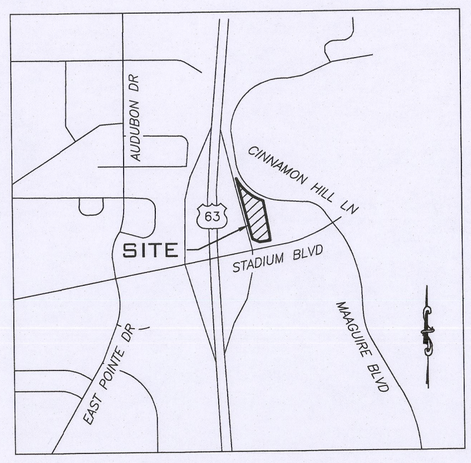
AMENDMENT TO THE

CROSSCREEK CENTER PD PLAN

LOT 108A OF CROSSCREEK CENTER PLAT 1-A
RECORDED IN BOOK 4116, PAGE 144
CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

SUBMITTED SEPTEMBER 12, 2022



LOCATION MAP
NOT TO SCALE

SITE DATA

ACREAGE: 2.00 ACRES
SECTION–TOWNSHIP–RANGE: 33–48–13
EXISTING ZONING = PD
DEED: BK 5486, PG 123

OWNER:

CINNAMON HILL, LLC
4702 WINDING WIND CT
COLUMBIA, MO 65203

LEGAL DESCRIPTION

CROSSCREEK CENTER SD PLAT 1–A LOT 108A RECORDED IN BOOK 4116, PAGE 144, RECORDS OF BOONE COUNTY, MISSOURI.

GENERAL NOTES

1. THIS SITE IS PART OF CROSSCREEK CENTER C–P PLAN THAT WAS PREVIOUSLY ACCEPTED BY THE CITY COUNCIL AUGUST 18TH, 2008, ORDINANCE 020013.
2. BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE.
3. ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY AND MAY BE REFINED ON FINAL CONSTRUCTION DOCUMENTS.
4. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
5. ALL SIDEWALKS AND CURB RAMPS (EXISTING AND PROPOSED) SHALL BE IMPROVED AND/OR CONSTRUCTED TO CONFORM WITH ADA.
6. NO DIRECT DRIVEWAY ACCESS TO STADIUM BLVD OR US HIGHWAY 63.
7. LOT 108A SHALL HAVE A MINIMUM OF 15% LANDSCAPING.

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 OF ORDINANCES. THERE IS NO REGULATED STREAM BUFFER LOCATED ON THIS TRACT.

FLOOD PLAIN STATEMENT

THIS TRACT IS LOCATED IN ZONE X UNSHADED – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN BY THE F.E.M.A. FIRM PANEL #29019C0291E, DATED APRIL 19, 2017.

STORMWATER MANAGEMENT

1. THIS DEVELOPMENT IS SUBJECT TO THE CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AS PER SECTION 12–A–87(e). FINAL STORMWATER QUALITY AND DETENTION CALCULATIONS TO BE PROVIDED DURING REVIEW OF CONSTRUCTION DOCUMENTS.

LANDSCAPING AND TREE PRESERVATION

1. THERE IS 1,154 LF OF STREET FRONTAGE. 1,154 LF/40 FT. = 29 STREET TREES REQUIRED. EXACT PLACEMENT OF TREES TO BE DETERMINED BY CITY OF COLUMBIA AT THE TIME DEVELOPMENT PLANS ARE REVIEWED.
2. STREET TREES SHALL COMPLY WITH SECTION 29–4.4(d)(2)(i–vii) OF THE CITY CODE.
3. REMOVAL AND REPLACEMENT OF SIGNIFICANT TREES SHALL COMPLY WITH SECTION 29–4.4(g)(1–3) OF THE CITY CODE. THERE ARE NO SIGNIFICANT DECIDUOUS TREES ON THIS SITE.

