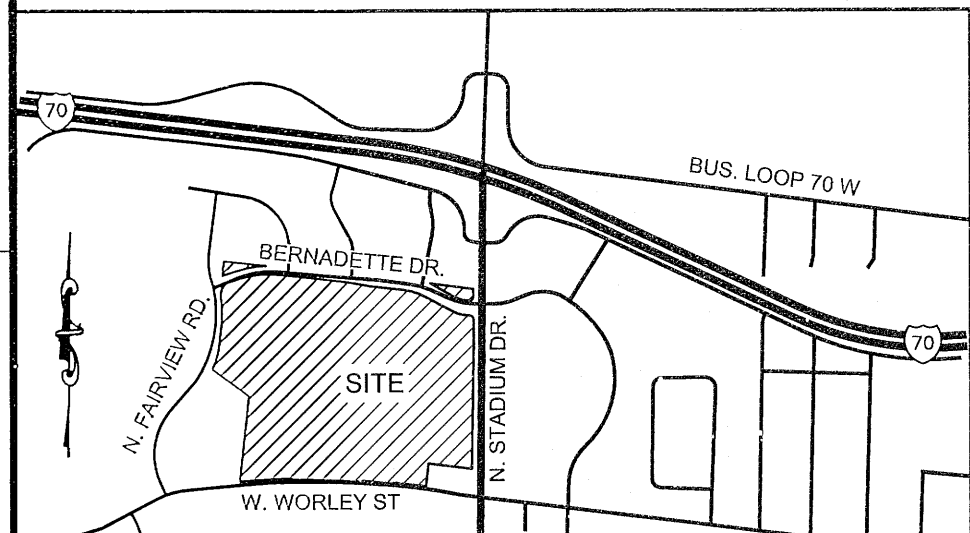
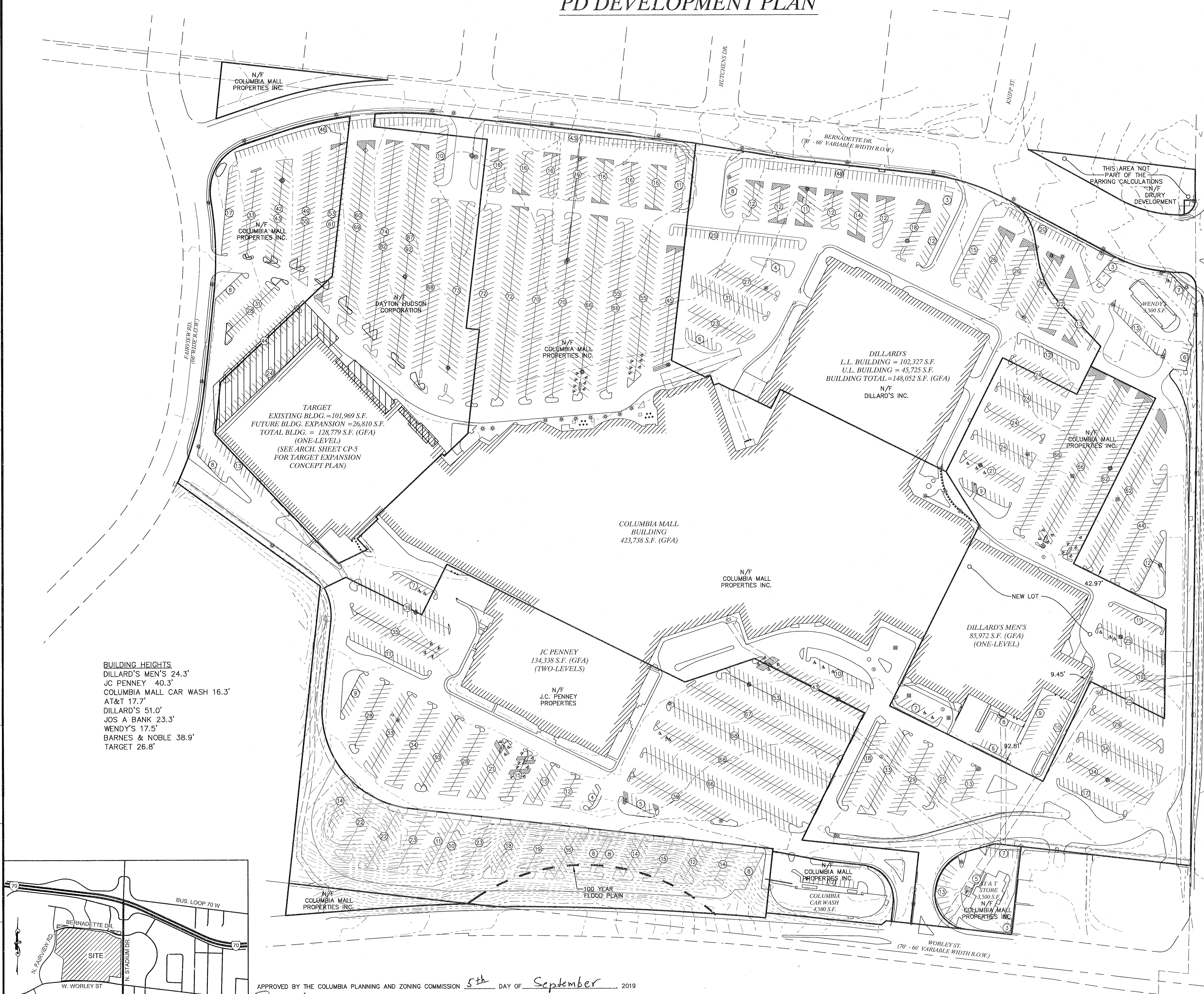


