

NOTICE OF APPEAL TO THE BOARD OF ADJUSTMENT
(FROM A DECISION MADE BY AN OFFICIAL OF THE CITY OF COLUMBIA)

TO: **BOARD OF ADJUSTMENT**
Community Development Department
City Hall, 701 E. Broadway, Columbia, Missouri 65203

SUBJECT: Notice of appeal from Decision of Patrick R. Zenner - Dev. Services Manager

in regard to the following described property located in the City of Columbia,
County of Boone, State of Missouri (legal description):

Biscayne Heights Plat No. 3 Lot 1

which is presently zoned M-C and known, or to be known, as Existing Macy's Building at
The Shoppes at Stadium - 201 N. Stadium Blvd. Columbia, MO 65203 (Street Number and Name)

County Assessor's 14 Digit Real Estate Tax Number: 16-204-00-03-001.01

Notice is hereby given that Applicant(s) appeals the decision made by said official on the 8th
day of October, 20 18, with reference to the above described property.

On that day said official did reject exterior architectural changes to the former Macy's building at Shoppes
at Stadium

The reason given for such action was that the existing Macy's building within the M-C District
(Mixed use corridor) does not permit structure height to exceed 45 ft.

which does not comply with Section 29-4.1(a), Code of Ordinances of the City of Columbia,
Missouri, which Section provides or requires that Building structure height to be no higher than 45 feet.
A height exception of 6 ft. is permitted for certain building features, such as parapets, which would allow
for height within M-C District, when such features are present, to be a maximum of 51 feet.

A copy of the letter of said official is hereto attached.

The decision is erroneous because The owner, The Kroenke Group (TKG), is aggressively trying to infill a 2-story
139,380 sq. ft., empty retail building that sits in the middle of the Shoppes at Stadium and is currently vacant, very
outdated and unattractive. In order for The Kroenke Group to solicit four (4) of the most financially sound retailers in
the US, they must create a uniquely designed facade that stands out from the rest of the retailers in the Plaza. The
building is roughly 535 ft. from N. Stadium Blvd. and perpendicular to this major thoroughfare, with outlots and
landscaping shielding view of the building. The location, as well as lacking a site monument sign, make it difficult to
see this space from N. Stadium Blvd.

Applicant(s) requests that the Board of Adjustment reverse the above stated decision and (direct)

The Kroenke Group be allowed to build to the heights shown on Chiodini Architect's Architectural Sheet A2.

Attached hereto and made a part hereof is a sheet entitled "Parties in Interest" which lists the names
and addresses of all other parties in interest, to the best knowledge and belief of Applicant(s).

10/15/18
DATE

SIGNATURE(S)

ADDRESS
TELEPHONE

[Signature]
1103 E. Broadway
Columbia MO 65201
573 874-7777

CAPACITY OR INTEREST IN PROPERTY Attorney representing Owner of property

I hereby acknowledge receipt of a signed copy of the above Notice of Appeal, and I also acknowledge
receipt of the deposit required to be made with said Notice of Appeal.

COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE

DATE

Patrick R. Zenner
10/16/18

RECEIVED

OCT 15 2018

PLANNING DEPT.



Macy's Building – Columbia, Missouri Redevelopment Narrative

Civil – ES & S - Engineering Surveys and Services

Mechanical – TES Engineering

Electrical – TES Engineering

Plumbing – TES Engineering

Structural – Weintraub Engineering

Architectural – Chiodini Architects

Total existing space: 139,380 s.f.

70,540 s.f. - main level

68,840 s.f. - upper level

The Kroenke Group (TKG Biscayne, LLC) is planning a complete renovation of the existing two-story Macy's retail store in The Shoppes at Stadium Center. The building is located at the corner of Stadium Blvd. and Ash Street in Columbia, Missouri.

The plan is to redemise the first floor into three retail tenants and to redevelop the second floor into one larger retail tenant and the remainder to be the Kroenke Group's new offices.

The entire front (north) façade will be removed back to existing steel structure and be completely redesigned (see comparison of existing façade to new renderings, attached). We will create four new entries on the first level for the retail tenants and their signage; three entries for tenants on main level and one for the tenant on the upper level. On the east façade, a good portion of the existing EIFS façade will be repainted and preserved. The exception will be the EIFS on the front (north) which will have the side of the new front tower. There will be four new masonry pilasters created in the east elevation along with a series of new windows for the new Kroenke Group offices on the second floor.

On the rear (south) elevation we are creating two new recessed dock areas, with small additions to the building, for two of the retail tenants and a main entry from the back parking lot for The Kroenke Group. The roof of the east truck dock will also serve as an outdoor area for The Kroenke Group.

