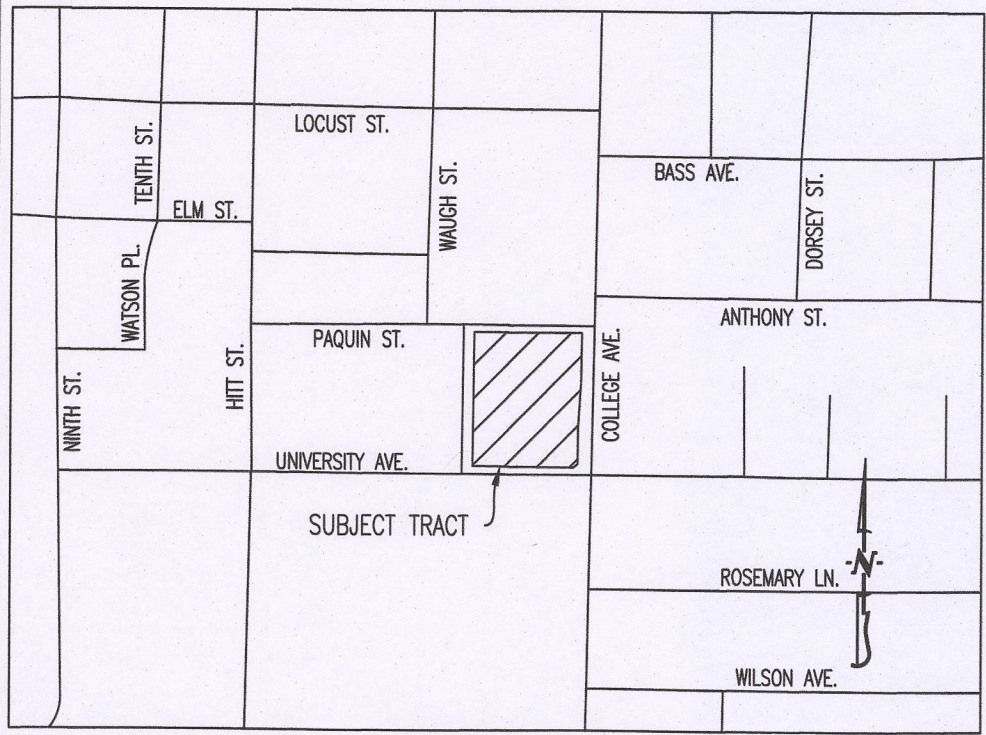


PD PLANNED DEVELOPMENT
THEORY STERLING

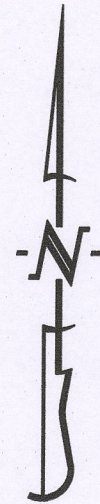
LOCATED IN SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
MAY 4, 2026

CROCKETT
ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Building 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com

SHEET 1 OF 2



LOCATION MAP
NOT TO SCALE



SCALE: 1"=30'
0 15 30 60
BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

NOTES:

- THIS TRACT CONTAINS 2.91 GROSS ACRES AND 2.75 NET ACRES.
- THIS TRACT IS CURRENTLY ZONED R-MF PENDING REZONING TO PD.
- THE INTENT IS FOR THIS DEVELOPMENT TO BE DEVELOPED IN ONE PHASE.
- PROPOSED BIKE RACKS ARE LOCATED WITHIN THE PARKING GARAGE.
- THE MAX BUILDING HEIGHT SHALL BE 85 FEET. HEIGHT MEASURED FROM AVERAGE GRADE PLANE AND DOES NOT INCLUDE PARAPETS.
- THIS TRACT IS LOCATED IN ZONE X-UNSHADED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN BY THE F.E.M.A. F.I.R.M. PANEL NO. 29019C02800, DATED: APRIL 19, 2017.
- WATER DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER AND LIGHT DEPARTMENT.
- ALL DRIVEWAY, ROADWAY, AND ACCESS AISLES ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
- ELECTRIC DISTRIBUTION TO BE DESIGNED BY THE CITY OF COLUMBIA WATER & LIGHT DEPARTMENT.
- NO REGULATED STREAM BUFFER IS IDENTIFIED ON THIS TRACT BY ARTICLE X, CHAPTER 12A OF THE CITY CODE OF ORDINANCES.
- PER THE CURRENT STORM WATER REGULATIONS, THIS SITE WILL BE CLASSIFIED AS REDEVELOPMENT. UNDER THOSE REQUIREMENTS, THIS SITE WILL NEED TO PROVIDE STORM WATER DETENTION AND WATER QUALITY. THE STORM WATER DETENTION AND WATER QUALITY ASPECTS WILL BE ADDRESSED VIA AN UNDERGROUND DETENTION/WATER SYSTEM LOCATED ON-SITE.
- PERIMETER SETBACKS FOR THIS DEVELOPMENT SHALL BE 10 FEET ON ALL SIDES OF THE TRACT.
- COURTYARD AMENITIES AS SHOWN, MAY BE CHANGED OR MODIFIED, WHAT IS SHOWN IS FOR PLACEMENT PURPOSES ONLY. GREENSPACE AND PLANTERS MAY BE RECONFIGURED.
- THIS PLAN CONTAINS TWO ALTERNATES FOR THE BUILDING. ALTERNATE ONE WOULD CONTAIN ALL RESIDENTIAL UNITS. ALTERNATE TWO WOULD CONTAIN ONE LESS UNIT BUT ALSO INCLUDE 1,300 SQUARE FEET OF COMMERCIAL USE ON THE MAIN LEVEL. THE DEVELOPER COULD CHOOSE EITHER ALTERNATE.