PROPOSED MAJOR REVISION  
TO COLUMBIA MALL  
PD DEVELOPMENT PLAN

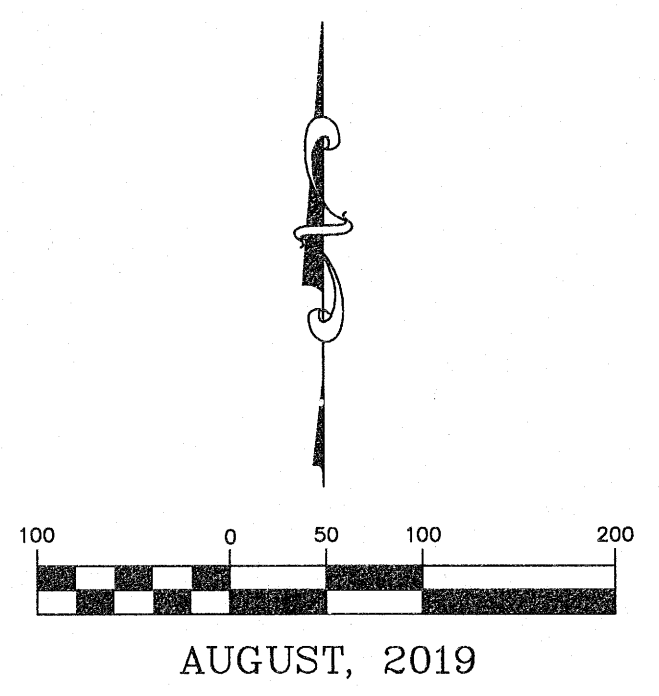
A  
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L



VICINITY MAP  
NOT TO SCALE

APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION 5th DAY OF September 2019  
Sara Lee  
SARA LEE, CHAIRMAN  
APPROVED BY THE COLUMBIA CITY COUNCIL THIS 21st DAY OF October 2019  
Brian Treece  
BRIAN TREECE, MAYOR  
Sheela Amin  
SHEELA AMIN, CITY CLERK  
ord # 024046

NOTE:  
INFORMATION SHOWN HEREON FOR THE DILLARD'S SOUTH PARCEL WAS OBTAINED FROM THE ALTA SURVEY PREPARED BY COCHRAN DATED JULY 28, 2019. INFORMATION SHOWN HEREON FOR THE REMAINING PARCELS WAS OBTAINED FROM THE ALTA SURVEY PREPARED BY CORNERSTONE REGIONAL SURVEYING LLC DATED JULY 3, 2018.



