

Broadway Office Park, LLC
Southeast corner of Pershing Road and Gary Street
Revised: September 8, 2003

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Requested uses from District O-1, Office District

- Bank
- Travel agency
- Counseling centers operated by charitable or not-for-profit organizations; excluding any use connected with penal or correctional institutions.
- Office buildings used for the administrative functions of business, professions, companies, corporations; and social, philanthropic, eleemosynary, or governmental organizations or societies.
- 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:
 - Artists, sculptors, photographers.
 - Authors, writers, composers.
 - Lawyers, engineers, planners, architects, realtors, accountants, insurance agents, brokers, and other consultants in similar professions.
 - Ministers, rabbis, priests, or other clergy members.
 - Physicians, dentists, chiropractors, or other licensed medical practitioners.
 - Seamstresses, tailors.
 - Teachers of private lessons in art, music, or dance.
 - Residential care facilities.
 - Schools operated as a business within an enclosed building, except trade schools, schools which offer retail goods or services to the public, child care facilities, nursery schools, private elementary schools, and private secondary schools.

Requested uses from C-1, Intermediate Business District

- Barber and beauty shops.
- Buildings and premises for public utility services or public corporations.
- Pet stores and grooming shops, for small animals.
- Photographic service shops and studios.
- Physical fitness centers, limited to use by physical therapist, personal trainers, and physical rehabilitation centers.
- Schools operated as a business within an enclosed building, except trade schools, schools which offer retail goods or services to the public, child care facilities, nursery schools, private elementary schools, and private secondary schools.
- Clothing alteration shop.
- Computer sales and service.
- Dance studio.
- Employment agency.

- Laundry or dry cleaning drop-off/pick-up substation, excluding coin-operated washing machines and dry cleaning machines and actual laundering and dry cleaning operations.
- Watch or jewelry repair shop.
- Antique shop.
- Arts and crafts shop.
- Bookstore.
- Camera store.
- Coin or stamp collectible shop.
- Florist.
- Card or gift shop.
- Hobby shop.
- Optical shop.
- Cake decorating shop.
- Coffee shop/café/sandwich shop limited to 1000 square feet individually or combined.

**CROCKETT
ENGINEERING
CONSULTANTS, LLC**

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BILL R. CROCKETT, Registered Professional Engineer & Land Surveyor

July 14, 2003

Roy Dudark
Director of Planning and Development
PO Box N
Columbia, MO 65205

RE: Design parameters for the Broadway Office Park C-P Plan

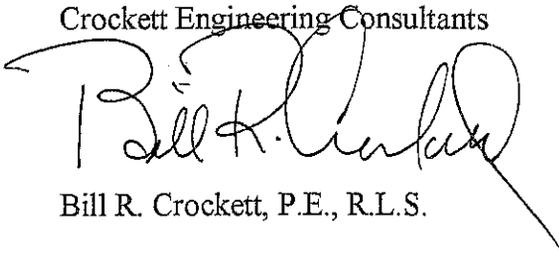
Dear Mr. Dudark:

A set of design parameters has been developed for the above referenced project and are detailed as follows:

- a) The maximum gross building area shall be 22,800 square feet.
- b) The minimum distance from any building to the adjacent property line shall be 10.5 feet. The minimum distance from any building to the adjacent right-of-way line shall be 28 feet.
- c) The maximum height of any building shall be 30 feet measured from the lowest finished floor to the highest peak of the roof.
- d) All proposed parking areas and driveways shall be a minimum of 11 feet from adjacent right-of-way lines.
- e) A minimum of 30% of the site shall remain as open space.
- f) There shall be a maximum of one monument type sign with a maximum area of 32 square feet and a maximum height of 6 feet.
- g) A minimum of 30% of the developed site shall be maintained for landscaping.

These parameters are respectfully submitted for the above referenced C-P Plan.

Sincerely,
Crockett Engineering Consultants



Bill R. Crockett, P.E., R.L.S.

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