The west elevation will pretty much remain the same, with the existing recessed truck dock to be split to serve one lower level retail tenant and one upper level retail tenant. All existing EIFS on the building that is to remain will be painted a new color.

The entire existing roof membrane and rigid insulation will be removed and replaced with new material. All eight HVAC units and any other equipment left over from Macy's will eventually be removed. Under the Interior Demolition, four of the HVAC units will be removed and four will remain running during some of the construction. Eventually the remaining four HVAC units will be removed under the Shell Scope. All existing HVAC openings will be infilled with metal deck to match adjacent under the Shell Scope. Each new retail tenant and TKG's offices will have new HVAC units framed and mounted in various locations, which are unknown at this time.

Interior: The interior demolition is currently being performed by Spirtas Wrecking Co. in a direct contract with the Kroenke Group. The interior demolition is done under Drawing Set #1 "Interior Demolition." One existing passenger elevator and both escalators are being removed under the Interior Demolition Package and the escalator opening will be filled in under Shell Scope Package. The new escalators and cart conveyors (up & down), two new passenger elevators for the upstairs tenants, and the new opening in the second floor will be performed under the Shell Scope Package.

The existing freight elevator will remain in use for the interior demolition. Under the Shell Scope, there will be two new freight elevators installed for the second level retail tenant. The existing freight elevator will remain operable until both new freight elevators are working. Also, at that time, the existing freight elevator will be removed.

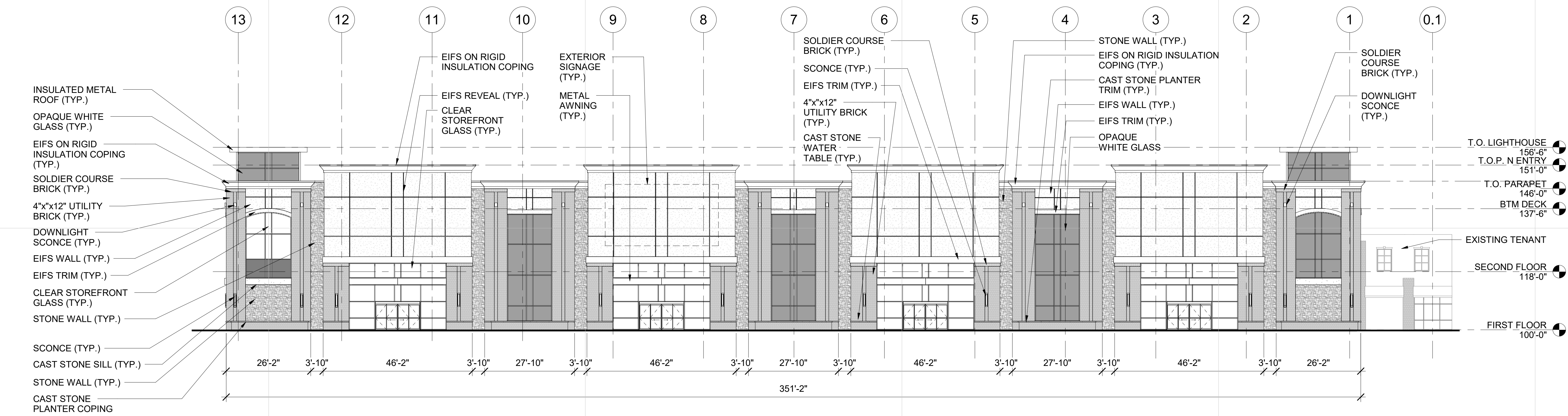
The new TKG office entry, from the rear of the building, will contain one new passenger elevator and one new egress stair, which will also be a shared egress with the second level retail tenant.

Presently, there are four existing egress stairs at each corner of the building. Two of these will remain. The existing stair in the northwest corner will be removed and rebuilt in a new location. The stair in the southeast corner is also being removed and replaced with the new stair at the Kroenke office entry.