AUGUST, 2019

NARRATIVE FOR MAJOR REVISION TO COLUMBIA MALL C-P PLAN  
COLUMBIA MALL PROPERTIES IS SEEKING THE APPROVAL OF A MAJOR REVISION TO THE COLUMBIA MALL C-P PLAN THAT INVOLVES THE CREATION OF A NEW 6.33 AC. LOT FROM THE MAIN MALL PARCEL. THERE WILL BE NO REMOVAL OR ADDITION OF PARKING SPACES.

OWNERS:  
COLUMBIA MALL PROPERTIES, INC.  
A.A. BOX 617905  
110 NORTH WACKER DRIVE  
CHICAGO, IL 60606

DILLARD'S INC.  
4501 NORTH BEACH STREET  
FORT WORTH, TX 76137-3218

J.C. PENNEY PROPERTIES, INC.  
P.O. BOX 10001  
DALLAS, TX 75301-0001

DAYTON-HUDSON CORPORATION  
P.O. BOX 9456  
MINNEAPOLIS, MN 55440-9456

EXISTING ZONING - PD

TRACT SIZE 66.92 ACRES, SECTION 10, TOWNSHIP 48 NORTH, RANGE 13 WEST

LEGAL DESCRIPTION  
A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 516, PAGE 573; BOOK 516, PAGE 572; BOOK 516, PAGE 570; BOOK 1744, PAGE 576; BOOK 590, PAGE 439; BOOK 550, PAGE 408 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
LOT 2, 3 AND 4 OF COLUMBIA MALL PLAT NO. 1 AS RECORDED IN PLAT BOOK 18, PAGE 81; LOTS 2, 3 AND 4 OF COLUMBIA MALL PLAT NO. 2 AS RECORDED IN PLAT BOOK 19, PAGE 32; LOT 1 AND 2 OF THE ADMINISTRATIVE PLAT OF LOT 1 OF COLUMBIA MALL PLAT NO. 2 AS RECORDED IN BOOK 584, PAGE 587 AND A TRACT OF LAND DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID COLUMBIA MALL, PLAT NO. 1; THENCE WITH THE SOUTH LINE OF SAID PLAT 584/24/30E, A DISTANCE OF 365.83 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST WORLEY STREET; THENCE WITH SAID RIGHT-OF-WAY LINE ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,806.80 FEET, A DISTANCE OF 182.32 FEET; THE CHORD OF SAID CURVE HAVING A BEARING AND DISTANCE OF S8609°50W 183.30 FEET; THENCE CONTINUING WITH SAID RIGHT-OF-WAY LINE, S8447°00W, 187.87 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N0510°50E, 65.26 FEET TO THE POINT OF THE BEGINNING AND CONTAINING 0.28 ACRES FOR A TOTAL OF 66.92 ACRES.

STREAM BUFFER STATEMENT:  
THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE ORDINANCES. THE SUBJECT PROPERTY DOES NOT HAVE A STREAM BUFFER.

FLOOD PLAIN STATEMENT:  
A SMALL PORTION OF THIS TRACT IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA FLOOD PLAIN MAPS #29019002860 AND #2901900280E, MAP REVISED DATES MARCH 17, 2011 AND APRIL 19, 2017.

TREE PRESERVATION:  
THERE IS NO CLIMAX TIMBER, AS DEFINED BY THE ORDINANCES OF THE CITY OF COLUMBIA ON THIS TRACT.

