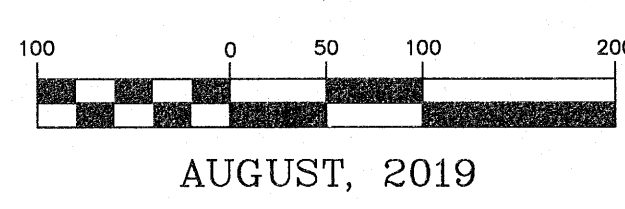
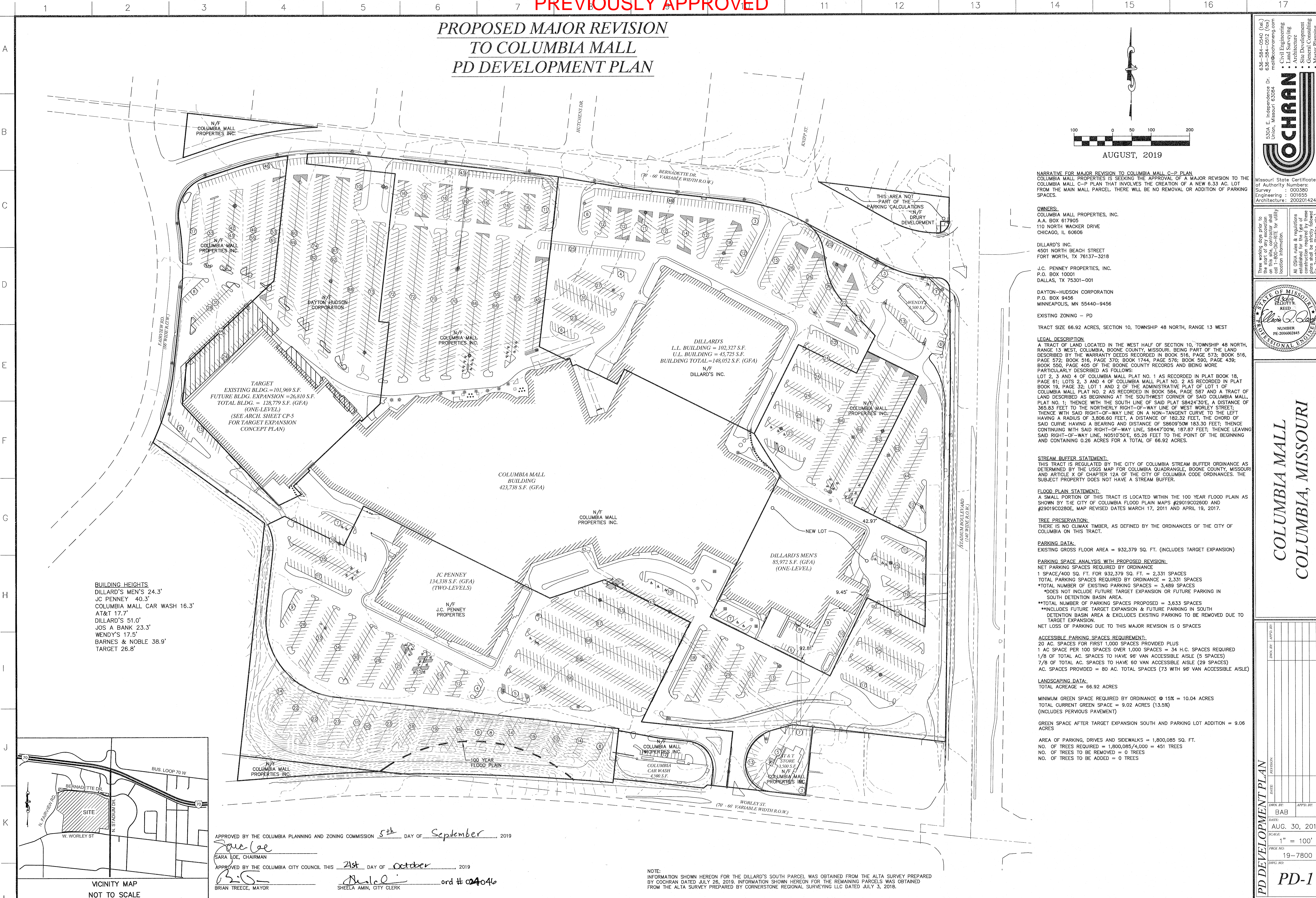


