

Introduced by Hindman

First Reading 3-19-01 Second Reading 4-2-01

Ordinance No. 016838 Council Bill No. 98-01A

Permanent Record
Filed in Clerk's Office

AN ORDINANCE

approving a C-P and O-P Development Plan for property located on the west side of Scott Boulevard (State Route TT), on both sides of Smith Drive; setting forth conditions of approval; approving a reduced number of parking spaces; granting a sidewalk variance; rezoning approximately 0.08 acre of this property from District PUD-12 to District O-P; repealing all conflicting ordinances or parts of ordinances; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the C-P and O-P Development Plan of Westbury Village dated February 27, 2001, for property located on the west side of Scott Boulevard (State Route TT), on both sides of Smith Drive. The Director of Planning and Development shall use the design parameters set forth in Exhibit B as guidance when considering any future revisions to the Development Plan. The approval of the Development Plan is subject to the following conditions:

(a) Prior to approval of a final plat for any portion of the development, the owner shall enter into an agreement with the City whereby the owner agrees to construct or pay for construction of all public improvements needed for the entire Westbury Village mixed use development, including widening of Scott Boulevard and Smith Lane and signalization of the intersection of Scott Boulevard and Smith Lane. The agreement must specify the timing of the improvements to be completed in conjunction with development of the various phases of the project and shall assign financial responsibility for each improvement to the PUD and O-P/C-P portions of the project.

(b) No grading or building permits shall be issued for the C-P zoned property until building permits have been issued for at least twenty-six (26) dwelling units and the 1.5 acre park and clubhouse in Phase I of the PUD portion of the project. No building permits for more than one hundred-twenty thousand (120,000) square feet will be issued until Village Park Commons is put in place and the lots are subdivided on the north side of Village Park Commons.

(c) Prior to approval of a final plat for the O-P zoned area south of Smith Drive, the owner shall submit either a plan for an alternative sidewalk or a proposal for payment-in-lieu of sidewalk construction.

(d) There shall be a traffic calming device on Dayspring Drive to inhibit thru-traffic and other devices, such as a roundabout, as needed and approved by staff.

SECTION 2. Approval of the C-P and O-P Development Plan shall be deemed to satisfy the requirements for a Preliminary Plat of a Subdivision.

SECTION 3. The City Council approves a reduction in the number of required off-street parking spaces so that the parking requirement for the C-P property shall be one parking space for every 250 square feet of gross leasable floor space.

SECTION 4. Subdivider is granted a variance from the requirements of Section 25-48.1 of the Subdivision Regulations so that a sidewalk shall not be required along Scott Boulevard.

SECTION 5. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following property:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 17 T48N R13W IN COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF TRACT 2 OF THE GENERAL WARRANTY DEED RECORDED IN BOOK 690 PAGE 601 OF THE BOONE COUNTY RECORDS.

STARTING AT THE SOUTHEAST CORNER OF LOT 12 KING'S MEADOW SUBDIVISION BLOCK 1, SHOWN TO BE N 84°02'W 50.95 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17-48-13 AND ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE TT (SCOTT BOULEVARD); THENCE N 84°02'00"W, ALONG THE SOUTHERLY LINE OF KING'S MEADOW SUBDIVISION BLOCK 1, A DISTANCE OF 761.14 FEET; THENCE LEAVING SAID LINE, S 1°28'30"W 165.51 FEET; THENCE S 81°07'00"E 12.20 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, A DISTANCE OF 11.41 FEET, THE CHORD BEING S 86°38'30"E 11.41 FEET; THENCE S 84°01'30"E 302.25 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A DISTANCE OF 123.73 FEET, THE CHORD BEING S 63°46'20"E 121.17 FEET, THENCE S 43°31'00"E 5.47 FEET; THENCE N 50°26'20"W 45.12 FEET; THENCE N 81°07'00"W 394.40 FEET TO THE BEGINNING AND CONTAINING 0.08 ACRES OR 3700 SQUARE FEET.

will be rezoned and become a part of District O-P (Planned Office District) and taken away from District PUD-12. Hereafter, the property may be used for all uses set forth in Exhibit A.

SECTION 6. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 7. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, the entire ordinance shall be invalid.

SECTION 8. This ordinance shall be in full force and effect from and after its passage.

PASSED this 2nd day of April, 2001.

ATTEST:

Debra St. Maurice
City Clerk

Larry Windman
Mayor and Presiding Officer

APPROVED AS TO FORM:

Fred Beedman
City Counselor

WESTBURY VILLAGE O-P DEVELOPMENT
PROPOSED ALLOWED USES

RECEIVED

JAN 26 2000

PLANNING DEPT.

TRACTS A and B:

The following allowed uses under R-3

Family day care homes, day care centers, pre-school centers, nursery school, child play care centers, child education centers, child experiment stations or child development institutions

The following allowed uses under O-1

1. Banks, other financial institutions, and travel agencies.
2. Medical or dental clinics, and medical laboratories.
3. Office buildings used for the administrative functions of businesses, professions, companies, corporations; and social, philanthropic, eleemosynary, or governmental organizations or societies.
4. Offices for professional and business use involving the sale or provision of services (but not the sale or rental of goods) including but not limited to:
 - a. Artists, sculptors, photographers.
 - b. Authors, writers, composers.
 - c. Lawyers, engineers, planners, architects, realtors, accountants, insurance agents, brokers, and other consultants in similar professions.
 - d. Ministers, rabbis, priests, or other clergy members.
 - e. Physicians, dentists, chiropractors, or other licensed medical practitioners.
 - f. Seamstresses, tailors.
 - g. Teachers of private lessons in art, music, or dance.
5. Customary accessory uses subject to the provisions of section 29-27, Accessory Uses.

Engineering Surveys and Services EXHIBIT B

Consulting Engineers, Geologists, and Land Surveyors
Analytical and Materials Laboratories

Larry L. Hendren, PE, RG
David A. Bennett, PE
Timothy J. Reed, PLS
Morton L. Ratliff, PLS
John M. Eppenauer, PLS
Bruce A. Dawson, PE

Randall A. Lee, PE, RG
Timothy J. O' Connor, PE
Benjamin A. Ross, PE
Kerry A. Turpin, PLS
Rebecca L. Brooks, PE
Gregory S. Hayes, PE

1113 Fay Street
Columbia, Missouri 65201
Telephone 573-449-2646
Facsimile 573-499-1499
E-Mail ess@ess-inc.com
<http://www.ess-inc.com>

January 23, 2001

Honorable Mayor and City Council
City of Columbia
P.O. Box N
Columbia, MO 65205

RECEIVED
JAN 23 2001
PLANNING DEPT.

RE: Design Parameters
Westbury Village
O-P, C-P Plans
Columbia, MO

Ladies and Gentlemen:

On behalf of the owner, Joe Tosini, and in accordance with Section 29-13 (e)(7) and Section 29-17(e)(7) Design Parameters for the above referenced development are enclosed.

Should you have any questions please contact me.