PARKING DATA:  
EXISTING GROSS FLOOR AREA = 932,379 SQ. FT. (INCLUDES TARGET EXPANSION)

PARKING SPACE ANALYSIS WITH PROPOSED REVISION:  
NET PARKING SPACES REQUIRED BY ORDINANCE  
1 SPACE/400 SQ. FT. FOR 932,379 SQ. FT. = 2,331 SPACES  
TOTAL PARKING SPACES REQUIRED BY ORDINANCE = 2,331 SPACES  
\*TOTAL NUMBER OF EXISTING PARKING SPACES = 3,489 SPACES  
\*\*DOES NOT INCLUDE FUTURE TARGET EXPANSION OR FUTURE PARKING IN SOUTH DETENTION BASIN AREA.  
\*\*TOTAL NUMBER OF PARKING SPACES PROPOSED = 3,633 SPACES  
\*\*INCLUDES FUTURE TARGET EXPANSION & FUTURE PARKING IN SOUTH DETENTION BASIN AREA & EXCLUDES EXISTING PARKING TO BE REMOVED DUE TO TARGET EXPANSION.  
NET LOSS OF PARKING DUE TO THIS MAJOR REVISION IS 0 SPACES

ACCESSIBLE PARKING SPACES REQUIREMENT:  
20 AC. SPACES FOR FIRST 1,000 SPACES PROVIDED PLUS  
1 AC. SPACE PER 100 SPACES OVER 1,000 SPACES = 34 H.C. SPACES REQUIRED  
1/8 OF TOTAL AC. SPACES TO HAVE 96' VAN ACCESSIBLE AISLE (5 SPACES)  
7/8 OF TOTAL AC. SPACES TO HAVE 60' VAN ACCESSIBLE AISLE (29 SPACES)  
AC. SPACES PROVIDED = 80 AC. TOTAL SPACES (73 WITH 96' VAN ACCESSIBLE AISLE)

LANDSCAPING DATA:  
TOTAL ACREAGE = 66.92 ACRES  
MINIMUM GREEN SPACE REQUIRED BY ORDINANCE @ 15% = 10.04 ACRES  
TOTAL CURRENT GREEN SPACE = 9.02 ACRES (13.5%)  
(INCLUDES PERVIOUS PAVEMENT)

GREEN SPACE AFTER TARGET EXPANSION SOUTH AND PARKING LOT ADDITION = 9.06 ACRES  
AREA OF PARKING, DRIVES AND SIDEWALKS = 1,800,085 SQ. FT.  
NO. OF TREES REQUIRED = 1,800,085/4,000 = 451 TREES  
NO. OF TREES TO BE REMOVED = 0 TREES  
NO. OF TREES TO BE ADDED = 0 TREES

636-584-0540 (tel.)  
636-584-0512 (fax)  
mo@cochrane.com  
Cochran  
Civil Engineering  
Land Surveying  
Architecture  
Site Development  
General Consulting  
Master Planning

530A E. Independence Dr.  
Union, Missouri 63084

Missouri State Certificate  
of Authority Numbers  
Survey : 000380  
Engineering : 001655  
Architecture : 2002014240

Three working days prior to  
the start of any excavation  
call 1-800-DO-DATE for utility  
location information.

All USA rules & regulations  
for construction required by these  
plans shall be strictly followed  
(ie. trenching, blasting, etc.)