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOTS 1-5 AND ALL OF LOTS 6-12 AND 15' ALLEY AS SHOWN BY MATTHEWS' SUBDIVISION OF LOTS 1 TO 14, BOTH INCLUSIVE, OF SWALLOW'S ADDITION RECORDED IN PLAT BOOK 94, PAGE 146 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8 AND WITH THE WEST LINE OF SAID MATTHEWS' SUBDIVISION, SAID LINE ALSO BEING THE EAST RIGHT OF WAY LINE OF MATTHEWS STREET, N 0°33'50"E, 398.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE LEAVING SAID WEST AND EAST LINE AND WITH THE NORTH LINE OF SAID PLAT, S 89°32'05"E, 322.89 FEET; THENCE LEAVING SAID NORTH LINE, S 0°51'50"W, 140.94 FEET; THENCE S 3°35'50"W, 140.29 FEET; THENCE S 0°41'15"W, 107.14 FEET; THENCE S 49°58'55"W, 16.45 FEET TO THE SOUTH LINE OF SAID LOT 5, SAID POINT ALSO BEING THE NORTH RIGHT OF WAY LINE OF UNIVERSITY AVENUE; THENCE WITH SAID SOUTH AND NORTH LINE, N 89°22'35"W, 302.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.91 ACRES.

DEVELOPER
THEORY STERLING DEVELOPMENT
3411 RICHLAND AVENUE SUITE 500
HOUSTON, TX 77046

OWNER
JAMES & LEAH BETH JOHNSON
1251 S CEDAR GROVE BLVD
COLUMBIA, MO 65201

OWNER
EAST MEETS WEST LLC
33 E BROADWAY SUITE 200
COLUMBIA, MO 65203

OWNER
LTS-1, LLC
8750 S. BARRY ROAD
COLUMBIA, MO 65201

OWNER
BVSHSSF COLUMBIA, LLC
353 N CLARK ST. STE 730
CHICAGO, IL 60654

OWNER
MOMENTUM BUILDERS LLC
1520 BUSINESS LOOP 70 W.
COLUMBIA, MO 65202

LEGEND OF SYMBOLS:

	PROPOSED CURB
	EXISTING STRUCTURE
	EXISTING WATERLINE
	PROPOSED WATERLINE
	EXISTING GAS LINE
	PROPOSED GAS LINE
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND CABLE TELEVISION
	EXISTING OVERHEAD ELECTRIC
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD ELEC. & TV
	EXISTING OVERHEAD ELEC., TV & TELE.
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	PROPOSED FIRE HYDRANT
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING SIGN
	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
	EXISTING AIR CONDITIONER
	EXISTING TELEPHONE PEDESTAL
	EXISTING LIGHT POLE
	EXISTING GUY WIRE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED PAVEMENT

DESIGN EXCEPTIONS:

SECTION 29-4.1(a)	- BUILDING SETBACKS
SECTION 29-4.1(a)	- BUILDING HEIGHT
SECTION 29-4.3(b)	- PARKING REQUIREMENTS
SECTION 29-4.4	- LANDSCAPE REQUIREMENTS

PARKING CALCULATIONS:

ALTERNATIVE 1			
PARKING REQUIRED (PER R-MF):			
37 UNITS - 1 BEDROOM UNITS	1.5 SPACES / UNIT	=	54 SPACES
63 UNITS - 2 BEDROOM UNITS	2.0 SPACES / UNIT	=	126 SPACES
29 UNITS - 3 BEDROOM UNITS	2.5 SPACES / UNIT	=	72.5 SPACES
177 UNITS - 4 BEDROOM UNITS	2.5 SPACES / UNIT	=	442.5 SPACES
GUEST PARKING 1 PER 5 UNITS	305 UNITS	=	61 SPACES
PARKING SPACES REQUIRED		=	756 SPACES
BICYCLE SPACES REQUIRED		=	38 SPACES
TOTAL SPACES REQUIRED(W/ BICYCLE REDUCTION)		=	718 SPACES

