

P.O. Box 6920
Columbia, MO 65205

January 27, 1998

Mr. Charles J. Bondra
City of Columbia
Department of Planning and Development
701 East Broadway
Columbia, MO 65201

RECEIVED

JAN 27 1998

Planning Department

RE: Final CP Plan for Lot 101, Block 1
Hyde Park Planned Commercial Subdivision

Dear Mr. Bondra,

We appreciate the cooperation of the staff and commission to delay the public hearing / action on the above referenced plan. It is our understanding that Buttonwood Drive will be made one way north bound until the Nifong Boulevard / Route AC project is constructed. We are unclear if temporary traffic signals will or will not be installed prior to the Nifong improvements.

We have reevaluated the interim and future traffic patterns as they relate to this site. A reorientation of the building could work for automobile traffic for the interim traffic flow, but deliveries (truck traffic) and solid waste pickup became unworkable. The traffic pattern for the future orientation was also clumsy.

Therefore, we have made a minor modification to the site to allow ingress form Hyde Park closer to Nifong Boulevard. This will permit automobile users to enter the site without going past the drive through. Truck traffic will utilize Cooper / Buttonwood for ingress and Hyde Park for egress.

The design parameters for the site as revised are as follows:

- a. Maximum gross square footage of the building : 4200 sq. ft.
- b. Minimum distance from the building to adjacent property line: 68 ft.
- c. Maximum building height: 24 ft.
- d. Minimum distances from:
 - Any driveway to street right-of-way: 6'.
 - Parking area to street right-of-way: 22'.
 - Trash storage area to street right-of-way: 21'.
- e. Minimum percentage of site to be maintained in open space: 35%.

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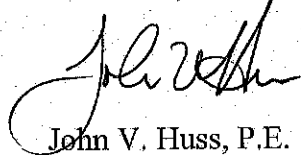
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- f. There will be 1 freestanding sign on the site with a maximum square footage of 110 sq. ft., and maximum height of 12 ft. The sign will be internally illuminated.
- g. Minimum percentage of site to be landscaped: 35%.

Enclosed please find 12 copies of the above referenced document for approval by the Planning and Zoning Commission and Council. Should the staff have any additional concerns prior to the Planning and Zoning Commission meeting February 19, please give us a call.

Very Truly Yours,

TRABUE, HANSEN, AND HINSHAW, INC.



John V. Huss, P.E.
Senior Project Engineer

cc: Donald Conner, AIA, PWA