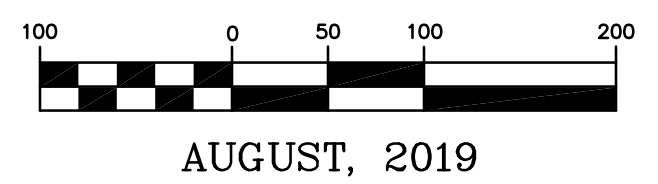


PROPOSED MAJOR REVISION TO COLUMBIA MALL PD DEVELOPMENT PLAN



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 548, PAGE 573; BOOK 516, PAGE 572; BOOK 516, PAGE 370; BOOK 1744, PAGE 576; BOOK 590, PAGE 439; BOOK 550, 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 61; 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 SB424°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 3,806.60 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, SB447°00W, 187.87 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N0510°50'E, 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 #29019C0260D AND #29019C0280E, 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 = 3,459 SPACES
**DOES NOT INCLUDE FUTURE TARGET EXPANSION OR FUTURE PARKING IN SOUTH DETENTION BASIN AREA.

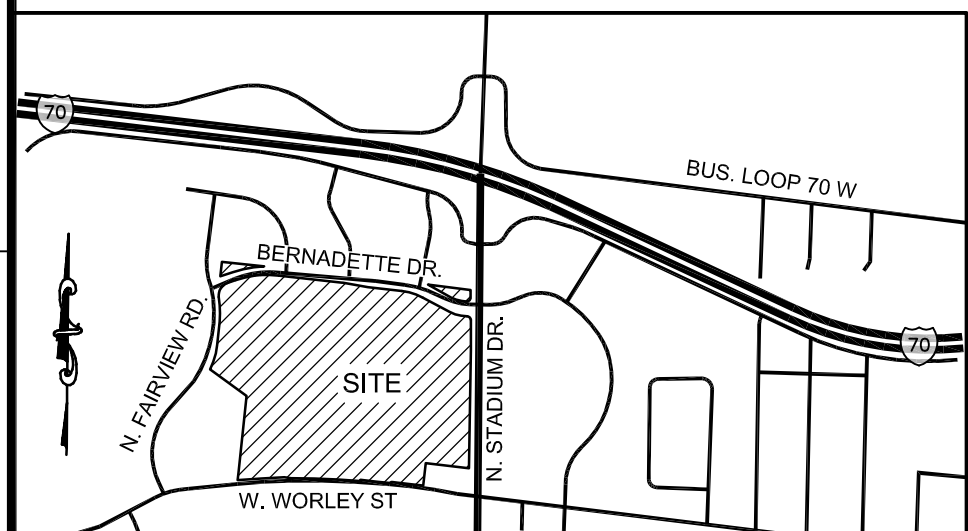
**TOTAL NUMBER OF PARKING SPACES PROPOSED = 3,633 SPACES
***INCLUDES FUTURE TARGET EXPANSION & FUTURE PARKING IN SOUTH DETENTION BASIN AREA & EXCLUDES EXISTING PARKING TO BE REMOVED DUE TO TARGET EXPANSION.

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 PVIOUS 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'



VICINITY MAP
NOT TO SCALE

APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION _____ DAY OF _____ 2019
SARA LOE, CHAIRMAN
APPROVED BY THE COLUMBIA CITY COUNCIL THIS _____ DAY OF _____ 2019
BRIAN TREECE, MAYOR SHEELA AMIN, CITY CLERK

NOTE:
INFORMATION SHOWN HEREON FOR THE DILLARD'S SOUTH PARCEL WAS OBTAINED FROM THE ALTA SURVEY PREPARED BY COCHRAN DATED JULY 26, 2019. INFORMATION SHOWN HEREON FOR THE REMAINING PARCELS WAS OBTAINED FROM THE ALTA SURVEY PREPARED BY CORNERSTONE REGIONAL SURVEYING LLC DATED JULY 3, 2018.