ALTERNATIVE 2			
PARKING REQUIRED (PER R-MF):			
36 UNITS - 1 BEDROOM UNITS	1.5 SPACES / UNIT	=	54 SPACES
63 UNITS - 2 BEDROOM UNITS	2.0 SPACES / UNIT	=	126 SPACES
29 UNITS - 3 BEDROOM UNITS	2.5 SPACES / UNIT	=	72.5 SPACES
176 UNITS - 4 BEDROOM UNITS	2.5 SPACES / UNIT	=	440 SPACES
GUEST PARKING 1 PER 5 UNITS	305 UNITS	=	61 SPACES
1,300 SF. OF COMMERCIAL SPACE	1 SPACE PER 400 SF.	=	3.25 SPACES
PARKING SPACES REQUIRED		=	757 SPACES
BICYCLE SPACES REQUIRED		=	38 SPACES
TOTAL SPACES REQUIRED(W/ BICYCLE REDUCTION)		=	719 SPACES

PARKING REQUIRED (PER M-DT):			
957 BEDS	0.5 SPACES PER BED	=	479 SPACES
BICYCLE SPACES		=	38
SPACES PROVIDED:		=	60
	REGULAR SPACES	=	426
	HANDICAP SPACES	=	16
	EY SPACES	=	8
	COMPACT SPACES	=	120
	TOTAL SPACES PROVIDED	=	570

UNIT CALCULATIONS:

TOTAL NUMBER OF UNITS:	
1 BEDROOM EACH UNIT:	36
2 BEDROOM EACH UNIT:	63
3 BEDROOM EACH UNIT:	29
4 BEDROOM EACH UNIT:	177
LANDSCAPE:	
SMALL ORNAMENTAL TREE	16
SMALL ORNAMENTAL TREE	16
PLANTING NOTE:	
SMALL ORNAMENTAL TREES TO BE LOCATED	
APPROXIMATELY EVERY 40' ALONG STREET RIGHT-OF-WAY	TOTAL: 32

CALCULATIONS:

AREA:	
TOTAL LOT AREA (NET) =	2.75 ACRES
BUILDING AREA =	2.27 ACRES
OTHER IMPERVIOUS AREA =	0.10 ACRES
TOTAL IMPERVIOUS AREA =	2.37 ACRES
TOTAL PERVIOUS AREA =	0.38 ACRES (13.8%)

CURATORS OF THE UNIVERSITY
OF MISSOURI
ZONE: R-MF
REC. PLAT BOOK 1, PAGE 5

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION
THIS ____ DAY OF ____, 2026.

SHARON DEBRA JONES, CHAIRPERSON

APPROVED BY CITY COUNCIL PURSUANT TO ORDINANCE _____

ON THE ____ DAY OF ____, 2026.

BARBARA BUFFALO, MAYOR

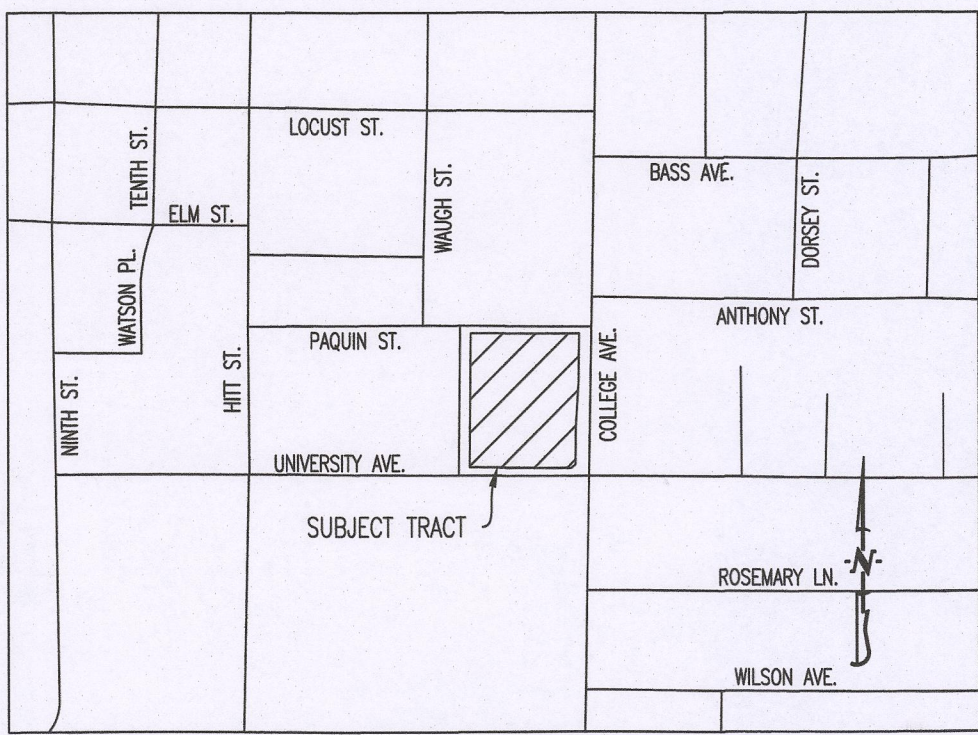
ATTEST:

SHEELA AMIN, CITY CLERK

THIS SHEET HAS BEEN SIGNED, SEALED AND
DATED ELECTRONICALLY



TIMOTHY D. CROCKETT, 2004000775
06/16/2026
DATE



LOCATION MAP
NOT TO SCALE



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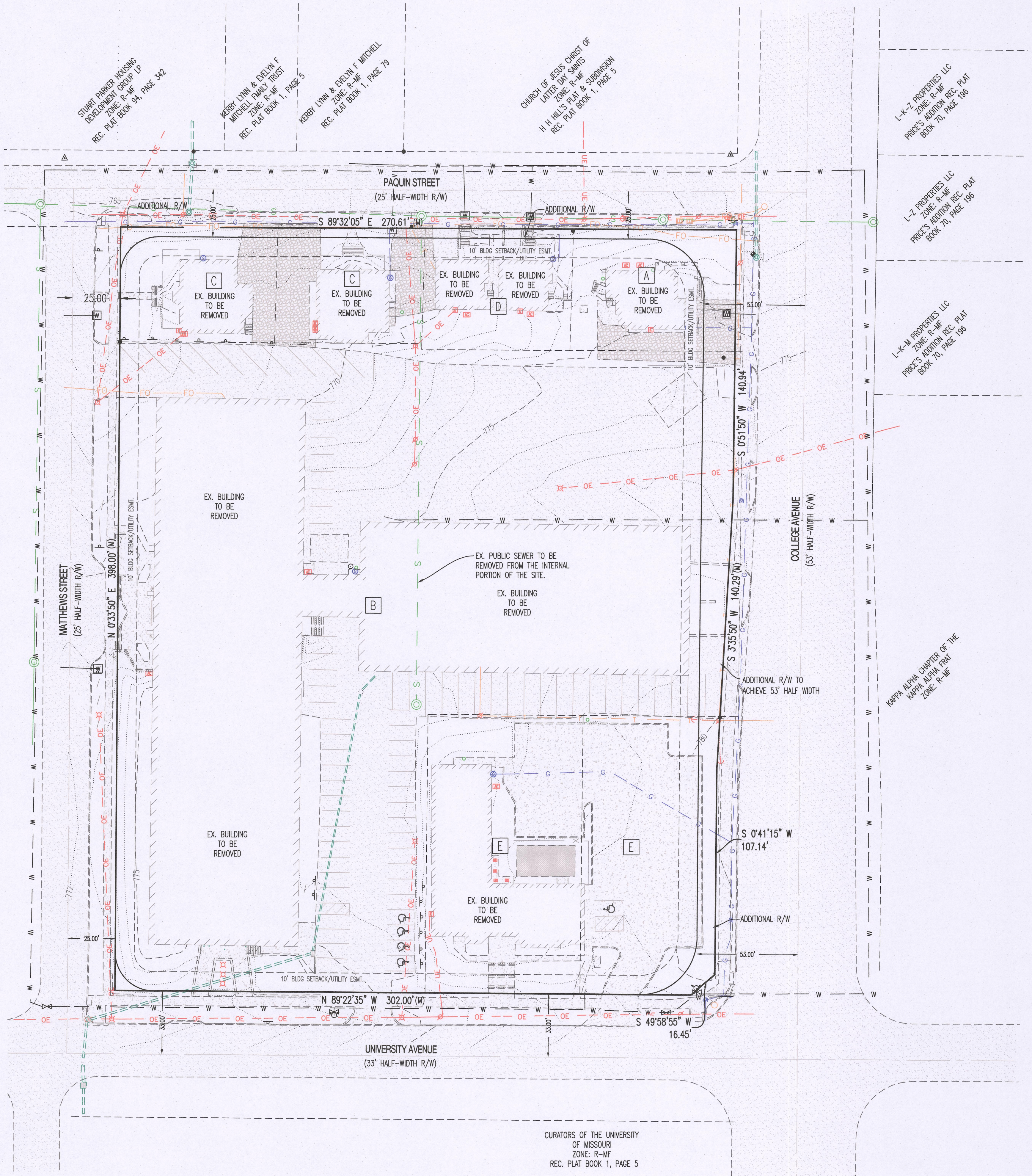
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SHEET 2 OF 2



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TIMOTHY D. CROCKETT, 2004000775

06/16/2026
DATE