



October 29, 2019

City of Columbia
Planning Department

RE: Design Modification - Columbia Mall PD Plan
2300 Bernadette Drive
Columbia, Missouri 65203
Cochran Project No. 19-7800

On behalf of Brookfield Properties, we are requesting a design modification for Lot #2 of Plat #4 of the Columbia Mall PD Plan. City Code Section 29-44.d.1 states:

“Landscaping strip within private yards. All paved areas with more than forty (40) feet of length within twenty-five (25) feet of a street right-of-way shall have at least a six-foot wide landscaped buffer which shall be improved in accordance with the provisions of section 29-4.4(e)(2) within private yards separating parking areas from abutting street right-of-way.”

We request that Lot #2 of Plat #4 be allowed to have a one-foot landscaped buffer in lieu of a six-foot wide buffer.

A new hotel is planned between the internal ring road of the mall and the right-of-way along Bernadette Drive. This area is very narrow which limits the amount of landscaping that can be provided along Bernadette Drive. There is also a change of grade in this area which will require the construction of a 6-foot tall retaining wall along Bernadette Drive.

The existing mall site does not have a uniform six-foot buffer around the property. There are several areas with landscaped strips less than six feet. The area of the new hotel is surrounded completely by commercial uses including the property on the north side of Bernadette Drive. The property directly across Bernadette Drive does not have a six foot buffer.

There will be 19 trees removed as part of the hotel development. A total of 41 new trees will be placed on and around the hotel parcel to replace the 19 trees that were removed. The green space on the hotel lot will remain basically unchanged from the existing condition. The landscaping in and around the new hotel parcel will be an improvement over the existing condition of a mostly unused excess parking lot.



For the above reasons, we respectfully request the design modification be approved as part of the approval of the revised PD plan for the mall.

Please feel free to contact me with any comments or questions.

Thanks,

Elliott Reed, P.E.
Cochran