



LOCATION MAP
NOT TO SCALE

BASIS OF BEARING:

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGAL DESCRIPTION:

LOT 1A OF PROVIDENCE SOUTH PLAZA PLAT 3 & LOT 2 OF PROVIDENCE SOUTH PLAZA PLAT 1, COLUMBIA, BOONE COUNTY, MISSOURI.

SIGNAGE:

ALL ON-SITE SIGNAGE (BOTH FREESTANDING AND ON BUILDING) SHALL BE IN CONFORMANCE WITH SECTION 29-4.8 OF THE CITY OF COLUMBIA SIGN REGULATIONS FOR THE BUILDING USE. LOT 1A AND LOT 2 SIGN REGULATIONS PER STREET CLASSIFICATION OF CARTER LANE.

- (F) FREE STANDING SIGN: 1 SHOPPING CENTER PYLON MASTER SIGN ALONG GREEN MEADOWS ROAD. 24" MAX. HEIGHT, 160 SQ.FT. MAX. SIGN AREA.
- (D) DIRECTIONAL SIGNS: DIRECTIONAL SIGNS AT EACH ENTRANCE. 3" MAX. HEIGHT, 32 SQ.FT. MAX. SIGN AREA.
- WALL, CANOPY & AWNING SIGNS ON BUILDINGS: ON EACH BUILDING AS DESIRED BY OWNER, ALL PER SECTION 29-4.8 OF THE CITY OF COLUMBIA SIGN REGULATIONS FOR THE BUILDING USE.

NOTES:

- THIS SITE IS LOCATED NORTHEAST OF THE INTERSECTION OF E. GREEN MEADOWS ROAD AND CARTER LANE AND CONTAINS 2.93 ACRES IN TOTAL.
- EXISTING ZONING IS PD
- THIS TRACT IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON THE FEMA F.I.R.M. PANEL #29019C0287E, DATED APRIL 19, 2017.
- ALL SITE LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA LIGHTING ORDINANCE IN CITY CODE SECTION 29-4.5.
- NO PART OF THIS TRACT IS LOCATED WITHIN CITY STREAM BUFFER AS DETERMINED BY THE USGS MAP FOR HUNTSDALE QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.
- THE MAX. HEIGHT OF ANY BUILDING WILL NOT EXCEED 40', AS MEASURED BY THE CITY OF COLUMBIA STANDARDS.
- WATER & ELECTRIC DISTRIBUTION TO BE PROVIDED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
- PRIVATE SHARED PARKING AND DRIVE AGREEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER.
- THE SQUARE FOOTAGE OF STORAGE USE MAY BE RELOCATED TO ANY OF THE BUILDINGS IN THE DEVELOPMENT BY FUTURE MINOR REVISIONS TO THE PD PLAN.

MAJOR AMENDMENT TO THE PD PLANNED DEVELOPMENT OF LOT 1A of PROVIDENCE SOUTH PLAZA, PLAT 3 & LOT 2 of PROVIDENCE SOUTH PLAZA, PLAT 1

LOCATED IN SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY OF COLUMBIA CASE NO. 102-2025

MAJOR AMENDMENT REVISION SUMMARY:

THIS MAJOR AMENDMENT WILL CHANGE THE FOLLOWING ITEMS FROM THE PREVIOUSLY APPROVED VERSION OF THE PLAN:

- REDUCING THE OVERALL SQUARE FOOTAGE OF THE BUILDING ON LOT 1A FROM 14,400SF TO 9,000SF, ALSO CONVERTING THIS BUILDING FROM 2 STORY TO 1 STORY.
- UPDATING ALLOWED USES TO SELECT M-N USES ON BOTH LOTS 1A AND 2. SEE STATEMENT OF INTENT.
- PLAN HAS BEEN UPDATED TO CONFORM TO CURRENT UDC REQUIREMENTS.