LEGEND

- MH ○ EXISTING SANITARY MANHOLE
- FH ○ EXISTING FIRE HYDRANT
- ● PROPOSED FIRE HYDRANT
- FH ○ EXISTING GUY WIRE
- LP ▣ EXISTING LIGHT POLE
- LP ■ PROPOSED LIGHT POLE
- Ⓣ EXISTING TELEPHONE SERVICE
- Ⓔ EXISTING ELECTRIC METER
- Ⓖ EXISTING GAS METER
- Ⓦ EXISTING WATER METER
- C EXISTING CABLE BOX
- E EXISTING ELECTRIC TRANSFORMER
- E PROPOSED ELECTRIC TRANSFORMER
- T EXISTING TELEPHONE BOX
- PP ○ EXISTING UTILITY POLE
- WV ⊠ EXISTING WATER VALVE
- EXISTING STREET SIGN
- 0,000 SQUARE FEET
- 00.00 AC ACRES
- PB PLAT BOOK
- BK BOOK
- PG PAGE
- EX EXISTING
- X EXISTING FENCE
- UE EXISTING UNDERGROUND ELECTRIC
- UE PROPOSED UNDERGROUND ELECTRIC
- OE EXISTING OVER–HEAD ELECTRIC
- UT EXISTING UNDERGROUND TELEPHONE
- OT EXISTING OVER–HEAD TELEPHONE
- FO EXISTING FIBER OPTIC CABLE
- G EXISTING GAS
- S EXISTING SANITARY
- PROPOSED SANITARY LATERAL
- W EXISTING WATER WAIN
- W PROPOSED WATER SERVICE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- RD ROOFDRAIN
- 700 EXISTING CONTOUR
- PAVEMENT
- SIDEWALK

PARKING DATA

REQUIRED:
HOTEL – 2 SPACES/ 3 GUEST ROOMS PLUS 1 SPACE/ 200 SF GFA IN ALL ACCESSORY USES INCLUDING RESTAURANTS AND MEETING ROOMS

122 ROOMS = 81.33
1,357 SQ. FT. (BUSINESS AREA) = 6.79
= 89 SPACES

TOTAL REQUIRED: 89 SPACES (4 OF WHICH ARE REQUIRED TO BE HANDICAP SPACES, WITH 2 TO BE VAN ACCESSIBLE); + 8 REQUIRED BICYCLE SPACES, (MAY BE COUNTED TOWARDS TOTAL REQUIRED SPACES)

PROVIDED:
116 REGULAR SPACES
5 HANDICAP SPACES (3 OF WHICH ARE VAN ACCESSIBLE)
12 BICYCLE SPACES
*AREA FOR MOTORCYCLE SPACES, UNDEFINED AMOUNT
TOTAL PROVIDED = 133 SPACES

SCALE: 1" = 20'
0 10 20 40

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83(2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING MODOT VRS NETWORK

LIGHTING NOTE

20 FOOT MAXIMUM LIGHT POLE HEIGHT

NUMBER AND LOCATIONS HAVE BEEN SHOWN FOR SCHEMATIC REFERENCE. FINAL LOCATION AND NUMBER OF POLES SUBJECT TO APPROVED LIGHTING PLAN, IN ACCORDANCE WITH ALL APPLICABLE CODES, AT THE TIME OF BUILDING PERMITTING.

ALL OTHER LIGHTING DESIGN WILL BE IN ACCORDANCE WITH SECTION 29–4.5 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

SIGNAGE NOTE

EXTERIOR SIGNAGE:

DIRECTIONAL SIGNAGE:
DIRECTIONAL SIGNS AS ALLOWED IN M–N DISTRICTS, CITY OF COLUMBIA CODE OF ORDINANCES.

PYLON SIGNAGE:
NO PYLON SIGN IS BEING REQUESTED BY THE APPLICANT.