Yours Truly,



David A. Bennett, PE

CC: Joe Tosini
Gould Evans Goodman Associates, LC

Commercial Development Guidelines:

1. The maximum gross square footage of building floor area will be 173,740 sq.ft.
2. The minimum distance between any building and any adjacent property line or street right of way is 10 feet.
3. The maximum height of any building on the site is 45 feet.
4. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area, and any adjacent property line or street right of way is 6 feet.
5. The minimum percentage of the site to be maintained in open space is 15%.
6. The maximum number of freestanding signs on the site is three. The maximum size of one of the signs is 60 sq. ft.; the maximum size of the other two signs is 48 sq. ft. each. The maximum sign height is 6 feet.
7. The minimum percentage of the site to be maintained in landscaping is 15%.
8. The following uses shall be prohibited within the C-P Zoning classification:
 - (1) Commercial picnic grounds and fishing lakes;
 - (2) Commercial stables;
 - (3) Drive-in theaters;
 - (4) Gun clubs and skeet trap for target ranges;
 - (5) Machine shops;
 - (6) Commercial outdoor stage and concert facilities;
 - (7) Commercial plumbing, heating, and air-conditioning businesses;
 - (8) Travel trailer parks;
 - (9) Warehousing and distribution facilities;
 - (10) Automobile repair facilities;
 - (11) Bars, cocktail lounges, and nightclubs (except restaurants whose primary business activity is the sale of food will be permitted to sell alcoholic beverages as an ancillary part of such restaurant business);
 - (12) Billiard halls and game arcades;
 - (13) Bus stations;
 - (14) Commercial parking for automobiles and light trucks;

- (15) Hotels;
- (16) Lumberyards;
- (17) Newspaper publishing plants;
- (18) Sign painting shops;
- (19) Theaters; and
- (20) Any activity which, by its nature, is noxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, or the like.

Office Development Guidelines:

- 1. The maximum gross square footage of office floor area will be 32,300 sq.ft.
- 2. The minimum distance between any building and any adjacent property line or street right of way is 10 feet.
- 3. The maximum height of any building on the site is 45 feet.
- 4. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area, and any adjacent property line or street right of way is 6 feet.
- 5. The minimum percentage of the site to be maintained in open space is 15%.
- 6. The maximum number of freestanding signs on the site is three. The maximum size of one of the signs is 60 sq. ft.; the maximum size of the other two signs is 48 sq. ft. each. The maximum sign height is 6 feet.
- 7. The minimum percentage of the site to be maintained in landscaping is 15%.
- 8. The following uses shall be allowed within the O-P Zoning classification:
 - (1) All residential uses;
 - (2) The following allowed uses under R-3: family day care homes, day care centers, pre-school centers, nursery school, child play care centers, child education centers, child experiment stations or child development institutions;
 - (3) The following allowed uses under zoning category O-1:
 - (1) Banks, other financial institutions, and travel agencies.
 - (2) Medical or dental clinics, and medical laboratories.
 - (3) Office buildings used for the administrative functions of

businesses, professions, companies, corporations; and social, philanthropic, eleemosynary, or governmental organizations or societies.

(4) Offices for professional and business use involving the sale or provision of services (but not the sale or rental of goods) including but not limited to:

1 Artists, sculptors, photographers.

2 Authors, writers, composers.

3 Lawyers, engineers, planners, architects, Realtors, accountants, insurance agents, brokers, and other consultants in similar professions.

4 Ministers, rabbis, priests, or other clergy members.

5 Physicians, dentists, chiropractors, or other licensed medical practitioners.

6 Seamstresses, tailors.

7 Teachers of private lessons in art, music, or dance.

9. Customary accessory uses subject to the provisions of section 29-27, Accessory Uses.

Special Requirements for 5 Acre Tract to be Zoned O-P Located South of Smith Drive: With respect to the 5 acre tract located south of Smith Drive and west of Scott Boulevard to be zoned O-P, the following special requirements will exist:

1. The Developer will be required to construct, install, and maintain along the west and south boundaries of this tract an earth landscaped berm and will plant trees and other dense vegetation which are at least six feet in height at the time of planning so that after 3 years from the date of the requested rezoning, the area along said area is substantially opaque (no less than 80% of maximum capacity) and so that this landscaping obscures from the view of persons residing in the residences located west and south of this tract any building or improvement located thereon.

2. No office or activity on this 5 acre tract will be permitted to have hours of operation, delivery, or business operations when open to the general public, except during the hours of 6:00 a.m. through 11:30 p.m on the same day.

3. Trees having a diameter of greater than 10 inches and presently growing on this 5 acre tract will be preserved if possible.

4. The trees planted along the west and south boundaries of this 5 acre tract must be trees which are native to and indigenous to the state of Missouri and must be of a diverse mixture consisting of dogwoods, oaks, pine trees, and the like. The use of small ornamental trees will be minimized.

January 11, 2001

Page 5

5. Before any significant disturbance of the real estate in this 5 acre tract occurs, the developer will be required to construct an earth landscaped berm along the west and south boundaries and plant as many trees as is reasonably possible.

6. Before the developer commences construction on the main portion of Westbury Village, the developer will be required to construct and install the storm water detention area shown on this 5 acre tract contemporaneously with the earlier to occur of:

- (1) Commencement of construction in the C-P zoned area on the main tract; or
- (2) Commencement of construction of any improvement (other than the water retention facility) on the 5 acre tract south of Smith Drive.

WESTBURY VILLAGE

O-P, C-P DEVELOPMENT PLAN

20 DECEMBER, 2000

OWNER / DEVELOPER

JOE TOSINI
WESTBURY VILLAGE JOINT VENTURE
522 NORTH COUNTRY ROAD, SUITE 1
ST. JAMES, NY 11780

FLOOD PLAIN NOTE

THIS PROPERTY IS NOT LOCATED
IN THE 100 YEAR FLOOD PLAIN
AS DEFINED BY CITY ORDINANCE

ZONING NOTE

THIS PROPERTY IS ZONED AS FOLLOWS:
PUD-12 22.58 ACRES
O-P 7.57 ACRES
C-P 15.07 ACRES
TOTAL 45.22 ACRES

BENCH MARK

BM - EAST RIM OF CITY MANHOLE 11488 AT NE CORNER OF SMITH DRIVE AND
WINDERMERE DRIVE. ELEVATION = 678.81
TBM - SPIKE IN NORTH SIDE OF UTILITY POLE ON SOUTH SIDE OF SMITH DRIVE
350' EAST OF WINDERMERE DRIVE. ELEVATION = 684.13

LEGEND

---	PROPERTY LINE
---	ELECTRIC LINE
---	TELEPHONE LINE
---	TELEVISION LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	WATER LINE
---	FENCE
---	TREE & BRUSH LINE
---	DRAINAGE SWALE
---	ANCHOR
UP	UTILITY POLE
LS	LIGHT STANDARD
CV	GAS VALVE
WM	WATER METER
WV	WATER VALVE
FW	FIRE HYDRANT
C.O.	CLEANOUT
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
ROP	REINFORCED CONCRETE PIPE
M.A.P.	METAL ARCH PIPE
+	IRON
+	R/W MARKER
+	TEST BORING
---	EROSION CONTROL BARRIER
---	TREE PRESERVATION BARRIER
---	EXISTING CONTOUR
---	FINISH CONTOUR
---	FINISH ELEVATION
---	PROPOSED STREET RIGHT-OF-WAY
S	PROPOSED SANITARY SEWER LINE
SS	PROPOSED STORM SEWER LINE
W	PROPOSED WATER LINE
WS	PROPOSED WATER VALVE
+	PROPOSED FIRE HYDRANT & VALVE
---	ZONING LINE
---	PROPOSED CONCRETE SIDEWALK & PAVEMENT

UTILITY NOTES

WATER
CITY OF COLUMBIA
P.O. BOX N
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: DAVID MATSON 573-874-7325
12" PVC LINE ALONG WEST SIDE OF SCOTT BOULEVARD SOUTH OF SMITH DRIVE.
6" CL. LINE ALONG EAST SIDE OF SCOTT BOULEVARD NORTH OF SMITH DRIVE.
8" PVC LINE ALONG SOUTH SIDE OF SMITH DRIVE ALONG LOTS 128B, 129A
& 183A OF THE HAMLET PLAT 3.