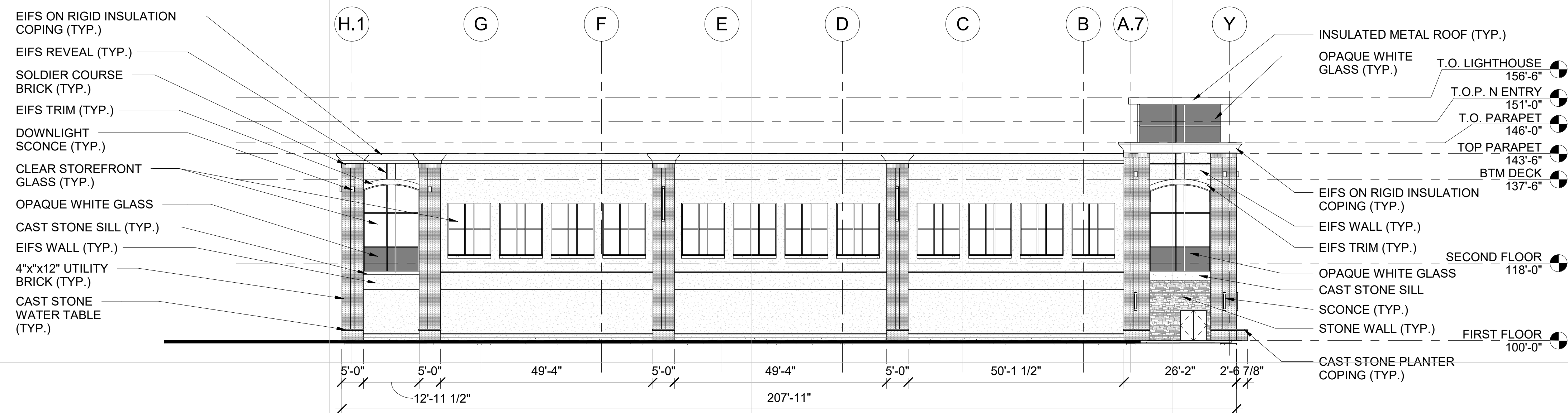
There will be eight (8) sets of drawings in total:

1. Interior Demolition – Spirtas Performing this work now.
2. Exterior Demolition
3. Shell
4. Interior Finish Retail #1 – First Level
5. Interior Finish Retail #2 – First Level
6. Interior Finish Retail #3 – First Level
7. Interior Finish Retail #4 – Second Level
8. Interior Finish for The Kroenke Group Office Space – Second Level

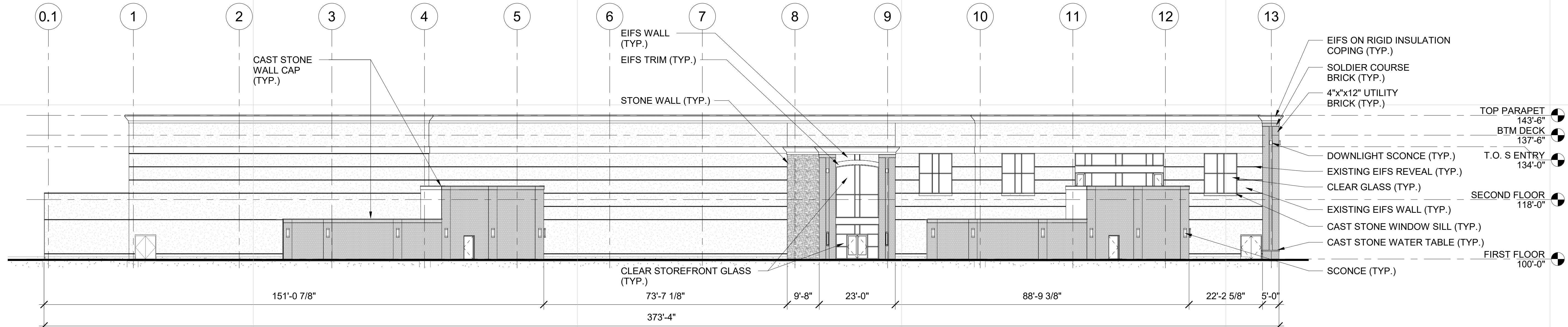
PRINTED: 9/25/2018 9:00:05 AM



1 ROSS - EXTERIOR NORTH ELEVATION
1/16" = 1'-0"



2 ROSS - EXTERIOR EAST ELEVATION - ROSS
1/16" = 1'-0"



3 ROSS - EXTERIOR SOUTH ELEVATION
1/16" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES

- A. COORDINATE ALL GRADES WITH CIVIL DRAWINGS. NO CONCRETE FOUNDATIONS ARE TO BE VISIBLE ABOVE FINISH GRADE. ONLY FINISH MATERIALS. G.C. TO FIELD VERIFY ALL GRADES AT BUILDING AND BRICK SHELF ELEVATION.