OWNER:

WENDLING DEVELOPMENT LLC
2012 CHAPEL RIDGE ROAD
COLUMBIA, MO 65203

LEGEND OF SYMBOLS:

- EXISTING CURB
--- PROPOSED CURB
--- EXISTING STRUCTURE
--- EXISTING TREELINE
--- PROPOSED TREELINE
--- EXISTING TREE
--- EXISTING WATERLINE
--- PROPOSED WATERLINE
--- EXISTING GAS LINE
--- PROPOSED GAS LINE
--- EXISTING TELEPHONE
--- PROPOSED TELEPHONE
--- EXISTING FIBER OPTIC
--- EXISTING OVERHEAD ELECTRIC
--- EXISTING UNDERGROUND ELECTRIC
--- EXISTING OVERHEAD ELEC. & TV
--- EXISTING OVERHEAD ELEC., TV & TELE
--- EXISTING SANITARY SEWER
--- PROPOSED SANITARY SEWER
--- EXISTING MINOR CONTOUR
--- EXISTING MAJOR CONTOUR
--- APPROX. Pervious P.W.M.T. PER ORIGINAL ZONING PLAN
--- PRESERVED CLIMAX FOREST
--- 25' VEG. BUFFER, ALSO CLIMAX FOREST
- XX LOT NUMBER
--- EXISTING SIGNS
--- EXISTING POWER POLE
--- EXISTING GAS VALVE
--- EXISTING WATER VALVE
--- EXISTING GAS METER
--- EXISTING WATER METER
--- EXISTING FIRE HYDRANT
--- MANHOLE
--- EXISTING SANITARY SEWER LATERAL
--- PROPOSED SANITARY SEWER LATERAL
--- PROPOSED TRACER WIRE TEST STATION BOX
--- EXISTING AIR CONDITIONER
--- EXISTING TELEPHONE PEDESTAL
--- EXISTING ELECTRICAL TRANSFORMER
--- EXISTING ELECTRIC METER
--- EXISTING LIGHT POLE
--- EXISTING GUY WIRE
--- EXISTING STORM SEWER
--- PROPOSED STORM SEWER
--- PROPOSED PAVEMENT

PARKING NOTES:

- SINCE BOTH LOTS ARE REQUESTING THE SAME ALLOWED USES (GENERALLY CONSISTENT WITH M-N ZONING), THE USES OF THE BUILDINGS MAY VARY WITH A RANGE OF ALLOWED USES, AS LONG AS ADEQUATE PARKING IS PROVIDED.

EXAMPLE PARKING CALCULATIONS:

LOT 1A:	
SPACES REQUIRED:	
RETAIL OR OFFICE, GENERAL - 2,000 SQFT (1 SPACE PER 300 SQ FT):	7 SPACES
OFFICE, MEDICAL - 4,000 SQFT (1 SPACE PER 200 SQ FT):	20 SPACES
RESTAURANT - 3,000 SQFT (1 SPACE PER 150 SQ FT):	20 SPACES
LOT 2:	
SPACES REQUIRED:	
RETAIL OR OFFICE, GENERAL - 10,160 SQFT (1 SPACE PER 300 SQ FT):	34 SPACES
OFFICE, MEDICAL - 4,240 SQFT (1 SPACE PER 200 SQ FT):	22 SPACES
TOTAL SPACES REQUIRED:	103 SPACES
BICYCLE SPACES REQUIRED (REDUCTION OF EQUAL REQUIRED SPACES):	-12 SPACES
ADJUSTED TOTAL SPACES REQUIRED:	91 SPACES
TOTAL VEHICULAR SPACES PROVIDED:	99 SPACES
ADA ACCESSIBLE SPACES PROVIDED:	4 SPACES
BICYCLE SPACES REQUIRED:	12 SPACES
BICYCLE SPACES PROVIDED:	12 SPACES

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY



ANDREW T. GREENE, 2020000043
03/12/2025
DATE

PREPARED BY:

CROCKETT
ENGINEERING CONSULTANTS

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(314) 447-0292

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APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION
THIS ____ DAY OF _____, 20__