ELECTRIC
CITY OF COLUMBIA
P.O. BOX N
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: DAN CLARK 573-874-7325
66,000 V. THREE PHASE AERIAL LINE ALONG NORTH SIDE OF SMITH DRIVE.
14,800 V. THREE PHASE AERIAL LINE ALONG WEST SIDE OF SCOTT BOULEVARD.
THREE PHASE UNDERGROUND LINE ALONG SOUTH SIDE OF KING'S MEADOW
SUBDIVISION.

BOONE ELECTRIC COOPERATIVE
1413 DANGLINE
COLUMBIA, MISSOURI 65201
CONTACT: RUSO WILMINGER 573-449-4181
11,900 V. THREE PHASE AERIAL LINE ALONG WEST SIDE OF SCOTT BOULEVARD.

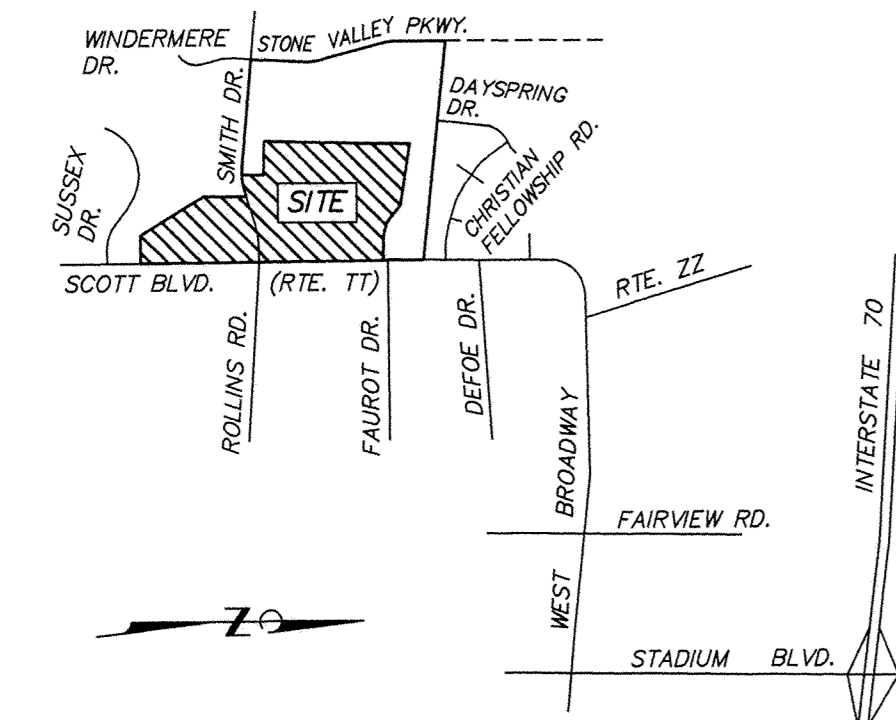
GAS
AMEREN UE
P.O. BOX M
COLUMBIA, MISSOURI 65205
CONTACT: DON HARTLEY 573-875-3028
6" PLASTIC LINE ALONG EAST SIDE OF SCOTT BOULEVARD WITH STUB AT
SMITH DRIVE.

TELEPHONE
625 E. CHERRY STREET
COLUMBIA, MISSOURI 65205
CONTACT: CHARLES SHEDD 573-886-3700
2 AERIAL LINES ALONG WEST SIDE OF SCOTT BOULEVARD NORTH OF SMITH
DRIVE.
UNDERGROUND LINE ALONG SOUTH SIDE OF SMITH DRIVE.

TELEVISION
AT&T CABLEVISION OF MISSOURI
901 NORTH COLLEGE AVENUE
COLUMBIA, MISSOURI 65201
573-443-1535
UNDERGROUND LINE ALONG WEST SIDE OF SCOTT BOULEVARD.

SANITARY SEWER
CITY OF COLUMBIA
P.O. BOX N
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: GEORGE MONTGOMERY 573-874-7250
LINE ALONG SCOTT BOULEVARD, SOUTH OF SMITH DRIVE.
LINE ALONG EAST SIDE OF WINDERMERE DRIVE.
LINE ALONG EAST SIDE OF DAYSPRING DRIVE.
LINE ALONG NORTH SIDE OF SITE AS SHOWN.

STORM SEWER
CITY OF COLUMBIA
P.O. BOX N
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: GEORGE MONTGOMERY 573-874-7250
AS SHOWN.