PROPOSED MAJOR REVISION TO COLUMBIA MALL PD DEVELOPMENT PLAN



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 P.O. BOX 10001 DALLAS, TX 75301-001

J.C. PENNEY PROPERTIES, INC. 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 590, PAGE 405 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 584/24/30'E, 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 S89°50'W 183.30 FEET; THENCE CONTINUING WITH SAID RIGHT-OF-WAY LINE, S8447°00'W, 187.87 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N051°50'E, 65.26 FEET TO THE POINT OF THE BEGINNING AND CONTAINING 0.26 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 #29019002800 AND #29019002800E, 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) NET PARKING SPACES REQUIRED BY ORDINANCE = 2,331 SPACES

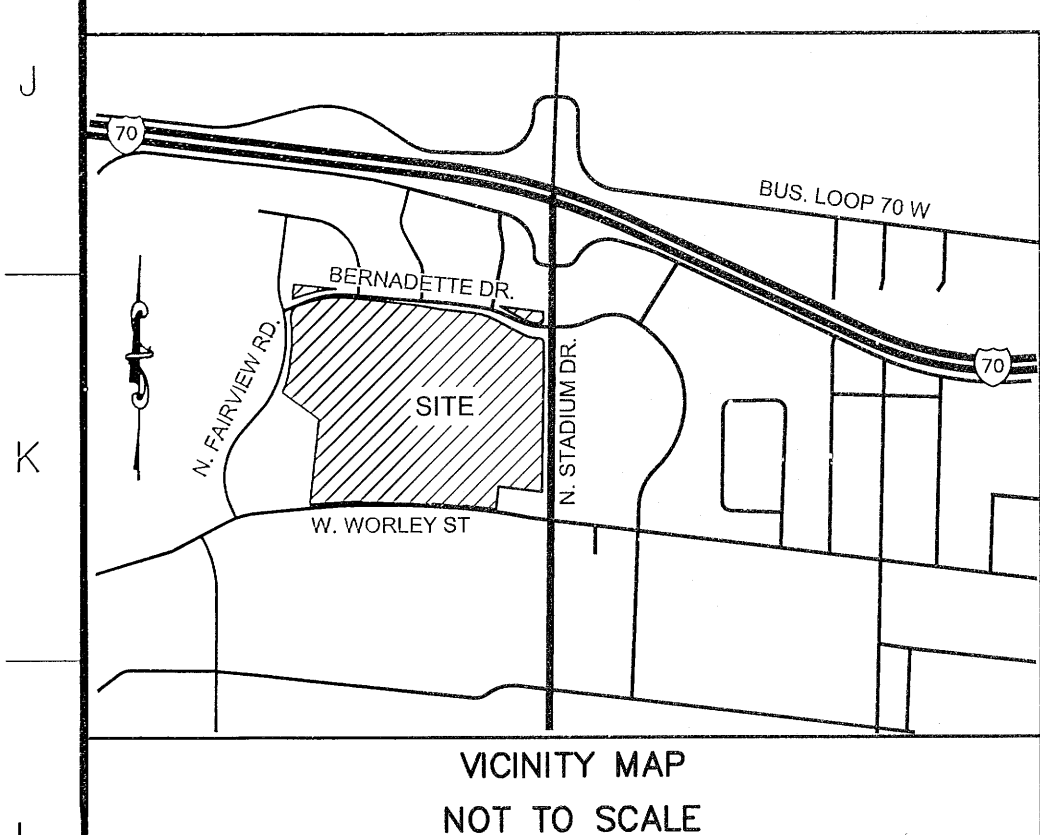
PARKING SPACE ANALYSIS WITH PROPOSED REVISION: 1 SPACE/400 SQ. FT. FOR 932,379 SQ. FT. = 2,331 SPACES TOTAL PARKING SPACES REQUIRED BY ORDINANCE = 2,331 SPACES \*TOTAL NUMBER OF EXISTING PARKING SPACES = 3,489 SPACES \*DOES NOT INCLUDE FUTURE TARGET EXPANSION OR FUTURE PARKING IN SOUTH DETENTION BASIN 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

