

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 64-14

AN ORDINANCE

approving the Southampton Centre C-P Development Plan;
approving less stringent setback and signage requirements;
and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby approves the Southampton Centre C-P Development Plan, as signed and certified by the surveyor on February 18, 2014, located on the east side of Executive Drive, between Southampton Drive and Corporate Plaza Drive. The Director of Community Development shall use the design parameters set forth substantially in the same form as "Exhibit A," which is attached to and made a part of this ordinance, as guidance when considering any future revisions to the C-P Development Plan.

SECTION 2. The City Council approves less stringent yard requirements than those set forth in Section 29-17(d)(2)a. of the Zoning Regulations so that a 18-foot front yard setback shall be allowed on Lot 3 along the Southampton Drive frontage rather than the required 25-foot setback.

SECTION 3. The City Council approves less stringent signage requirements than those set forth in Section 23-22(b) of the Sign Regulations so that a maximum of five directional signs may be installed along the access road that allows ingress and egress from Executive Drive.

SECTION 4. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2014.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

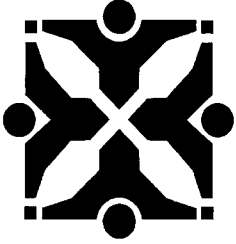
City Counselor

Southampton Centre C-P Development Plan

Design Parameters

February 28, 2014

1. The gross building floor area shall not exceed 17,000 square feet and 4,200 square feet of basement storage. The exact location and footprint of the building may be modified at the time of building permit submission and approval, as long as the total square footage limitation is not exceeded.
2. The maximum building height shall be 45 feet.
3. The minimum distance between any building and any adjacent property line or street right-of-way.
 - 25 feet along public street right of way except:
 - 18 feet along north side of Lot 3,
 - 0 feet along interior property line
4. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.
 - 6 feet
5. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.
 - 3 Freestanding signs, 64 square feet maximum area, 12-foot maximum height
 - 5 Directional signs, 32 square feet maximum area, 3-foot maximum height
6. The minimum percentage of the site to be maintained in open space shown by the percent in landscaping and the percent left in existing vegetation. (not applicable to M-R districts)
 - 15 percent
7. The maximum height and number of light poles and type of fixtures.
 - 15 Light poles of full cutoff, semi-cutoff, and non-cutoff fixtures. Maximum fixture height shall be 15 feet for non-cutoff fixtures and 28 feet for all other fixtures.



Source: Community Development - Planning *U*

Agenda Item No:

To: City Council
From: City Manager and Staff *M*

Council Meeting Date: Mar 17, 2013

Re: Southampton Centre C-P Development Plan (Case #14-15)

EXECUTIVE SUMMARY:

A request by Best Five, LLC (owner) for a C-P (Planned Business District) Development Plan on 2.23 acres of land, known as Lots 3 & 4 of Corporate Lake Plat 14. The subject properties are located at the southeast corner of Southampton Drive and Executive Drive, and at the northeast corner of Executive Drive and Corporate Plaza Drive. (Case #14-15)

DISCUSSION:

The applicant is requesting approval of a C-P (Planned Business District) development plan to accommodate an approximately 20,000 square-foot commercial development and associated off-street parking facilities. Uses for the site include restaurant, medical offices, and general retail. A variance is requested to Section 29-17(d)(2) to reduce the required front yard setback from 25 feet to 18 feet on Lot 3 along Southampton Drive to accommodate the dedication of additional right of way. The applicant is also requesting a variance to Section 23-22(b) to permit a maximum of five directional signs at the entrances as shown on the C-P development plan.

At its meeting on March 6, the Planning and Zoning Commission voted unanimously (8-0) to recommend approval of the proposed C-P development plan with the associated variance requests. There were no comments made by the public. Commissioners inquired about the location of the trash enclosures on site and parking along Executive Drive, which is permitted.

Please find attached meeting minutes, staff report, locator maps, C-P development plan, and design parameters.