STATE OF MISSOURI  
8319  
ELIOTT R.  
REED  
PROFESSIONAL ENGINEER  
NUMBER  
PE-2006002845

PD DEVELOPMENT PLAN

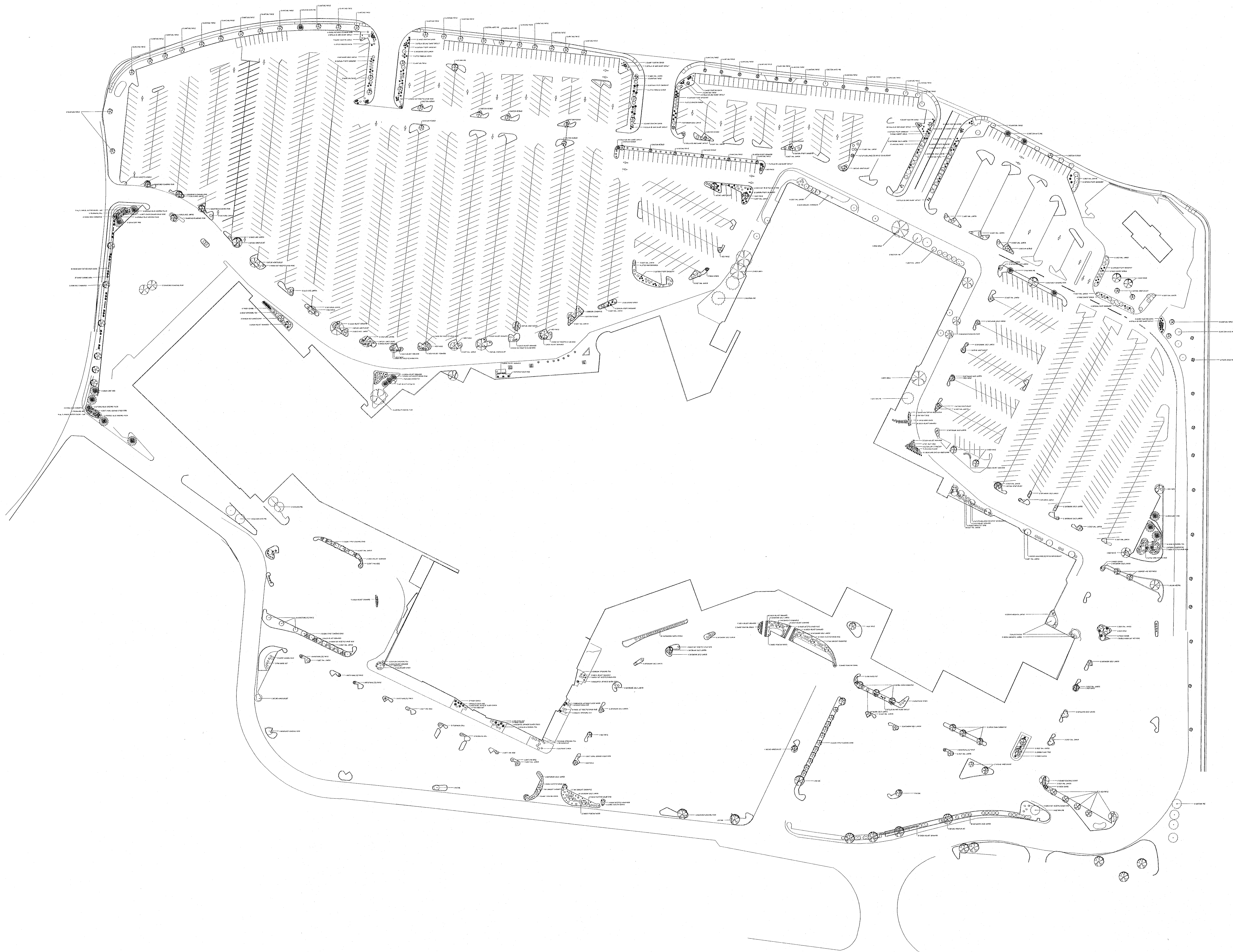
| DATE                | APPROVED BY      |
|---------------------|------------------|
| DATE: AUG. 30, 2019 | APPROVED BY: BAB |
| SCALE: 1" = 100'    |                  |
| FROM NO: 19-7800    |                  |
| DATE: AUG. 30, 2019 |                  |