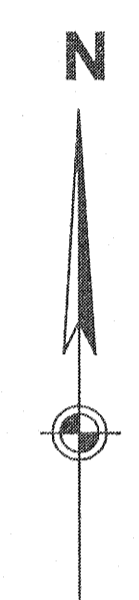
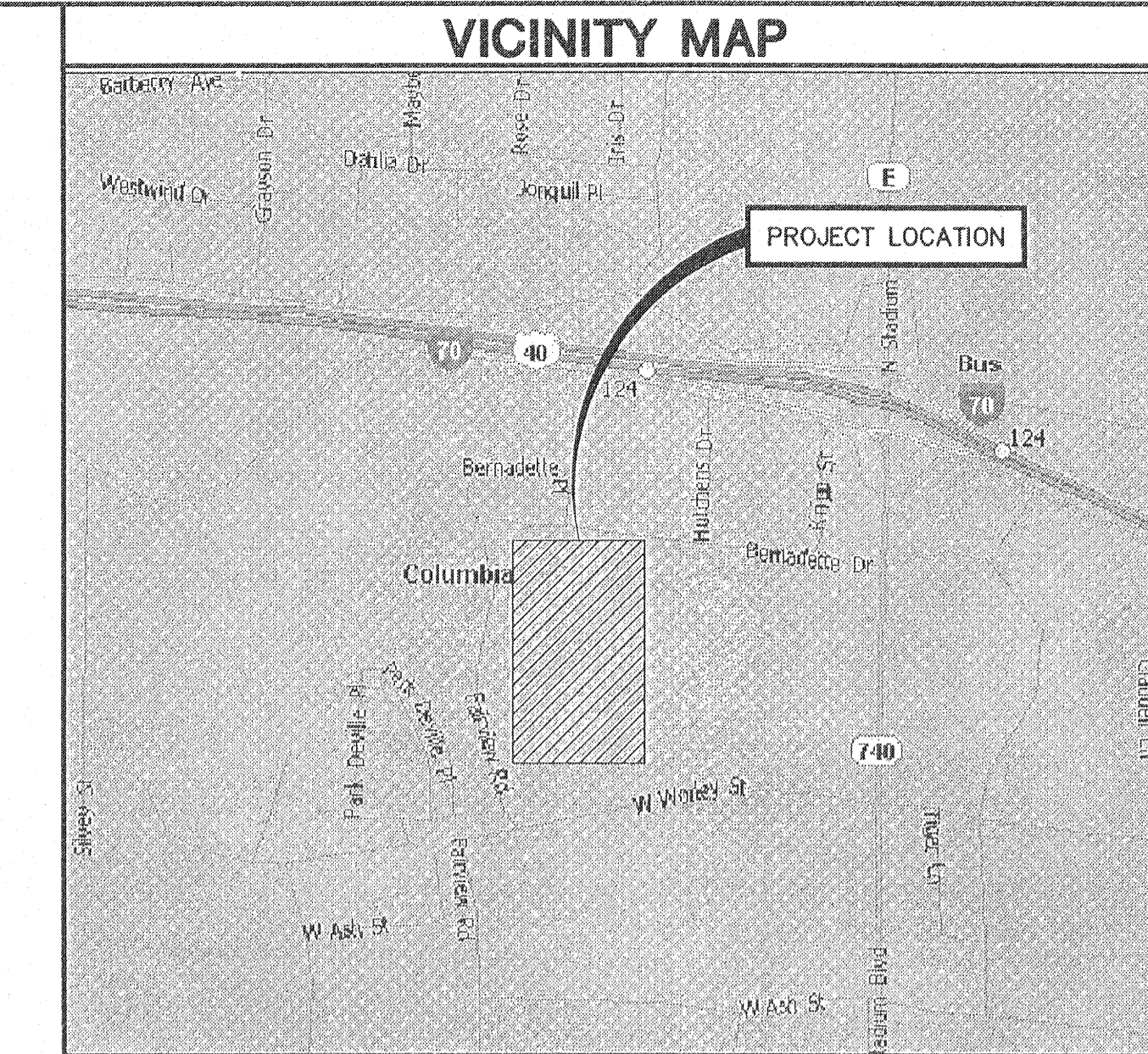
BUILDING HEIGHTS DILLARD'S MEN'S 24.3' JC PENNEY 40.3' COLUMBIA MALL CAR WASH 16.3' AT&T 17.7' DILLARD'S 51.0' JOS A BANK 23.3' WENDY'S 17.5' BARNES & NOBLE 38.9' TARGET 26.8'



APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION 5th DAY OF September 2019. SARA LOE, CHAIRMAN. APPROVED BY THE COLUMBIA CITY COUNCIL THIS 21st DAY OF October 2019. BRIAN TREECE, MAYOR. 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.