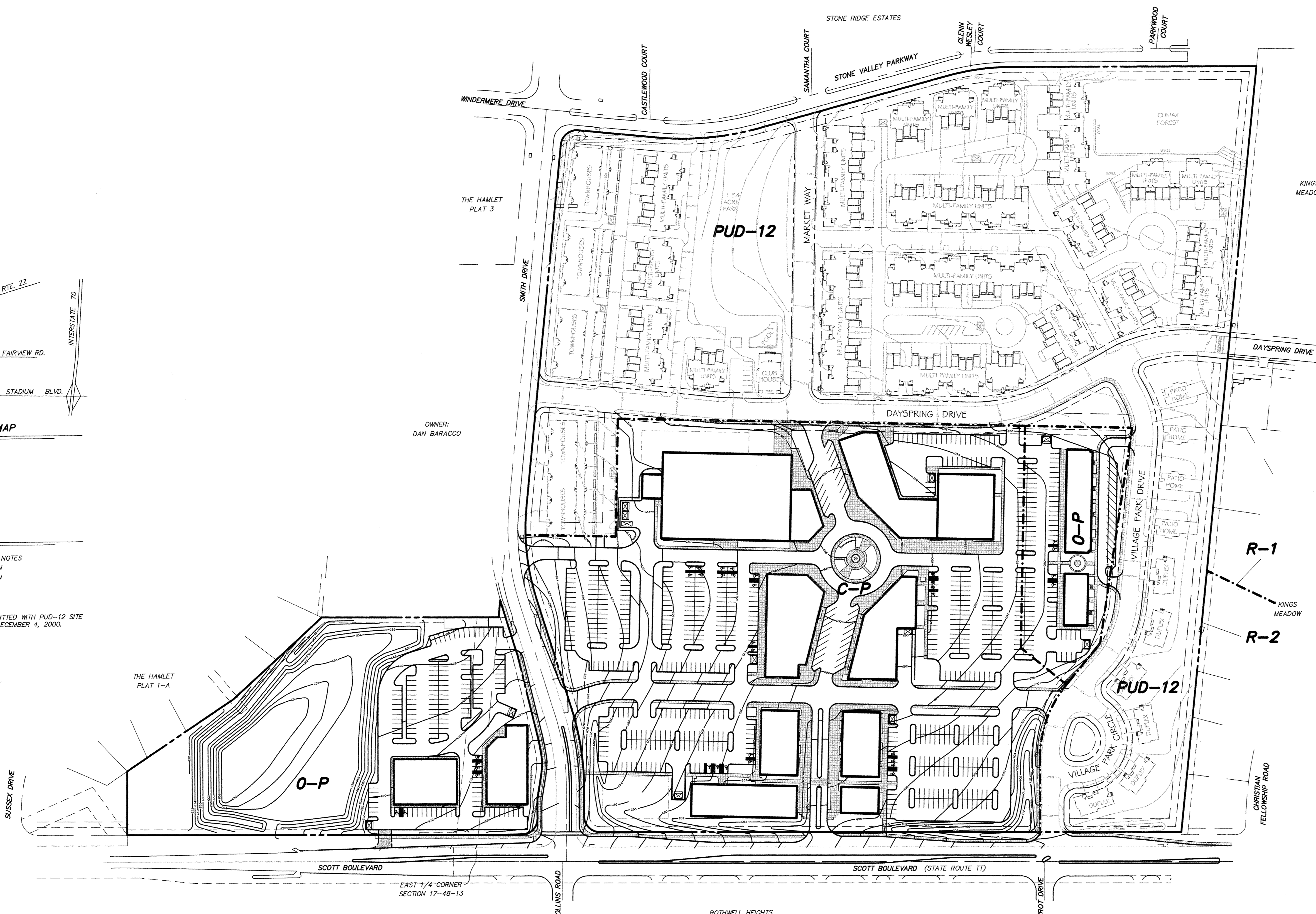
SITE LOCATION MAP

NOT TO SCALE

SHEET INDEX

- 1 SITE LOCATION MAPS & NOTES
- 2 O-P DEVELOPMENT PLAN
- 3 C-P DEVELOPMENT PLAN
- 4 LANDSCAPE PLAN
- 5 LIGHTING PLAN

STORM WATER MANAGEMENT PLAN SUBMITTED WITH PUD-12 SITE
PLAN APPROVED BY CITY COUNCIL ON DECEMBER 4, 2000.



APPROVED BY THE PLANNING AND ZONING COMMISSION,
COLUMBIA, MISSOURI, ON

JERRY WADE, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF
COLUMBIA, MISSOURI, THIS 2nd DAY OF April, 2001

Darwin Hindman
DARWIN HINDMAN, MAYOR

ATTEST: *Penny Romaine*
PENNY R. ROMAINE, CITY CLERK

David A. Bennett
16 MARCH, 2001

REVISED 23 JANUARY, 2001
REVISED 27 FEBRUARY, 2001
REVISED 16 MARCH, 2001

O-P DEVELOPMENT PLAN

APPROVED BY THE PLANNING AND ZONING COMMISSION,
COLUMBIA, MISSOURI, ON

JERRY WADE, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF
COLUMBIA, MISSOURI, THIS 22nd DAY OF April, 2001

Larri Windma
DARWIN HINDMAN, MAYOR

ATTEST: *Penny Romaine*
PENNY ST. ROMAINE, CITY CLERK

NOTES

- THE MINIMUM DISTANCE FROM ANY BUILDING TO THE PROPERTY LINE SHALL BE TWENTY-FIVE (25) FEET.
- MAXIMUM BUILDING HEIGHT SHALL BE FORTY-FIVE (45) FEET, MEASURED AT ROOF PEAK.
- LIGHTING SHALL CONSIST OF LIGHT POLES CONTAINING EITHER A SINGLE OR DUAL MOUNTED, DOWNWARD FOCUSED, SHOE BOX LIGHT. APPROXIMATE LOCATION AND HEIGHT OF LIGHT STANDARDS ARE SHOWN ON LIGHTING PLAN.
- FREESTANDING SIGNS:

LOCATION	QUANTITY	MAXIMUM SIZE	MAXIMUM HEIGHT
SCOTT BOULEVARD	1	60 SQ. FT.	6 FT.
SMITH DRIVE	1	42 SQ. FT.	6 FT.
- SANITARY SEWERS ARE 8" PVC.
- WATER MAINS ARE 8" PVC.
- PARKING
- FUTURE PARKING
- SCOTT BOULEVARD & SMITH DRIVE IMPROVEMENTS

PARKING NOTE

Category	Area / Footage	Spaces
O-P NORTH OFFICE	12,900 S.F.	65 SPACES
RESIDENTIAL OVER OFFICE	12,900 S.F.	18 SPACES
SCOTT BOULEVARD	25,800 S.F.	9 SPACES
SMITH DRIVE	25,800 S.F.	9 SPACES
PARKING PROVIDED:		
STANDARD	82 SPACES	
ADA	4 SPACES	
FUTURE	6 SPACES	
TOTAL		137 SPACES
O-P SOUTH OFFICE	18,400 S.F.	97 SPACES
PARKING PROVIDED:		
STANDARD	132 SPACES	
ADA	6 SPACES	
TOTAL		137 SPACES
TOTAL O-P OFFICE SQUARE FOOTAGE	31,300 S.F.	
TOTAL O-P RESIDENTIAL SQUARE FOOTAGE	12,900 S.F.	
TOTAL O-P PARKING REQUIRED	180 SPACES	
TOTAL O-P PARKING PROVIDED	229 SPACES	

LANDSCAPING NOTE

TOTAL AREA	329,809 SQ. FT.	100 %
BUILDING AREA	32,300 SQ. FT.	9.8 %
PAVED AREA	106,494 SQ. FT.	32.3 %
LANDSCAPED AREA	191,014 SQ. FT.	57.9 %
PARKING PROVIDED:		
STANDARD	82 SPACES	
ADA	4 SPACES	
FUTURE	6 SPACES	
TOTAL	137 SPACES	
O-P SOUTH OFFICE	18,400 S.F.	97 SPACES
PARKING PROVIDED:		
STANDARD	132 SPACES	
ADA	6 SPACES	
TOTAL	137 SPACES	
TOTAL O-P OFFICE SQUARE FOOTAGE	31,300 S.F.	
TOTAL O-P RESIDENTIAL SQUARE FOOTAGE	12,900 S.F.	
TOTAL O-P PARKING REQUIRED	180 SPACES	
TOTAL O-P PARKING PROVIDED	229 SPACES	

ZONING NOTE

THIS PROPERTY IS ZONED O-P.



16 MARCH, 2001
STATE OF MISSOURI
DAVID A. BENNETT
REGISTERED PROFESSIONAL ENGINEER - E 21392

O-P DEVELOPMENT PLAN
WESTBURY VILLAGE
COLUMBIA, MISSOURI

Engineering Surveys & Services
1113 Fay Street
Columbia, Missouri
573-449-2646

Surveyed: FC
Drawn: DMV
Checked: TMB

Revised:
23 JAN. 2001
30 JAN. 2001
27 FEB. 2001
16 MAR. 2001

Scale: 1" = 60'
Date: 20 DECEMBER 2000
Job: 8972
Sheet: 2 of 5

C-P DEVELOPMENT PLAN

APPROVED BY THE PLANNING AND ZONING COMMISSION,
COLUMBIA, MISSOURI, ON _____

JERRY WADE, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF
COLUMBIA, MISSOURI, THIS 2nd DAY OF April, 2000

Lamin Hindman
DARWIN HINDMAN, MAYOR

ATTEST: *Penny St. Romaine*
PENNY ST. ROMAINE, CITY CLERK

NOTES

- THE MINIMUM DISTANCE FROM ANY BUILDING TO THE PROPERTY LINE SHALL BE TWENTY-FIVE (25) FEET.
- MAXIMUM BUILDING HEIGHT SHALL BE FORTY-FIVE (45) FEET, MEASURED AT ROOF PEAK.
- LIGHTING SHALL CONSIST OF LIGHT POLES CONTAINING EITHER A SINGLE OR DUAL MOUNTED, DOWNWARD FOCUSED, SHOE BOX LIGHT. APPROXIMATE LOCATION AND HEIGHT OF LIGHT STANDARDS ARE SHOWN ON LIGHTING PLAN.
- FREESTANDING SIGNS:

LOCATION	QUANTITY	MAXIMUM SIZE	MAXIMUM HEIGHT
SCOTT BOULEVARD	1	60 SQ. FT.	6 FT.
SMITH DRIVE	2	42 SQ. FT. (EA.)	6 FT.
- AWING SIGNS WILL BE PERMITTED.
- BUSINESSES LOCATED IN CORNER BUILDINGS WILL BE PERMITTED ONE SIGN FOR EACH STREET FRONTAGE.
- BUSINESSES WITH SERVICE ENTRANCES WILL BE PERMITTED TO IDENTIFY THESE WITH ONE SIGN NOT EXCEEDING 2 SQUARE FEET.
- SANITARY SEWERS ARE 8" PVC.
- WATER MAINS ARE 8" PVC.
- PARKING
- FUTURE PARKING
- SCOTT BOULEVARD & SMITH DRIVE IMPROVEMENTS

PARKING NOTE

REQUIRED PARKING	280 SPACES
PER SECTION 29-17(4)(5):	
GROCERY STORE:	
7 SPACES/1000 S.F. AT 40,000 S.F.	70 SPACES
GROCERY STORE EXPANSION:	
7 SPACES/1000 S.F. AT 96,740 S.F.	677 SPACES
RETAIL:	
7 SPACES/1000 S.F. AT 96,740 S.F.	677 SPACES
RESIDENTIAL ABOVE RETAIL:	
20 RESIDENTIAL UNITS x 2 SPACES/UNIT	40 SPACES
	1067 SPACES
PROVIDED PARKING	
STANDARD	557 SPACES
FUTURE	88 SPACES
ADA	25 SPACES
	670 SPACES

WHEN CALCULATING BY THE RETAIL STANDARD OF 4 PARKING SPACES/1000 S.F., ONLY 587 SPACES ARE NEEDED. ADDING THE 40 RESIDENTIAL SPACES GIVES THE REQUIRED TOTAL OF 627 SPACES, WHICH THIS PLAN EXCEEDS BY 43 SPACES. COMBINING THE SURPLUS C-P PARKING GIVES AN ADDITIONAL 49 SPACES.

BUILDING NOTE

GROCERY STORE	40,000 SQ. FT.
GROCERY STORE EXPANSION	10,000 SQ. FT.
RETAIL	96,740 SQ. FT.
RESIDENTIAL ABOVE RETAIL	27,000 SQ. FT.
	173,740 SQ. FT.

THIS S.F. TOTAL IS 1,242 S.F. LESS THAN THE PREVIOUSLY APPROVED REZONING PLAN TOTAL OF 174,982 S.F. (REFER TO 16 NOVEMBER 1999 PLAN).

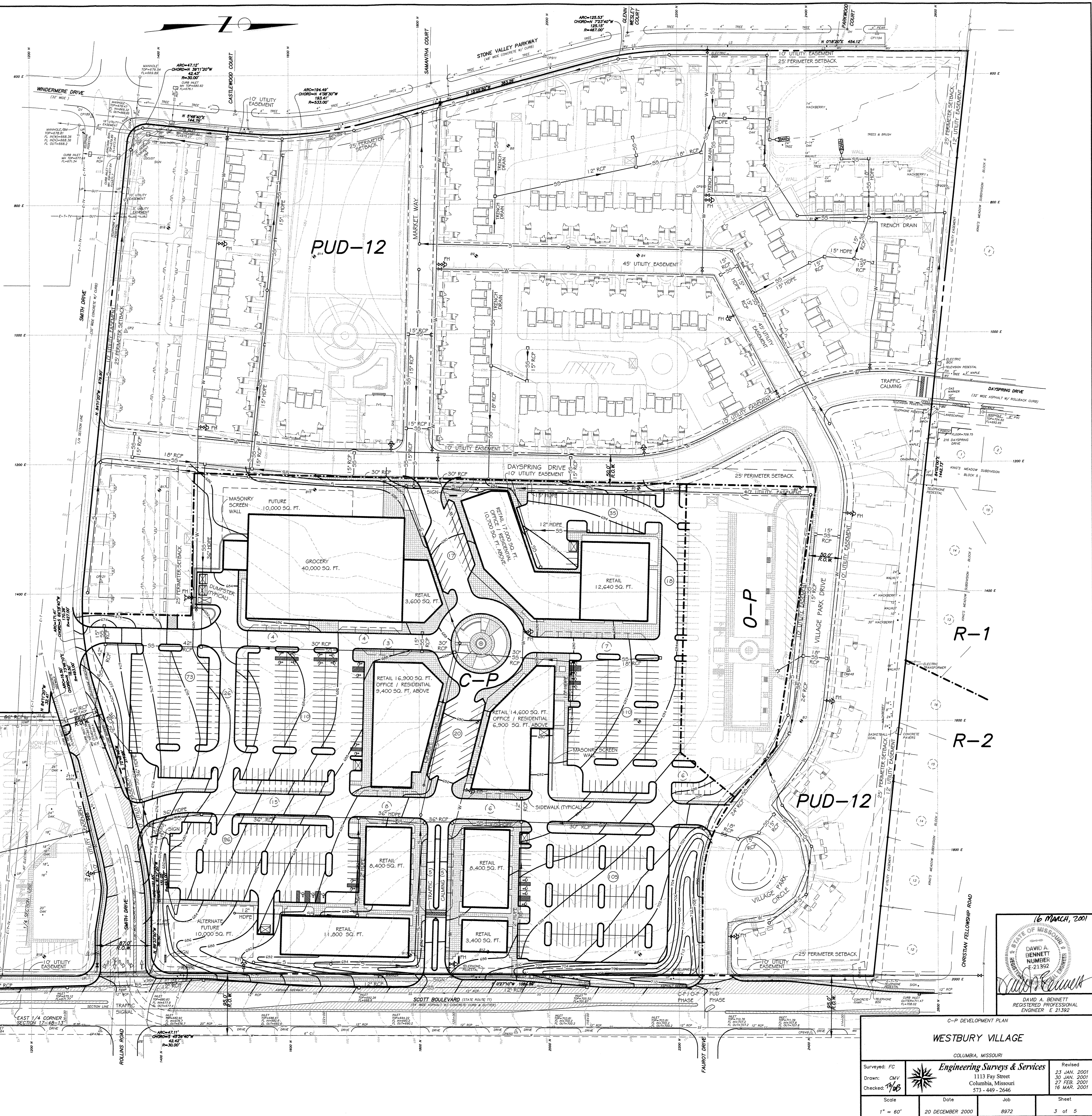
LANDSCAPING NOTE

TOTAL AREA	652,239 SQ. FT.	100 %
BUILDING AREA	126,700 SQ. FT.	21.0 %
PAVED AREA	366,483 SQ. FT.	56.2 %
LANDSCAPED AREA	148,056 SQ. FT.	22.8 %

296,155 SF AT 1 TREE / 4,500 SQ. FT. OF PAVED AREA = 66 TREES
TOTAL NEW TREES = 66 TREES

ZONING NOTE

THIS PROPERTY IS ZONED C-P.