- EIFS**
(RE: SPEC)
- BV1 - BRICK VENEER 1**
BRICK VENEER (RE: SPEC)
- BV2 - BRICK VENEER 2**
BRICK VENEER SOLDIER COURSE (RE: SPEC)
- GL1 - GLAZING 1**
GLAZING UNIT (RE: FRAME ELEVATIONS AND SPEC)
- GL2 - GLAZING 1**
OPAQUE WHITE GLAZING UNIT (RE: FRAME ELEVATIONS AND SPEC)

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MACY'S REDEVELOPMENT

201 NORTH STADIUM BLVD
COLUMBIA, MO 65203

REVISIONS:

NO.	DESCRIPTION	DATE

PROGRESS DRAWINGS
NOT FOR CONSTRUCTION

ROSS EXTERIOR ELEVATIONS

Project Number: 2017.143

Date: 2018.06.22

Drawn By: Author

A2











October 8, 2018

Mr. Michael Chiodini
Chiodini Architects
1401 South Brentwood Boulevard, Studio 575
Saint Louis, MO 63144

CHIODINI
OCT 11 2018
RECEIVED

Re: Denial Letter – Macy's Redevelopment @ Shoppes at Stadium Center

Dear Mr. Chiodini:

This letter is to inform you that following review of the plans submitted for exterior architectural changes to the former Macy's building at the Shoppes at Stadium Center it has been determined that issuance of a permit to facilitate such changes cannot be issued. The proposed changes are in violation of Sections 29-4.1 (a), Table 4.1-2 and Section 29-4.1(c), Table 4.1-4 of the Unified Development Code (UDC). Proceeding forward with the desired exterior changes will require either a project redesign or approval of a variance by the City's Board of Adjustment relating to violations of the aforementioned UDC sections.

The subject property is located within the M-C (Mixed-use Corridor) district and does not permit structure height to exceed 45 feet (see 29-4.1(a), Table 4.1-2). A height exception (see 29-4.1(c), Table 4.1-4) of 6-feet is permitted for certain building features (i.e. parapets and elevator penthouses/bulkheads) which would allow for height within the M-C district when such features are present to be a maximum of 51-feet. Review of plan sheet A2, dated 6-22-2018, of the construction plans submitted with your summary letter appears to show proposed architectural features in violation of these provisions.

Specifically, staff has identified the following as being non-compliant with the provisions of the UDC:

1. Architectural towers at the northeast and northwest corners of the building. These features are shown at a finished height of 56'-6" which is 11'-6" greater than that permitted per Section 29-4.1 (a), Table 4.1-2 of the Unified Development Code.
2. The entry features demarcating the four (4) new tenant spaces on the north façade of the building have a parapet at a height greater than that permitted. These features are shown having a finished height of 51' which is 7'-6" greater than that permitted per Section 29-4.1 (c), Table 4.1-4 of the Unified Development Code.
3. It would further appear from Sheet A2 that there may be an additional violation of the provisions of Section 29-4.1(c), Table 4.1-4 along the north façade of the building. The feature labeled "TO Parapet" is 2'-6" greater than that permitted per Section 29-4.1 (c), Table 4.1-4 of the Unified Development Code.

It should be further noted that pursuant to your correspondence that the removal and relocation of roof-top mechanical equipment will require, upon reinstallation, that such features be screened in accordance with the provisions of Section 29-4.4(c)(10). If relief from these provisions is desired, a variance from the Board of Adjustment will also need to be requested and approved.

Building & Site Development
(573) 874-7474
Fax (573) 874-7283

Neighborhood Services
(573) 817-5050
Fax (573) 442-0022

Planning & Zoning
(573) 874-7239
Fax (573) 874-7546

The findings of this letter of denial are limited to the elements contained herein and shall not be construed as being exhaustive. Additional findings of non-compliance with the provisions of the Unified Development Code or other applicable building codes administered by the City may arise as final development and construction plans are submitted for review and approval.

If you desire to pursue forward with your proposed architectural design you must seek relief from the Board of Adjustment in the form of a variance. A variance for each of the aforementioned violations must be sought. You may choose to submit one application for relief that consolidates all violations or submit one application for each violation. Please note that if you submit separate applications you will be required to pay separate filing fees.

Applications for variances may be obtained at <https://www.cmo.gov/council/boa-forms/> and selecting the links associated with **"Notice of Application for a Variance"**.

Be advised that all applications are due by 12 Noon on the date of application and must be accompanied with applicable filing fees. Furthermore, if the Kroenke Group is anything other than an individual, partnership or joint ownership, a duly qualified and authorized attorney at law licensed in the State of Missouri must sign the variance application(s).

Should you have additional questions please contact our offices.

Sincerely,

A handwritten signature in black ink that reads "Patrick R. Zenner". The signature is written in a cursive, flowing style.

Patrick R. Zenner, Development Services Manager
City of Columbia – Community Development Department