6304 E. Independence Dr.
Union, Missouri 63084
636-594-0540 (tel.)
636-594-0512 (fax)
mail@cochranchicago.com

• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning

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

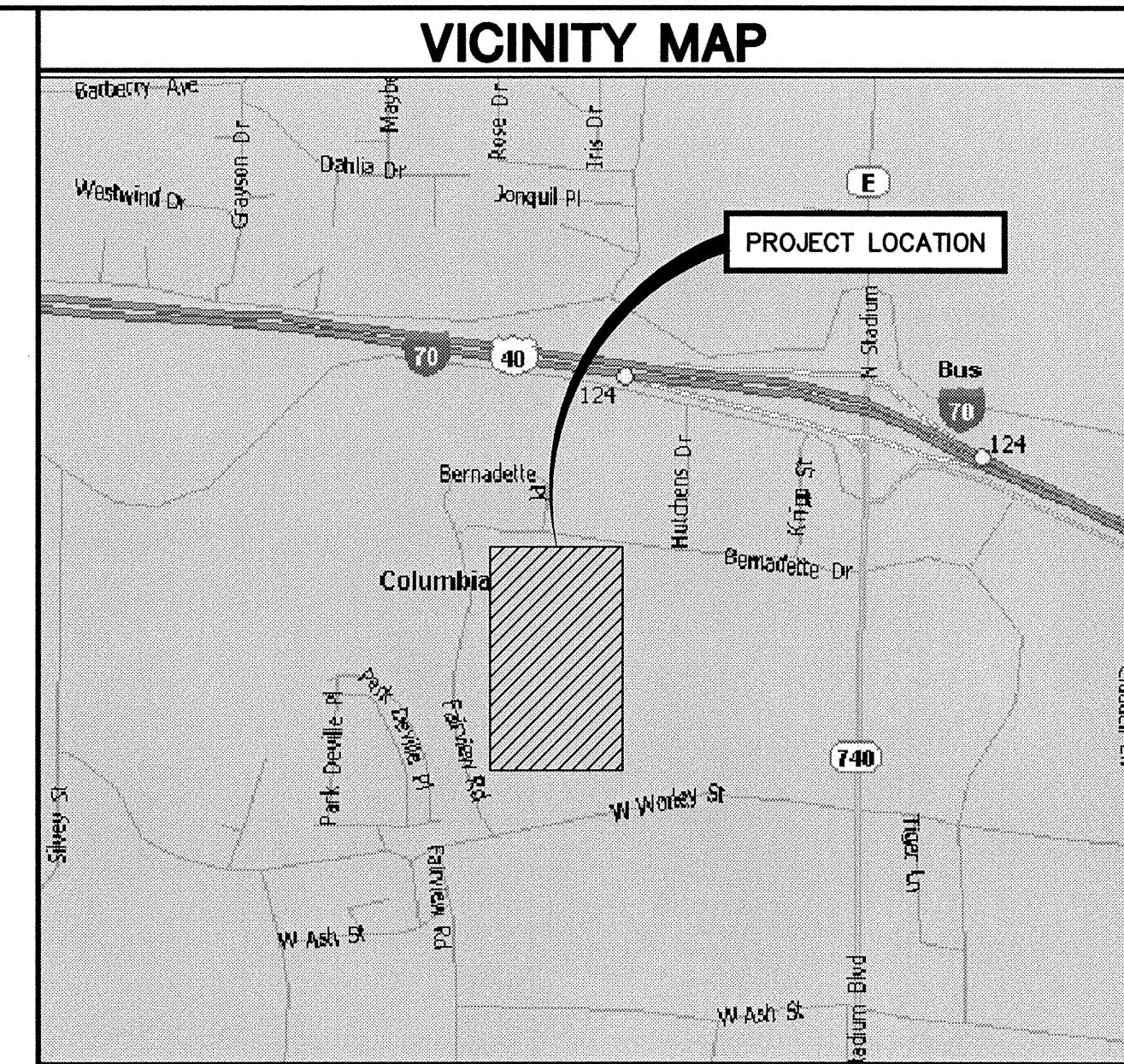
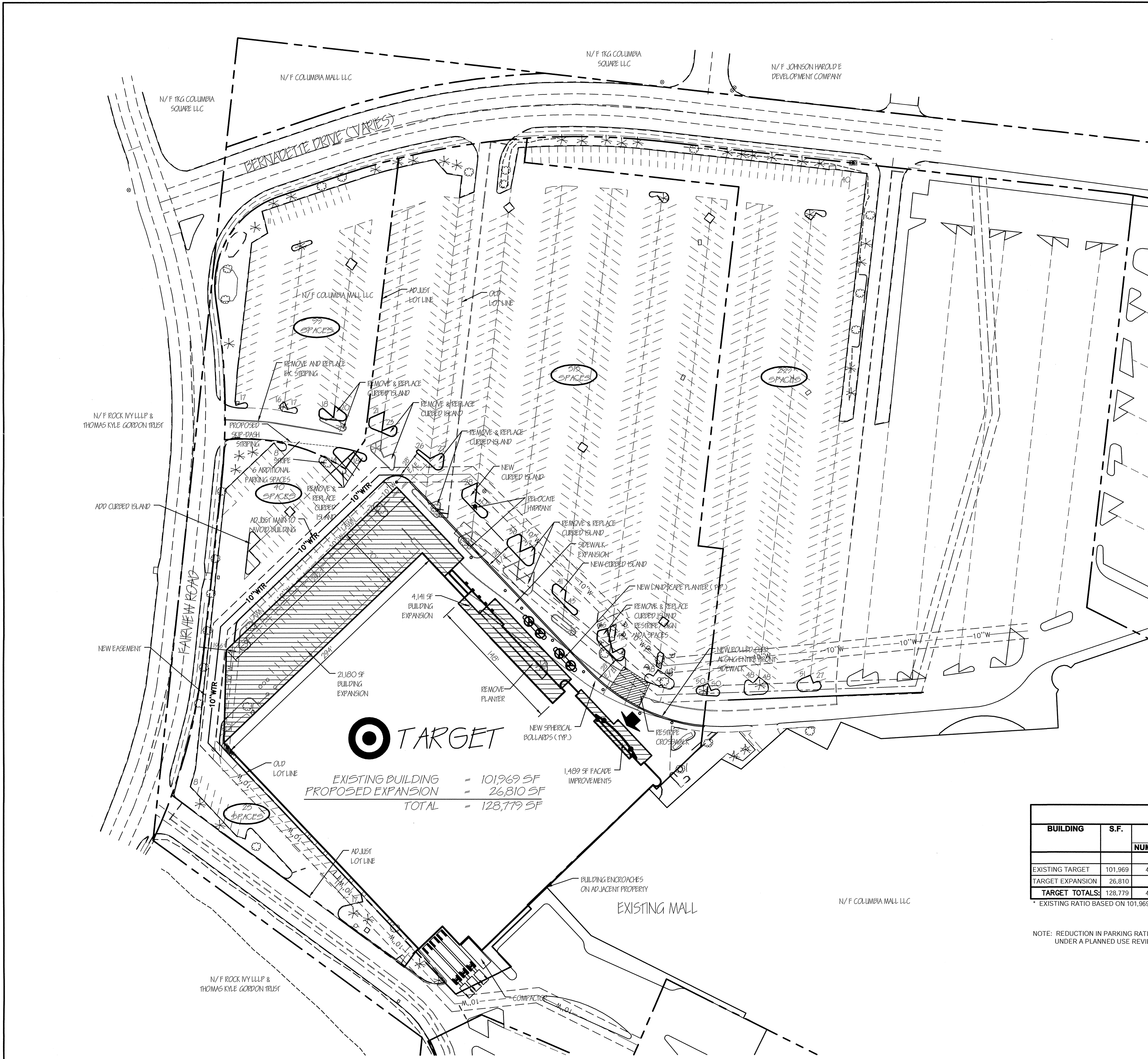
Three working days prior to
the start of any excavation
call 1-800-461-8176 for utility
location information.