PD-1









| Qty                    | Common Name                              |
|------------------------|------------------------------------------|
| Trees                  |                                          |
| 9                      | AUTUMN BRILLIANCE (R) APPLE SERVICEBERRY |
| 12                     | FLAME MAPLE (CLUMP)                      |
| 24                     | RED MAPLE                                |
| 60                     | SHANTUNG MAPLE                           |
| 5                      | RIVER BIRCH                              |
| 157                    | GREY OAK JUNIPER                         |
| 1                      | PROFUSION CRABAPPLE                      |
| 6                      | PRAIRIE FIRE CRABAPPLE                   |
| 10                     | SPRING SNOW CRABAPPLE                    |
| 23                     | SUGAR-TYPE FLOWERING CRAB                |
| 8                      | TINA SARGENT CRABAPPLE                   |
| 12                     | BRADFORD FLOWERING PEAR                  |
| 2                      | LONDON PLANE TREE                        |
| 15                     | AUSTRIAN PINE                            |
| 8                      | EASTERN WHITE PINE                       |
| 3                      | EASTERN WHITE PINE                       |
| 2                      | CANADA RED CHOKECHERRY                   |
| 3                      | PIN OAK                                  |
| 2                      | BALD CYPRESS                             |
| 5                      | EMERALD GREEN ARB                        |
| Conifers               |                                          |
| 9                      | GREEN GIANT ARB                          |
| 2                      | EMERALD ARBORVITAE                       |
| Shrubs                 |                                          |
| 33                     | GREEN VELVET BOXWOOD                     |
| 25                     | GREEN VELVET BOXWOOD                     |
| 1                      | GREEN VELVET BOXWOOD                     |
| 98                     | CRIMSON PYGMY BARBERRY                   |
| 8                      | ALICE OAKLEAF HYDRANGEA                  |
| 17                     | GOLD LACE JUNIPER                        |
| 3                      | SEA GREEN JUNIPER                        |
| 139                    | SAYBROOK GOLD JUNIPER                    |
| 7                      | GREEN SARGENT'S JUNIPER                  |
| 8                      | DRIFT PEACH GROUND COVER ROSE            |
| 6                      | DOUBLE KNOCK OUT RED ROSE                |
| 90                     | KNOCK OUT (TM) SHRUB ROSE                |
| 13                     | PINK KNOCK OUT                           |
| 2                      | GOLDMOUND SPREA                          |
| 6                      | GOLDMOUND SPREA                          |
| 10                     | DENSE SPREADING YEW                      |
| 18                     | MIRBOWLING BALL                          |
| 1                      | FRENCH LACE (TM) WEGELA                  |
| Ornamental Grasses     |                                          |
| 33                     | FOERSTER'S FEATHER REED GRASS            |
| 25                     | MAIDEN GRASS                             |
| 6                      | VARIEGATED JAPANESE SILVER GRASS         |
| 6                      | DWARF FOUNTAIN GRASS                     |
| 88                     | DWARF FOUNTAIN GRASS                     |
| 25                     | SHEWANDON SWITCH GRASS                   |
| Perennials and Annuals |                                          |
| 4                      | PURPLE CONEFLOWER                        |
| 122                    | STELLA DE ORO DWARF DAYLILY              |
| 14                     | LITTLE SPRE RUSSIAN SAGE                 |
| 124                    | EMERALD BLUE CREEPING PHLOX              |
| 25                     | MAY NIGHT SAGE                           |
| Succulents             |                                          |
| 11                     | AUTUMN JOY STONECROP                     |
| Vines                  |                                          |
| 14                     | EASTERN REDBUD                           |
| Other Plants           |                                          |
| 182 sq. ft.            | ANNUAL BUTTER COLOR - SUN                |
| 8                      | ARMSTRONG (R) MAPLE                      |
| 153                    | GREEN VELVET BOXWOOD                     |
| 3                      | Soft Serve False Cypress                 |
| 9                      | DRIFT PINK ROSE                          |
| 22                     | DWARF BURNING BUSH                       |
| 21                     | SKYLINE HONEYLOCUST                      |
| 9                      | HYDRANGEA BOBO                           |
| 1                      | ROBINSON CRABAPPLE                       |
| 1                      | YOSHINO FLOWERING CHERRY                 |
| 1                      | PIN OAK                                  |
| 1                      | DRIFT CORAL GROUND COVER ROSE            |
| 34                     | LITTLE PRINCESS SPREA                    |
| 21                     | MAGIC CARPET SPREA                       |
| 1                      | WILLOW WEEPING                           |
| 18                     | EVERLOW SPREADING YEW                    |



COLUMBIA MALL LANDSCAPE  
2400 BERNADETTE DR

SCALE 1"=100'  
DATE 8/30/2019  
DRAWING # L 10