Professional Engineer information for COCHRAN, including contact details, Missouri State Certificate of Authority, and project title 'PD DEVELOPMENT PLAN' with 'PD-1' designation.



SITE DATA	
ZONING	= C-P PLANNED BUSINESS
OVERALL PARCEL	= 66.92 Ac
OLD TARGET PARCEL	= 6.67 Ac
NEW TARGET PARCEL	= 8.40 Ac

**NOTES**  
 1. ADDITIONAL OPEN SPACE HAS BEEN PROVIDED FOR THE BUILDING EXPANSION AREA AS REQUIRED BY ORDINANCE.

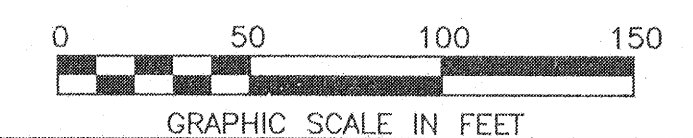
**SITE LOCATION**  
 38.9 DEGREES NORTH LONGITUDE  
 92.4 DEGREES WEST LONGITUDE

BUILDING	S.F.	EXISTING			MUNICIPALITY REQUIRED			PROVIDED		
		NUMBER	DIMS.	RATIO	NUMBER	DIMS.	RATIO	NUMBER	DIMS.	RATIO
EXISTING TARGET	101,969	494	9'x18'	4.8	510	9'x18'	5.0	494	9'x18'	
TARGET EXPANSION	26,810				134	9'x18'	5.0	86	9'x18'	
<b>TARGET TOTALS:</b>	<b>128,779</b>	<b>494</b>	<b>9'x18'</b>	<b>4.8*</b>	<b>644</b>	<b>9'x18'</b>	<b>5.0</b>	<b>580</b>	<b>9'x18'</b>	<b>4.5</b>

\* EXISTING RATIO BASED ON 101,969 S.F.

NOTE: REDUCTION IN PARKING RATIO WILL REQUIRE APPROVAL UNDER A PLANNED USE REVIEW PROCESS.