All OSHA rules & regulations
construction required by these
plans shall be strictly followed
(i.e. trenching, blasting, etc.)

COLUMBIA MALL
COLUMBIA, MISSOURI

PD DEVELOPMENT PLAN

DATE:	DATE:
DRAWN BY:	APP'D BY:
DATE:	DATE:
BAB	
DATE:	DATE:
AUG. 30, 2019	
SCALE:	SCALE:
1" = 100'	
PROJ. NO.:	PROJ. NO.:
19-7800	
DWG. NO.:	DWG. NO.:
PD-1	



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

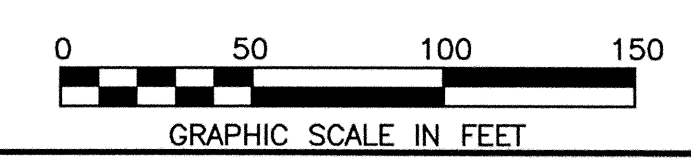
38.9 DEGREES NORTH LONGITUDE
92.4 DEGREES WEST LATITUDE

	TARGET
EXISTING BUILDING	= 101,969 SF
PROPOSED EXPANSION	= 26,810 SF
TOTAL	= 128,779 SF

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'	
TARGET TOTALS:	128,779	494	9'x18'	4.8*	644	9'x18'	5.0	580	9'x18'	4.5