16 MARCH, 2001
DAVID A. BENNETT
REGISTERED PROFESSIONAL ENGINEER E-21392

C-P DEVELOPMENT PLAN
WESTBURY VILLAGE
COLUMBIA, MISSOURI

Surveyed: FC		Revised: 23 JAN. 2001
Drawn: CMV		30 JAN. 2001
Checked: JMB		27 FEB. 2001
Scale: 1" = 60'	Date: 20 DECEMBER 2000	Job: 8972
		Sheet: 3 of 5

LANDSCAPE, SIGNAGE AND PEDESTRIAN WALKWAY PLAN

APPROVED BY THE PLANNING AND ZONING COMMISSION,
COLUMBIA, MISSOURI, ON _____

JERRY WADE, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF
COLUMBIA, MISSOURI, THIS 2ND DAY OF Dec, 2008¹

Darwin Hindman
DARWIN HINDMAN, MAYOR

ATTEST: *Penny St. Romaine*
PENNY ST. ROMANE, CITY CLERK

LANDSCAPE LEGEND

SYMBOL	COMMON NAME	SIZE	REMARKS
○	DECIDUOUS TREES		
○	RED MAPLE	2" CAL.	
○	SUGAR MAPLE		
○	RED OAK		
○	PIN OAK		
○	LINDEN		
○	RIVER BIRCH		
○	ORNAMENTAL / SMALL DECIDUOUS		
○	AMUR MAPLE	1-1/2" CAL.	ALL TREES WILL BE A MINIMUM OF 4' HT.
○	SERVICEBERRY		
○	REDBUD		
○	CRABAPPLE		
○	STAR MAGNOLIA		
○	JAPANESE TREE LILAC		
○	CONIFERS		
○	COLORADO SPRUCE	6' HT.	
○	NORWAY SPRUCE		
○	WHITE PINE		
○	SHRUBS		
○	DENSI YEW	2 GAL.	ALL SHRUBS WILL BE A MINIMUM OF 3' HT. WITHIN 4 GROWING SEASONS TO MEET CITY LANDSCAPE REQUIREMENTS.
○	ORANGE PRINCE BARBERRY	2 GAL.	
○	SEA GREEN JUNIPER	2 GAL.	
○	DWARF KOREANSPICE VIBURNUM	2 GAL.	
○	BUFFALO JUNIPER	2 GAL.	
○	ORNAMENTAL GRASSES		
○	MISCANTHUS GRASS (MAIDEN GRASS)	1 GAL.	
○	FOUNTAIN GRASS	1 GAL.	
○	PERENNIAL / GROUND COVER		
○	LIRIOPE	4" POT	

NOTES:
ALL TURF AREAS TO BE SOODED OR SEEDED. SEEDING WILL OCCUR AT WOODLAND EDGES / PARK AREA / DESIGNATED AREAS
EXISTING TREES TO REMAIN WILL BE PROTECTED WITH ORANGE TREE-FENCING PRIOR TO GRADING ON-SITE.
LANDSCAPE BERM CONSTITUTES ONE TYPE OF LANDSCAPE PLANTING MATERIAL.

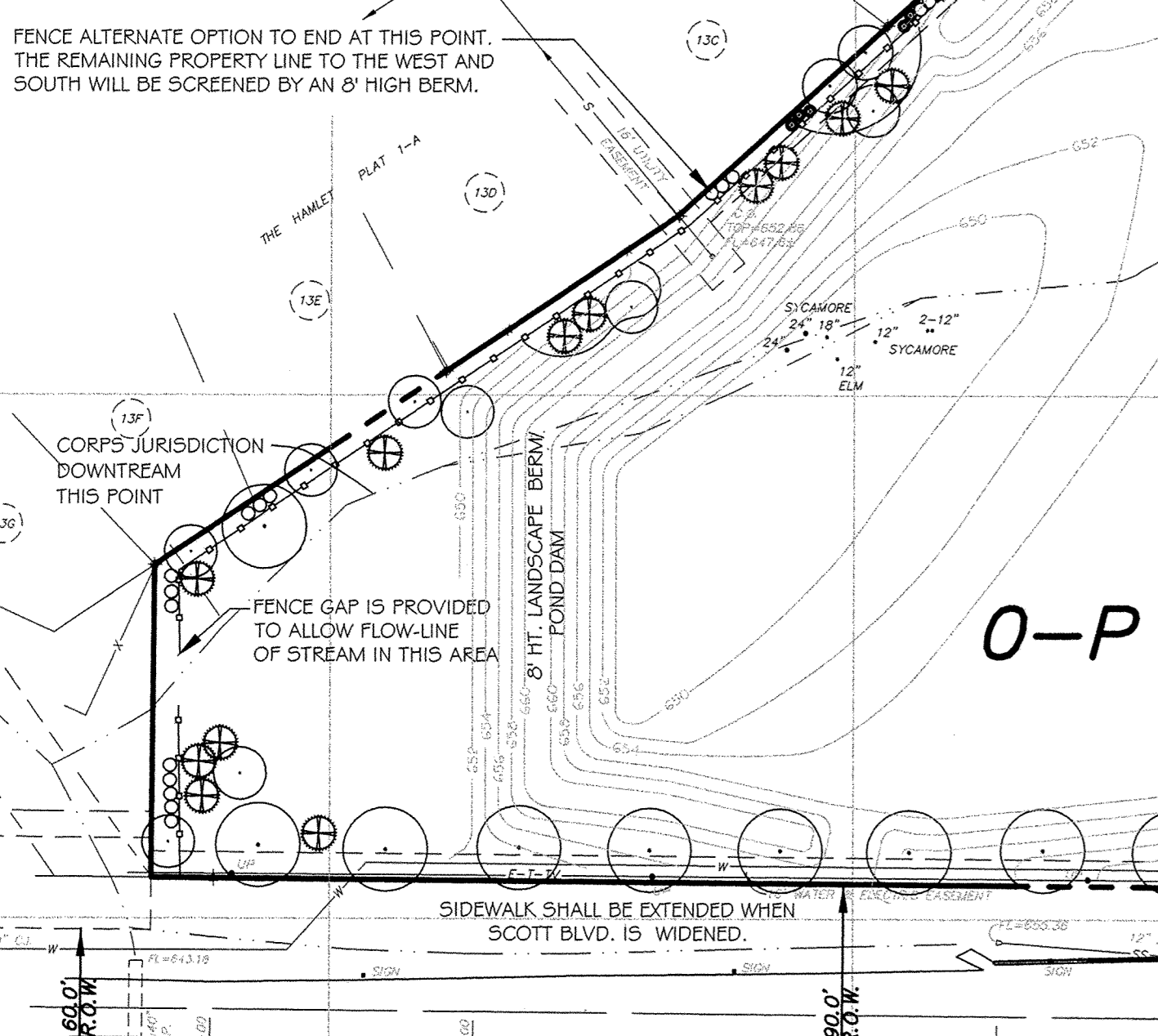
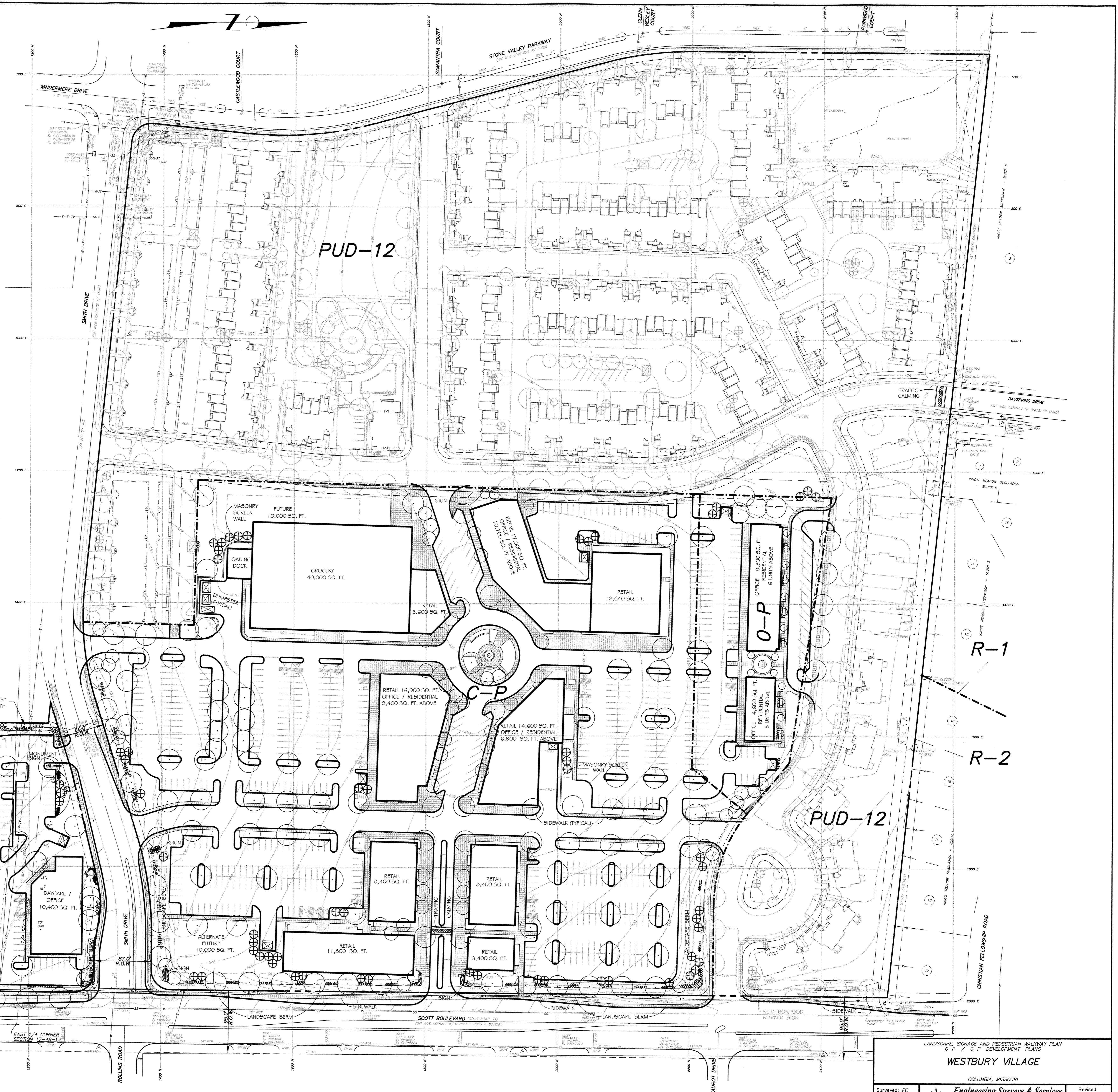
PROPOSED CONCRETE SIDEWALK