EXISTING BUILDING	=	101,969 SF
PROPOSED EXPANSION	=	26,810 SF
<b>TOTAL</b>	=	<b>128,779 SF</b>



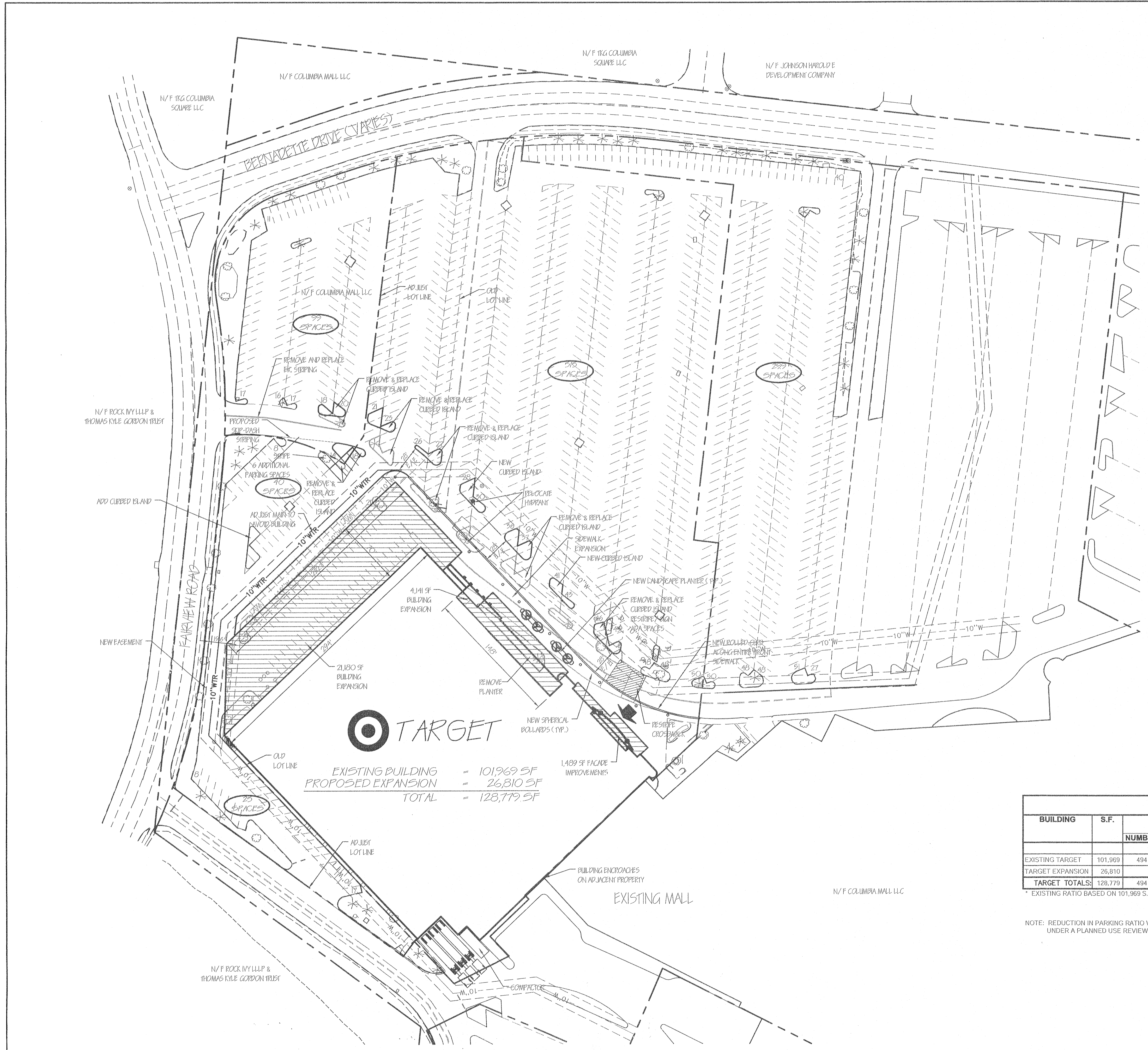
No.	DATE	REVISION

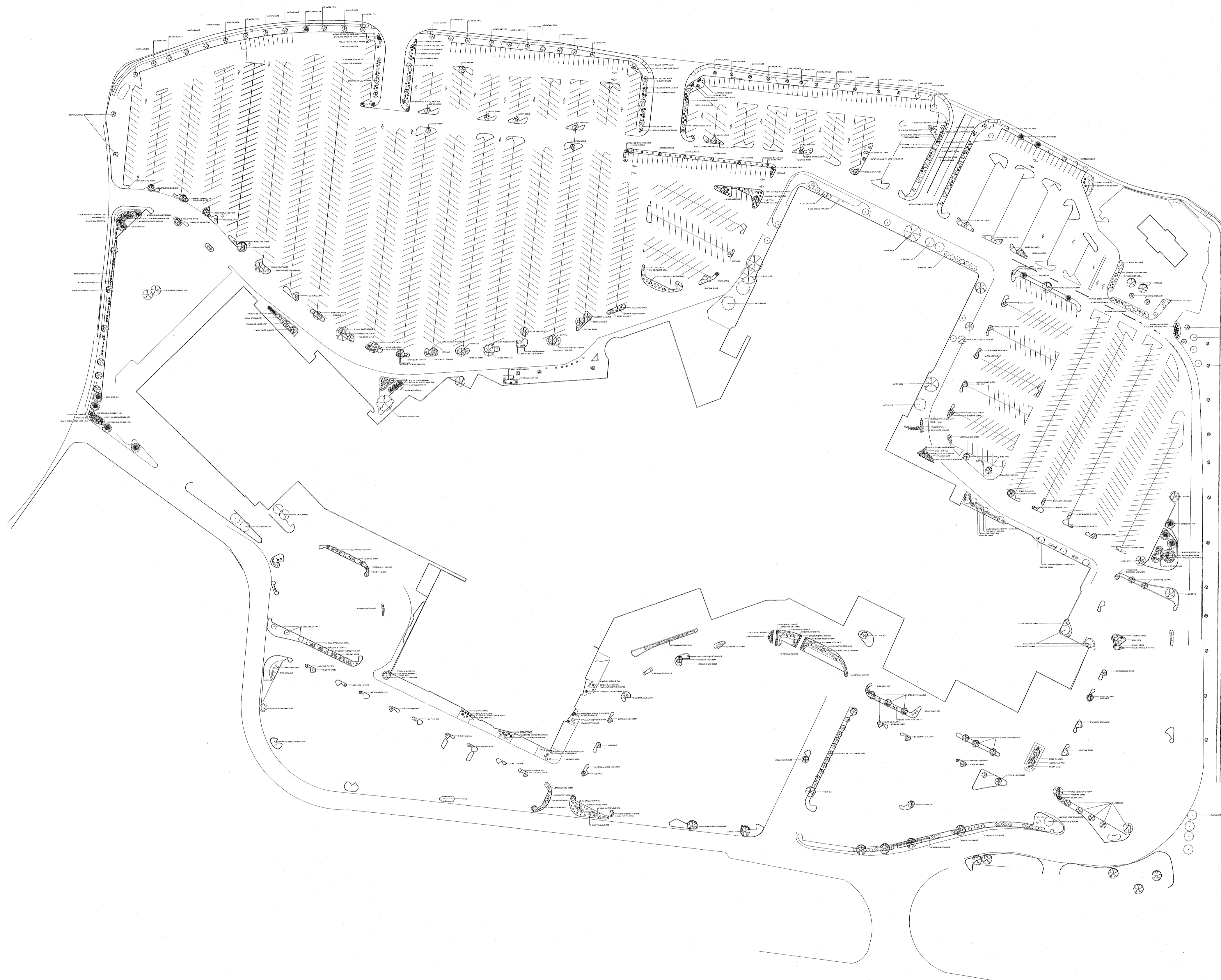
**PROJECT No:** 63458  
**DATE:** MAR 07  
**DES. IAC:** [Blank]  
**DR. SWU:** [Blank]  
**CKD. IAC:** [Blank]

WOOLPERT, INC  
 343 Fountains Parkway, Suite 100  
 Fairview Heights, Illinois  
 62208-2044  
 618.632.7004  
 618.632.0100

**TARGET No. T-0239**  
**COLUMBIA, MISSOURI**  
 2400 BERNADETTE DRIVE  
 CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

**CONCEPT PLAN**





Qty	Common Name
<b>Trees</b>	
9	AUTUMN BRILLIANCE (R) APPLE SERVICEBERRY
12	FLAME MAPLE (CLUMP)
29	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	PN OAK
2	BALD CYPRESS
5	EMERALD GREEN ARB
<b>Conifers</b>	
9	GREEN GIANT ARB
2	EMERALD ARBORVITAE
<b>Shrubs</b>	
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
189	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	THRIBLING BALL
1	FRENCH LACE (TM) WEIGELA
<b>Ornamental Grasses</b>	
33	FOURSTERS FEATHER REED GRASS
25	MAIDEN GRASS
6	VAREGATED JAPANESE SILVER GRASS
6	DWARF FOUNTAIN GRASS
88	DWARF FOUNTAIN GRASS
25	SHEWANDOAH SWITCH GRASS
<b>Perennials and Annuals</b>	
4	PURPLE CONEFLOWER
122	STELLA DE ORO DWARF DAYLILY
14	LITTLE SPIRE RUSSIAN SAGE
124	EMERALD BLUE CREEPING PHLOX
25	MAY NIGHT SAGE
<b>Succulents</b>	
11	AUTUMN JOY STONECROP
<b>Vines</b>	
14	EASTERN REDBUD
<b>Other Plants</b>	
182 sq. ft.	ANNUAL SUMMER COLOR - SUN
8	ARISTRONG (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	PN 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