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

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



No.	DATE	REVISION

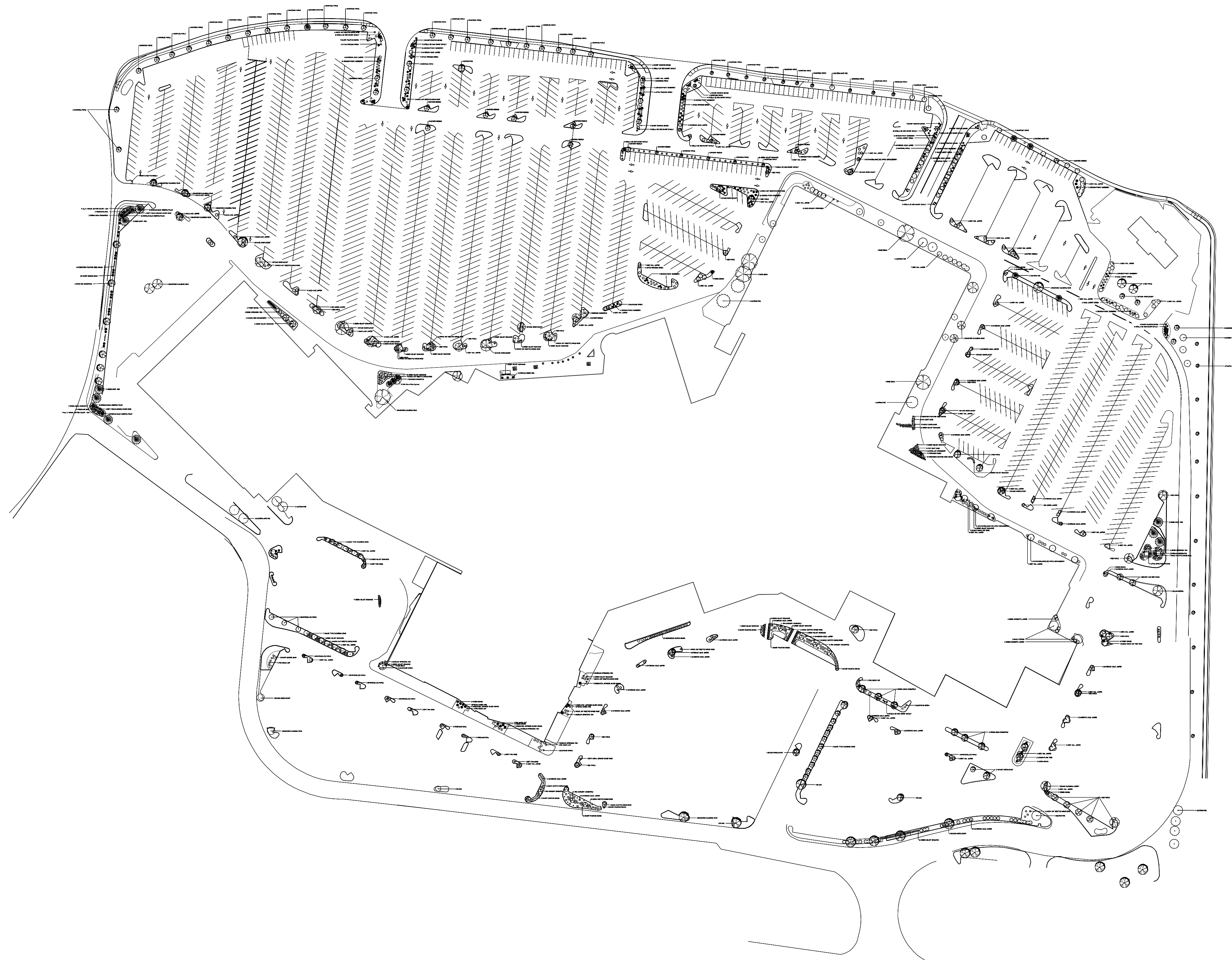
PROJECT No: 63458
DATE: MAR 07
DES. TAC: DR. SMJ
CKD. TAC: CKD. TAC

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

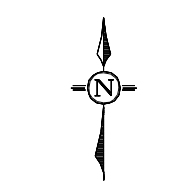


TARGET No. T-0239
COLUMBIA, MISSOURI
 2400 BERNADETTE DRIVE
 CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

CONCEPT PLAN



Qty	Common Name
Trees	
9	AUTUMN BRILLIANCE (R) APPLE SERVICEBERRY
12	FLAME AMUR MAPLE (CLUMP)
29	RED MAPLE
60	SHANTUNG MAPLE
5	RIVER BIRCH
157	GREY OAK JUNIPER
1	PROFUSION CRABAPPLE
6	PRAIE FIRE CRABAPPLE
10	SPRING SNOW CRABAPPLE
23	SUGAR TYPHE 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
2	PN OAK
3	BALD CYPRESS
2	EMERALD GREEN ARB
5	
Conifers	
4	GREEN GANT 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	MR.BOXING BALL
1	FRENCH LACE(TM) WEGELA
Ornamental Grasses	
33	FOERSTER'S FEATHER REED GRASS
25	MAIDEN GRASS
6	VAREGATED JAPANESE SILVER GRASS
6	DWARF FOUNTAIN GRASS
88	DWARF FOUNTAIN GRASS
25	SHENANDOAH SWITCH GRASS
Perennials and Annuals	
4	PURPLE CONEFLOWER
122	STELLA DE ORO DWARF DAYLILY
14	LITTLE SPIRE 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 SUMMER 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 HONETLOUST
9	HYDRANGEA BOBO
1	ROBENSAN 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



NORTH

COLUMBIA MALL LANDSCAPE
2400 BERNADETTE DR

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