be phased until time of development of that area.
- Minimum required percentage of open space: 15%.



LOCATION MAP
N.T.S.



ANDERSON ENGINEERING
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
4240 PHILIPS FARM RD. STE. 101 • COLUMBIA, MO 65201 • PHONE (673) 397-5476
A LICENSED MISSOURI ENGINEERING & SURVEYING CORPORATION
MISSOURI CERTIFICATE OF AUTHORITY #000692 EXPIRES 12/31/2019

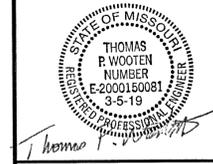
DRAWING INFO.	
DRAWN BY:	TPW
LICENSE NO.:	E-2000150081
CHECKED BY:	
LICENSE NO.:	
DATE:	3-5-19
JOB NUMBER:	18C010012
REVISIONS	
NO.	DESCRIPTION
BY	DATE

BEARFIELD PLAZA PLAT 1-B
Lot 1B-1 PD Development Plan
Lot 1B-1 Overview
2501 Grindstone Parkway
Columbia, MO

APPROVED BY THE CITY OF COLUMBIA
PLANNING AND ZONING COMMISSION
THIS 21 DAY OF March, 2019
Sara Loe
Sara Loe - Chairperson

APPROVED BY THE CITY COUNCIL PURSUANT
TO ORDINANCE # _____
ON THE ____ DAY OF _____, 2019
BRIAN TREECE, MAYOR

ATTEST:
SHEELA AMIN, CLERK



SHEET NUMBER
PD1
1 OF 3

Mar 05, 2019 - 2:21pm Plotted By: CD Eng2 C:\VE-COL\1-Projects\Bco0012 - Scooters Coffee Grindstone Parkway Columbia\Draw\Scoters Grindstone PD Planning Layout: PD Plan 1

Southridge
Plat 4B
Zoned PD

Southfield Subdivision Plat 4
Zoned PD

City of Columbia
701 E. Broadway
Columbia, MO 65201
Zoned R-MH