SHARON GEUEA JONES, CHAIRPERSON

APPROVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI
PURSUANT TO ORDINANCE

THIS ____ DAY OF _____, 20__

BARBARA BUFFALO, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

SCALE: 1" = 30'
0 15 30 60

STORMWATER NOTES:

- STORMWATER QUALITY TREATMENT FOR LOT 2 IS PROVIDED IN THE EXISTING ON-SITE STORMWATER BMPs.
- STORMWATER QUALITY TREATMENT FOR LOT 1A SHALL BE MET BY USING CITY OF COLUMBIA APPROVED BMP(S) (BEST MANAGEMENT PRACTICE). ON-SITE STORMWATER BMP(S) WILL BE SIZED AT THE TIME OF FINAL DESIGN.
- STORMWATER DETENTION IS PROVIDED FOR THIS PROJECT IN THE EXISTING DETENTION FACILITY TO THE EAST OF THIS PROPERTY. THIS REGIONAL DETENTION FACILITY IS OWNED AND MAINTAINED BY THE CITY OF COLUMBIA AND PROVIDES STORMWATER DETENTION FOR THE ADJACENT DEVELOPMENT AREA.

GENERAL LANDSCAPING NOTES:

THIS PLAN IS FOR GENERAL CODE CONFORMANCE ONLY AND WILL BE FINALIZED FOR CONSTRUCTION AT THE TIME OF FINAL DESIGN.

ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND STANDARDS OF THE CITY OF COLUMBIA.

LANDSCAPING SHALL COMPLY WITH SECTION 29-4.4 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

LANDSCAPING CONTRACTOR SHALL COORDINATE UTILITY LOCATES AND IDENTIFY ALL UNDERGROUND UTILITIES WITHIN THE LIMITS OF THEIR WORK AREA BEFORE ANY EXCAVATION MAY BEGIN.

SHRUB BEDS & TREE RINGS SHALL BE MULCHED WITH 3" OF DYED BROWN HARDWOOD MULCH.

LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF TWELVE MONTHS.

ALL PLANT MATERIALS MUST MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSEYMEN.





PLANTING SPECIES MAY BE SUBSTITUTED WITH CITY ARBORIST APPROVAL.


25' VEGETATED BUFFER NOTES:

TREE PROTECTION BARRIERS WILL BE INSTALLED ACCORDING TO THE RECOMMENDED ROOT ZONE PROTECTION DISTANCES INDICATED IN THE CITY ARBORIST'S TREE INSPECTION REPORT DATED APRIL 21, 2009.

REMOVAL OF TREES SHALL AVOID DISTURBANCE OF THE VEGETATIVE BUFFER AND THE PROTECTED ROOT ZONE AREA, AND SHALL BE BY METHODS APPROVED BY THE CITY ARBORIST.

GENERAL MAINTENANCE OF THE VEGETATIVE BUFFER SHALL BE ALLOWED SUBJECT TO APPROVAL BY THE CITY ARBORIST.

TYPICAL STREET FRONTAGE SCREENING PLANTING TABLE: ALL IN MULCH BED (TYP.)					
	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
	9	CRABAPPLE	MALUS SP.	SMALL TREE	2" CALIPER
	30	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FORESTER'	ORNAMENTAL GRASS	2 GALLON
	10	PEE GEE HYDRANGEA	HYDRANGEA PANICULATA 'GRANDIFLORA'	LARGE DECIDUOUS SHRUB	5 GALLON
	7	DRIFT ROSE	ROSA MEIGALPIO	PERENNIAL	2 GALLON

PARKING AREA LANDSCAPING PLANTING TABLE:					
	QUANTITY	COMMON NAME	BOTANICAL NAME	PLANT TYPE	SIZE
	1	HEDGE MAPLE	ACER CAMPESTRE	LARAGE TREE	2.5" CALIPER