BUILDING AND WALL SIGNAGE:
3 BUILDING WALL SIGNS PROPOSED ALONG RIGHT–OF–WAY
- CINNAMON HILL LN, 64 S.F. FOR EACH 1.25 FEET OF SETBACK, ADD 3.55 S.F. UP TO 128 S.F. MAX.
- STADIUM BLVD, 64 S.F. FOR EACH 1.25 FEET OF SETBACK, ADD 3.55 S.F. UP TO 256 S.F. MAX.
- U.S. HIGHWAY 63, 128 S.F. FOR EACH 2.00 FEET OF SETBACK, ADD 10.65 S.F. UP TO 288 S.F. MAX.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 8th DAY OF December, 2022.

SHARON GEUEA JONES, CHAIRPERSON

APPROVED BY THE CITY COUNCIL PURSUANT TO ORDINANCE # _____ ON THE ____ DAY OF _____, 2023.

BARBARA BUFFALOE, MAYOR

ATTEST:

SHEELA AMIN, CITY CLERK

JAY GEBHARDT E–25052
MO PROFESSIONAL ENGINEER

DATE: 10/26/2022

STATE OF MISSOURI
JAY ALAN GEBHARDT
NUMBER E-25052
REGISTERED PROFESSIONAL ENGINEER

A CIVIL GROUP, LLC
MISSOURI LIMITED LIABILITY COMPANY
3401 BROADWAY BUSINESS PARK CT
SUITE 105
COLUMBIA, MISSOURI 65203
PH: (573) 817–5750
MO CERT OF AUTHORITY: 2001006116

PLANNED DEVELOPMENT PLAN
LOT 108A
CROSSCREEK CENTER PLAT 1-A
COLUMBIA, MISSOURI

CITY CASE # 280–2022 | GENE22–01

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CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

SUBMITTED SEPTEMBER 12, 2022

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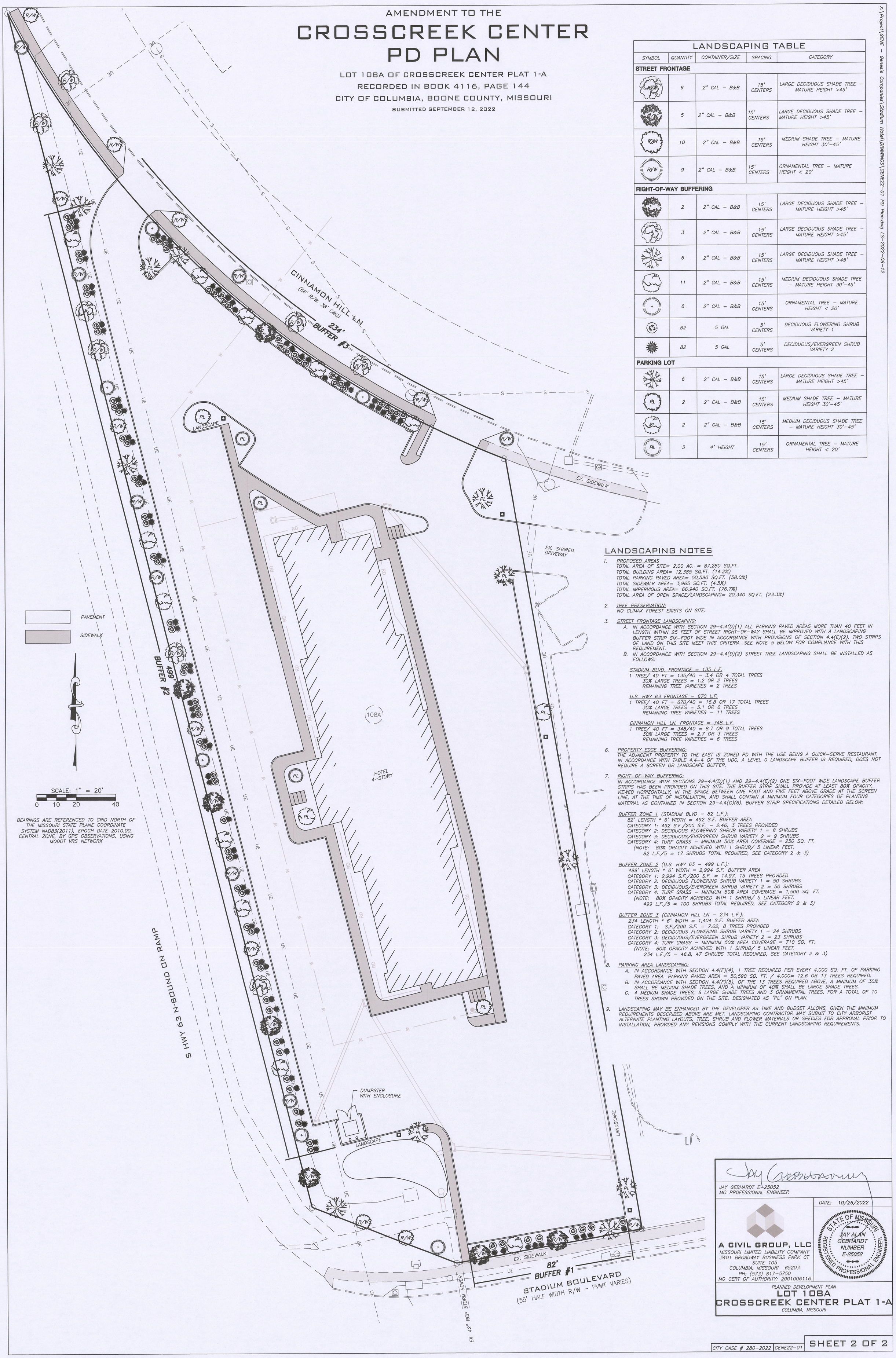
LANDSCAPING TABLE