SIGNS

LOCATION	QUANTITY	MAXIMUM SIZE	MAXIMUM HEIGHT
FREESTANDING SIGNS (O-P): SCOTT BOULEVARD SMITH DRIVE	1	60 SQ. FT. 42 SQ. FT.	6 FT. 6 FT.
FREESTANDING SIGNS (C-P): SCOTT BOULEVARD SMITH DRIVE	1 2	80 SQ. FT. 42 SQ. FT. (EA.)	6 FT. 6 FT.

- ALL WALL SIGNAGE WILL COMPLY WITH WHAT WOULD BE ALLOWED UNDER C-1/0-1.
- FREESTANDING SIGNS SHALL, AT A MINIMUM, BE SET BACK TEN (10) FEET FROM THE RIGHT-OF-WAY LINE.

NOTE: LANDSCAPE, SIGNAGE AND PEDESTRIAN WALKWAY PLAN PREPARED BY GOULD EVANS GOODMAN ASSOCIATES, L.C.



LANDSCAPE, SIGNAGE AND PEDESTRIAN WALKWAY PLAN
O-P / C-P DEVELOPMENT PLANS
WESTBURY VILLAGE
COLUMBIA, MISSOURI

Surveyed: FC		Revised: 23 JAN. 2001
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LIGHTING PLAN

APPROVED BY THE PLANNING AND ZONING COMMISSION,
COLUMBIA, MISSOURI, ON

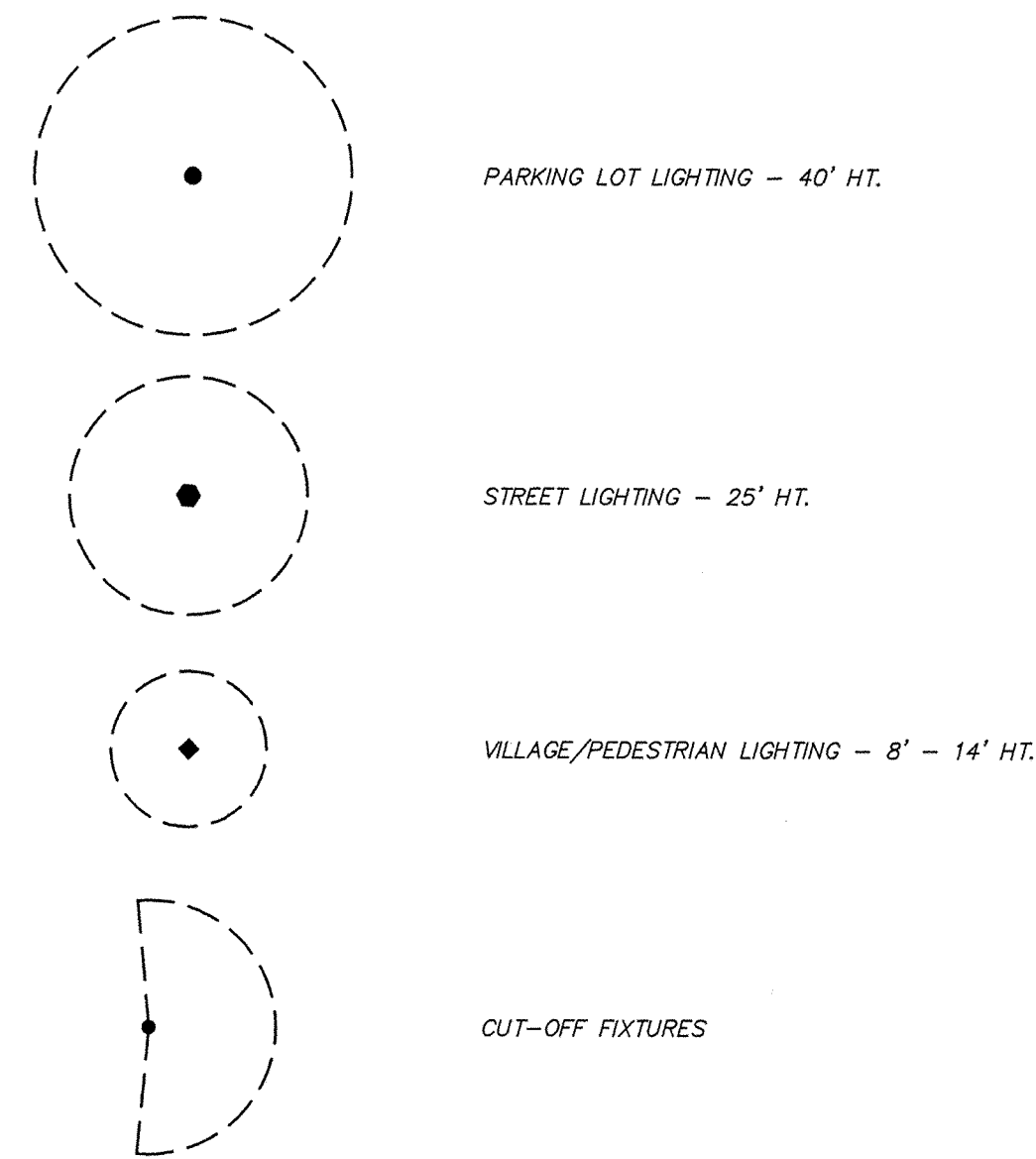
JERRY WADE, CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF
COLUMBIA, MISSOURI, THIS 22nd DAY OF April, 2000