CONCEPTUAL LANDSCAPING PLAN FOR THE
MAJOR AMENDMENT TO THE
PD PLANNED DEVELOPMENT OF
LOT 1A of PROVIDENCE SOUTH PLAZA, PLAT 3
&
LOT 2 of PROVIDENCE SOUTH PLAZA, PLAT 1

LOCATED IN SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST
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OWNER:
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LAND AREA CALCULATIONS:		
TOTAL LAND AREA:		2.93 AC.
LOT COVERAGES:	ACRES	PERCENT OF TOTAL
TOTAL IMPERVIOUS SURFACE AREA:	1.38 AC.	47.1%
TOTAL OPEN SPACE:	1.55 AC.	52.9%

LANDSCAPE COMPLIANCE:

29-4.4(c) - GENERAL PROVISIONS:

CLIMAX FOREST ON LOT 1A AND LOT 2, AS PRESERVED FROM 2016 PLAN:	0.90 AC.
CLIMAX FOREST TO BE PRESERVED PER THIS PLAN:	0.90 AC.
CODE REQUIRED 15% OF TOTAL SITE TO BE LANDSCAPED:	0.44 AC.
MINIMUM PROPOSED AREA OF TOTAL SITE TO BE LANDSCAPED (30%):	0.88 AC.

29-4.4(d) - STREET FRONTAGE LANDSCAPING:

(1) LENGTH OF PAVED AREA (OVER 40' IN LENGTH) WITHIN 25' OF R/W TO HAVE 6' WIDE LANDSCAPED BUFFER:	357 L.F.
(REFER TO TYPICAL SCREENING PLANTING DETAIL)	357 L.F. x 6' WIDE = 2,142 S.F.
EXISTING SHRUBS PROVIDING SCREENING	(A)
NEW SCREENING BEDS	(B)
1 TREE (2" CALIPER, 10' TALL AT TIME OF PLANTING) PER 200 S.F. OF BUFFER AREA	11 TREES REQUIRED
	2 EXISTING TREES
	9 PROPOSED TREES

29-4.4(e) - PROPERTY EDGE BUFFERING:

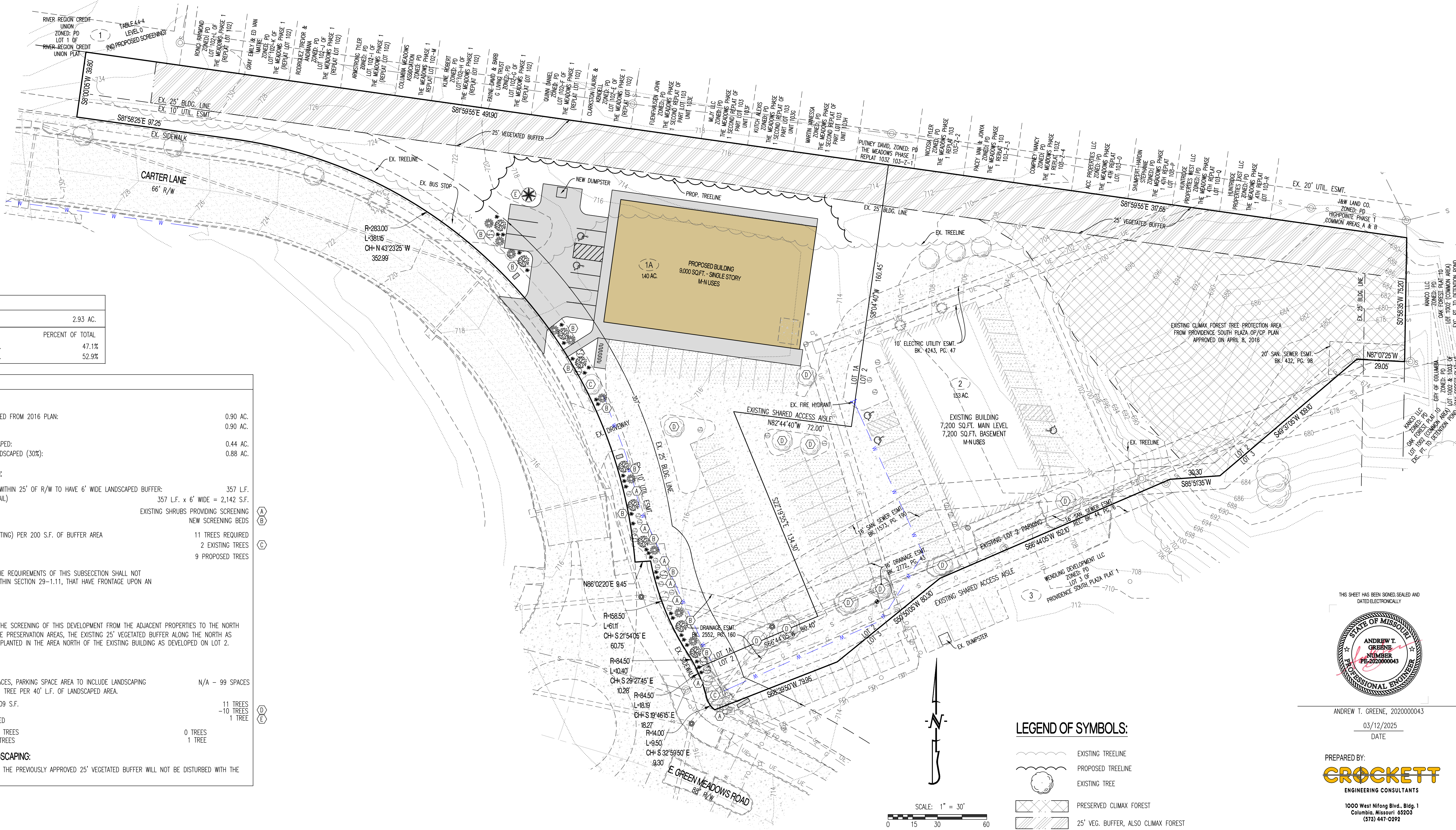
(1) PER THE APPROVED ZONING PLAN FROM 2016, THE SCREENING OF THIS DEVELOPMENT FROM THE ADJACENT PROPERTIES TO THE NORTH WILL BE SATISFIED BY MAINTAINING THE EXISTING TREE PRESERVATION AREAS, THE EXISTING 25' VEGETATED BUFFER ALONG THE NORTH AS SHOWN, AND BY MAINTAINING THE ADDITIONAL TREES PLANTED IN THE AREA NORTH OF THE EXISTING BUILDING AS DEVELOPED ON LOT 2.

29-4.4(f) - PARKING AREA LANDSCAPING:

(1) IF PARKING AREA CONTAINS MORE THAN 100 SPACES, PARKING SPACE AREA TO INCLUDE LANDSCAPING AREA EQUAL TO 10% OF PAVED AREA, WITH 1 TREE PER 40' L.F. OF LANDSCAPED AREA.	N/A - 99 SPACES
(4) 1 TREE PER 4,000 S.F. OF PAVED AREA - 42,909 S.F.	11 TREES
10 EXISTING PARKING LOT TREES	-10 TREES
PROPOSED PARKING LOT TREES TO BE PLANTED	1 TREE
(5) MIN. 30% TOTAL TREES TO BE MEDIUM SHADE TREES	0 TREES
MIN. 40% TOTAL TREES TO BE LARGE SHADE TREES	1 TREE

29-4.4(g) - PRESERVATION OF EXISTING LANDSCAPING:

SIGNIFICANT TREE ANALYSIS WAS NOT PERFORMED AS THE PREVIOUSLY APPROVED 25' VEGETATED BUFFER WILL NOT BE DISTURBED WITH THE CONSTRUCTION OF THE NEW BUILDING ON LOT 1A.



THIS SHEET HAS BEEN SIGNED SEALED AND
DATED ELECTRONICALLY



ANDREW T. GREENE, 2020000043

03/12/2025

DATE

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