SYMBOL	QUANTITY	CONTAINER/SIZE	SPACING	CATEGORY
STREET FRONTAGE				
R/W	6	2" CAL – B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE – MATURE HEIGHT >45'
R/W	5	2" CAL – B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE – MATURE HEIGHT >45'
R/W	10	2" CAL – B&B	15' CENTERS	MEDIUM SHADE TREE – MATURE HEIGHT 30'–45'
R/W	9	2" CAL – B&B	15' CENTERS	ORNAMENTAL TREE – MATURE HEIGHT < 20'
RIGHT-OF-WAY BUFFERING				
	2	2" CAL – B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE – MATURE HEIGHT >45'
	3	2" CAL – B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE – MATURE HEIGHT >45'
	6	2" CAL – B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE – MATURE HEIGHT >45'
	11	2" CAL – B&B	15' CENTERS	MEDIUM DECIDUOUS SHADE TREE – MATURE HEIGHT 30'–45'
+	6	2" CAL – B&B	15' CENTERS	ORNAMENTAL TREE – MATURE HEIGHT < 20'
	82	5 GAL	5' CENTERS	DECIDUOUS FLOWERING SHRUB VARIETY 1
	82	5 GAL	5' CENTERS	DECIDUOUS/EVERGREEN SHRUB VARIETY 2
PARKING LOT				
	6	2" CAL – B&B	15' CENTERS	LARGE DECIDUOUS SHADE TREE – MATURE HEIGHT >45'
PL	2	2" CAL – B&B	15' CENTERS	MEDIUM SHADE TREE – MATURE HEIGHT 30'–45'
PL	2	2" CAL – B&B	15' CENTERS	MEDIUM DECIDUOUS SHADE TREE – MATURE HEIGHT 30'–45'
PL	3	4' HEIGHT	15' CENTERS	ORNAMENTAL TREE – MATURE HEIGHT < 20'



BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM NAD83(2011), EPOCH DATE 2010.00, CENTRAL ZONE, BY GPS OBSERVATIONS, USING MODOT VRS NETWORK