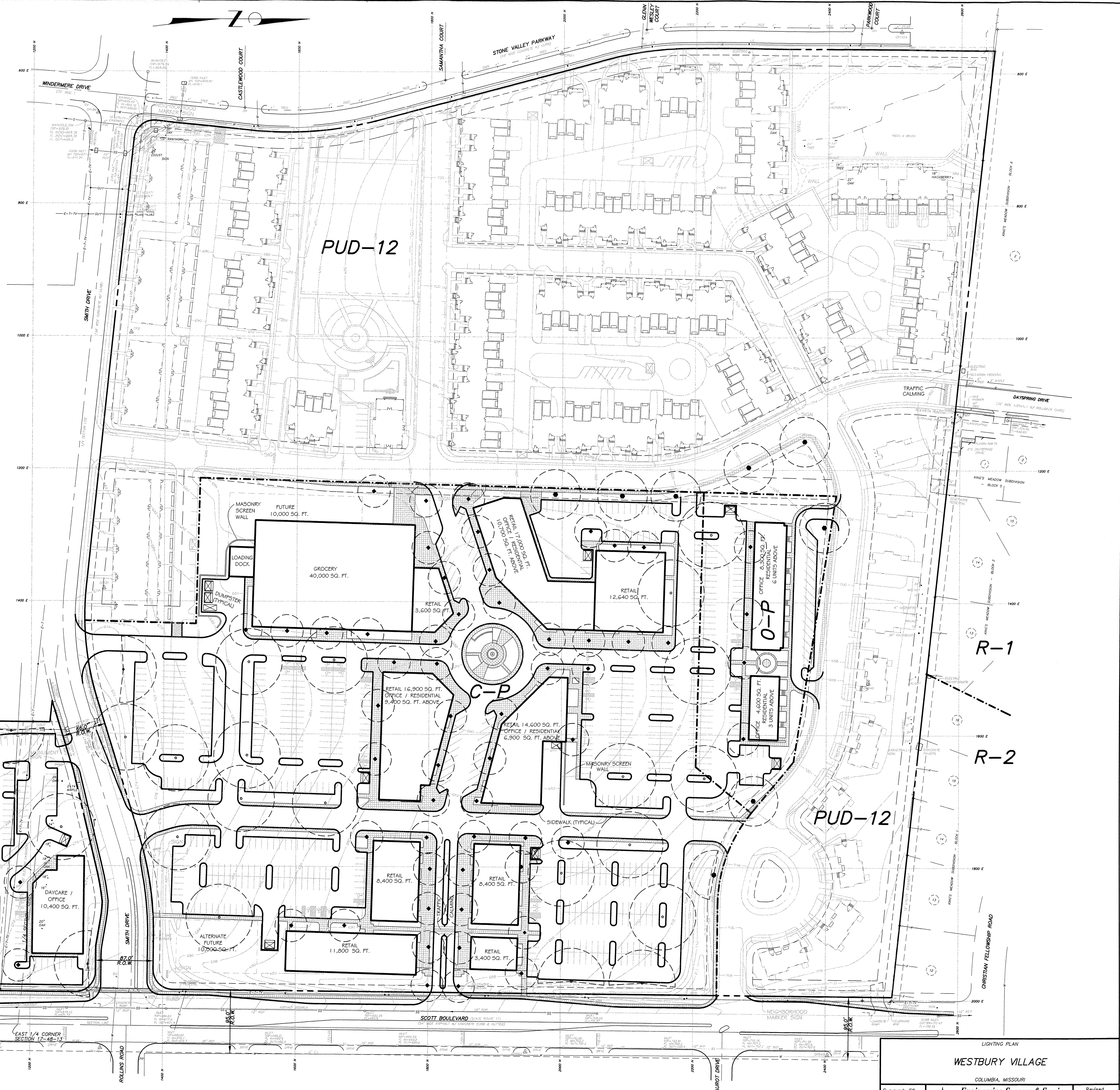
Larvin Hindman
DARWIN HINDMAN, MAYOR

ATTEST: *Penny St. Romaine*
PENNY ST. ROMAINE, CITY CLERK

LIGHTING LEGEND



- 1 ALL EXTERIOR LIGHTING WILL CONFORM WITH ALL APPLICABLE STANDARDS AND WILL BLEND WITH THE ESTABLISHED CHARACTER OF THE COMMUNITY.
- 2 LIGHTING PLAN SHOWN IS CONCEPTUAL. FINAL LIGHTING LAYOUT, DETAILS, AND NUMBER OF FIXTURES WILL BE COMPLETED UPON APPROVAL OF THIS CONCEPT. THIS PLAN IS CONSISTENT WITH THE LIGHTING PLAN PRESENTED TO THE CITY COUNCIL ON FEBRUARY 21, 2000.
- 3 ALL FIXTURES BORDERING RESIDENTIAL AREAS TO THE NORTH, WEST, AND SOUTH OF THE PROJECT WILL BE CUT-OFF FIXTURES DESIGNED TO CONTROL LIGHT TO SPILL AWAY FROM EXISTING RESIDENTIAL NEIGHBORHOODS.
- 4 RETAIL / OFFICE PARKING LOT LIGHTING WILL BE 35'-40' TALL TO PROVIDE SECURE WALKING AREAS FOR PATRONS. PARKING LOT LIGHTING WILL BE LIMITED AT AREAS FACING EXISTING AND PROPOSED RESIDENTIAL DEVELOPMENT. CUT-OFF FIXTURES WILL BE PROVIDED TO CONTROL LIGHT SPILL AWAY FROM RESIDENTIAL DEVELOPMENT.
- 5 LIGHTING WITHIN THE C-P AND O-P AREAS WILL NOT PRODUCE AN AVERAGE OF GREATER THAN 2 FOOT CANDLES OF ILLUMINATION OUTSIDE THE EXTERIOR BOUNDARIES OF THE C-P AND O-P ZONED AREAS. SEE NOTE # 5.
- 6 LIGHTING PLAN PREPARED BY GOULD EVANS GOODMAN ASSOCIATES, L.C.



LIGHTING PLAN			
WESTBURY VILLAGE			
COLUMBIA, MISSOURI			
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