LANDSCAPING NOTES

1. PROPOSED AREAS
   TOTAL AREA OF SITE= 2.00 AC. = 87,280 SQ.FT.
   TOTAL BUILDING AREA= 12,385 SQ.FT. (14.2%)
   TOTAL PARKING PAVED AREA= 50,590 SQ.FT. (58.0%)
   TOTAL SIDEWALK AREA= 3,965 SQ.FT. (4.5%)
   TOTAL IMPERVIOUS AREA= 66,940 SQ.FT. (76.7%)
   TOTAL AREA OF OPEN SPACE/LANDSCAPING= 20,340 SQ.FT. (23.3%)

2. TREE PRESERVATION:
   NO CLIMAX FOREST EXISTS ON SITE.

3. STREET FRONTAGE LANDSCAPING:
   A. IN ACCORDANCE WITH SECTION 29-4.4(D)(1) ALL PARKING PAVED AREAS MORE THAN 40 FEET IN LENGTH WITHIN 25 FEET OF STREET RIGHT-OF-WAY SHALL BE IMPROVED WITH A LANDSCAPING BUFFER STRIP SIX-FOOT WIDE IN ACCORDANCE WITH PROVISIONS OF SECTION 4.4(E)(2). TWO STRIPS OF LAND ON THIS SITE MEET THIS CRITERIA. SEE NOTE 5 BELOW FOR COMPLIANCE WITH THIS REQUIREMENT.
   B. IN ACCORDANCE WITH SECTION 29-4.4(D)(2) STREET TREE LANDSCAPING SHALL BE INSTALLED AS FOLLOWS:

   STADIUM BLVD. FRONTAGE = 135 L.F.
   1 TREE/ 40 FT = 135/40 = 3.4 OR 4 TOTAL TREES
   30% LARGE TREES = 1.2 OR 2 TREES
   REMAINING TREE VARIETIES = 2 TREES

   U.S. HWY 63 FRONTAGE = 670 L.F.
   1 TREE/ 40 FT = 670/40 = 16.8 OR 17 TOTAL TREES
   30% LARGE TREES = 5.1 OR 6 TREES
   REMAINING TREE VARIETIES = 11 TREES

   CINNAMON HILL LN. FRONTAGE = 348 L.F.
   1 TREE/ 40 FT = 348/40 = 8.7 OR 9 TOTAL TREES
   30% LARGE TREES = 2.7 OR 3 TREES
   REMAINING TREE VARIETIES = 6 TREES

6. PROPERTY EDGE BUFFERING:
   THE ADJACENT PROPERTY TO THE EAST IS ZONED PD WITH THE USE BEING A QUICK-SERVE RESTAURANT. IN ACCORDANCE WITH TABLE 4.4-4 OF THE UDC, A LEVEL 0 LANDSCAPE BUFFER IS REQUIRED, DOES NOT REQUIRE A SCREEN OR LANDSCAPE BUFFER.

7. RIGHT-OF-WAY BUFFERING:
   IN ACCORDANCE WITH SECTIONS 29-4.4(D)(1) AND 29-4.4(E)(2) ONE SIX-FOOT WIDE LANDSCAPE BUFFER STRIPS HAS BEEN PROVIDED ON THIS SITE. THE BUFFER STRIP SHALL PROVIDE AT LEAST 80% OPACITY, VIEWED HORIZONTALLY, IN THE SPACE BETWEEN ONE FOOT AND FIVE FEET ABOVE GRADE AT THE SCREEN LINE, AT THE TIME OF INSTALLATION, AND SHALL CONTAIN A MINIMUM FOUR CATEGORIES OF PLANTING MATERIAL AS CONTAINED IN SECTION 29-4.4(C)(6). BUFFER STRIP SPECIFICATIONS DETAILED BELOW:

   BUFFER ZONE 1 (STADIUM BLVD – 82 L.F.):
   82' LENGTH * 6' WIDTH = 492 S.F. BUFFER AREA
   CATEGORY 1: 492 S.F./200 S.F. = 2.46, 3 TREES PROVIDED
   CATEGORY 2: DECIDUOUS FLOWERING SHRUB VARIETY 1 = 8 SHRUBS
   CATEGORY 3: DECIDUOUS/EVERGREEN SHRUB VARIETY 2 = 9 SHRUBS
   CATEGORY 4: TURF GRASS – MINIMUM 50% AREA COVERAGE = 250 SQ. FT.
   (NOTE: 80% OPACITY ACHIEVED WITH 1 SHRUB/ 5 LINEAR FEET.
   82 L.F./5 = 17 SHRUBS TOTAL REQUIRED, SEE CATEGORY 2 & 3)

   BUFFER ZONE 2 (U.S. HWY 63 – 499 L.F.):
   499' LENGTH * 6' WIDTH = 2,994 S.F. BUFFER AREA
   CATEGORY 1: 2,994 S.F./200 S.F. = 14.97, 15 TREES PROVIDED
   CATEGORY 2: DECIDUOUS FLOWERING SHRUB VARIETY 1 = 50 SHRUBS
   CATEGORY 3: DECIDUOUS/EVERGREEN SHRUB VARIETY 2 = 50 SHRUBS
   CATEGORY 4: TURF GRASS – MINIMUM 50% AREA COVERAGE = 1,500 SQ. FT.
   (NOTE: 80% OPACITY ACHIEVED WITH 1 SHRUB/ 5 LINEAR FEET.
   499 L.F./5 = 100 SHRUBS TOTAL REQUIRED, SEE CATEGORY 2 & 3)

   BUFFER ZONE 3 (CINNAMON HILL LN – 234 L.F.):
   234 LENGTH * 6' WIDTH = 1,404 S.F. BUFFER AREA
   CATEGORY 1: S.F./200 S.F. = 7.02, 8 TREES PROVIDED
   CATEGORY 2: DECIDUOUS FLOWERING SHRUB VARIETY 1 = 24 SHRUBS
   CATEGORY 3: DECIDUOUS/EVERGREEN SHRUB VARIETY 2 = 23 SHRUBS
   CATEGORY 4: TURF GRASS – MINIMUM 50% AREA COVERAGE = 710 SQ. FT.
   (NOTE: 80% OPACITY ACHIEVED WITH 1 SHRUB/ 5 LINEAR FEET.
   234 L.F./5 = 46.8, 47 SHRUBS TOTAL REQUIRED, SEE CATEGORY 2 & 3)

8. PARKING AREA LANDSCAPING:
   A. IN ACCORDANCE WITH SECTION 4.4(F)(4), 1 TREE REQUIRED PER EVERY 4,000 SQ. FT. OF PARKING PAVED AREA. PARKING PAVED AREA = 50,590 SQ. FT. / 4,000= 12.6 OR 13 TREES REQUIRED.
   B. IN ACCORDANCE WITH SECTION 4.4(F)(5), OF THE 13 TREES REQUIRED ABOVE, A MINIMUM OF 30% SHALL BE MEDIUM SHADE TREES, AND A MINIMUM OF 40% SHALL BE LARGE SHADE TREES.
   C. 4 MEDIUM SHADE TREES, 6 LARGE SHADE TREES AND 3 ORNAMENTAL TREES, FOR A TOTAL OF 10 TREES SHOWN PROVIDED ON THE SITE. DESIGNATED AS "PL" ON PLAN.

9. LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS, GIVEN THE MINIMUM REQUIREMENTS DESCRIBED ABOVE ARE MET. LANDSCAPING CONTRACTOR MAY SUBMIT TO CITY ARBORIST ALTERNATE PLANTING LAYOUTS, TREE, SHRUB AND FLOWER MATERIALS OR SPECIES FOR APPROVAL PRIOR TO INSTALLATION, PROVIDED ANY REVISIONS COMPLY WITH THE CURRENT LANDSCAPING REQUIREMENTS.

JAY GEBHARDT E-25052
MO PROFESSIONAL ENGINEER

DATE: 10/26/2022

STATE OF MISSOURI
JAY ALAN GEBHARDT
NUMBER E-25052
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