FISCAL IMPACT:

None

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None

SUGGESTED COUNCIL ACTIONS:

Approve the proposed Southampton C-P development plan and Design Parameters, with associated variances to Section 29-17(d)(2) to reduce the front yard setback to 18 feet on Lot 3, and to Section 23-22(b) to permit a maximum of five directional signs at the entrances as shown on the C-P development plan.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	NA
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	NA
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	NA

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 6, 2014**

SUMMARY

A request by Best Five, LLC (owner) for approval of a C-P (Planned Business District) Development Plan on 2.23 acres of land, known as Lots 3 & 4 of Corporate Lake Plat 14, and associated variances. The subject properties are zoned C-P and located at the southeast corner of Southampton Drive and Executive Drive, and at the northeast corner of Executive Drive and Corporate Plaza Drive. (Case #14-15)

DISCUSSION

The proposed development includes three separate buildings on two lots: one multi-tenant building on Lot 3 and two other buildings on Lot 4. The C-P plan indicates that the multi-tenant building will be utilized for a mix of uses including office, retail, and a restaurant. The building at the southwest corner of the lot is to be a free-standing restaurant, and the remaining building will house a medical facility, which will be Phase 1 of the multi-phased development. The proposed gross floor area will be approximately 20,000 square feet. The internal access drives shown on the plan currently exist and were constructed concurrently with the development of Lots 1 & 2 of Corporate Lake Plat 14, adjacent to the east.

During review of the proposed C-P development plan, City staff identified the need for additional right of way to be dedicated along Southampton Drive to accommodate the potential installation of left-turn lanes that could be used for access to both Executive Drive and the entrance to Rock Bridge High School. The location of the multi-tenant building on Lot 3 originally complied with the required 25-foot front yard setback; however, due to the additional right-of-way to be dedicated and the applicant's desire to maintain the proposed building's original location, a variance to this setback is requested.

As shown on the C-P plan, the principal building would still be located behind the required front yard; however, two proposed porches located on the north side of the building would encroach a maximum of 7 feet into the required yard. Staff supports the applicant's request for a variance due to the limited impact that the encroachment will create and the added benefit that the right of way dedication will provide to the site and surrounding traffic flow.

Signage on site will comply with Chapter 23 (Signs) of the Code with the exception of the number of directional signs permitted at each entrance and exit. Section 23-22(b) limits the number of directional signs to one per entrance/exit. The applicant has requested multiple signs each at the entrances to Lot 3 and Lot 4 from the access road that allows ingress and egress from Executive Drive. One additional sign is also requested on Lot 4 at the entrance from Corporate Plaza Drive. Per the applicant, the arrangement of directional signs along the internal private road is desired because the direct access to Lots 3 & 4 is not from a public roadway. The additional directional signs at the indicated locations will direct visitors more efficiently to their desired location, and identify the actual entrances to each separate lot. In addition, a variance would be required to permit the fifth directional sign at the entrance to Lot 4 from Corporate Plaza Drive.

Due to the limited view of the additional signage from the public right of way, staff supports the proposed sign variances. Staff proposes a condition that no additional directional signs be permitted on Lots 3 or 4.

The proposed development plan and is consistent with the technical requirements of the C-P District and, aside from the requested variances, conforms to applicable City Zoning regulations.

RECOMMENDATION

Approve the proposed Southampton C-P development and Design Parameters, with associated variances to Section 29-17(d)(2) to reduce the front yard setback to 18 feet on Lot 3, and to Section 23-22(b) to permit a maximum of five directional signs at the entrances as shown on the C-P development plan.

SUPPORTING DOCUMENTS (ATTACHED)

- Aerial/zoning and topo maps
- Development plan
- Design parameters

SITE CHARACTERISTICS

Area (acres)	2.28 acres
Topography	Slight slope generally from east to west
Vegetation/Landscaping	Grass
Watershed/Drainage	Little Bonne Femme Creek
Existing structures	None

HISTORY

Annexation date	1985
Zoning District	C-P
Land Use Plan designation	Commercial District
Previous Subdivision/Legal Lot Status	Legally platted as Lots 3 & 4, Corporate Lake Plat 14.

UTILITIES & SERVICES

All City services are available to the site. A public water main extension is required along the east side of Executive Drive, and electric utilities will be required to be extended within the property.

ACCESS

Southampton Drive	
Location	Along north side of site
Major Roadway Plan	Neighborhood Collector (improved & City-maintained). Additional ROW required for future turn lane.
CIP projects	None
Sidewalk	None; 5-ft sidewalk to be installed

Executive Drive	
Location	Along west side of site
Major Roadway Plan	Local Non-residential (improved & City-maintained), requiring 50 ft of ROW. 60 ft existing ROW. No additional ROW required.
CIP projects	None
Sidewalk	None; 5-ft sidewalk to be installed

Corporate Plaza Drive	
Location	Along south side of site
Major Roadway Plan	Local Non-residential (improved & City-maintained), requiring 50 ft of ROW. 60 ft existing ROW, widening to 80' ROW at east property edge. No additional ROW required.
CIP projects	None
Sidewalk	None; 5-ft sidewalk to be installed

PARKS & RECREATION

Neighborhood Parks	Cosmo-Bethel Park
Trails Plan	South Providence Trail
Bicycle/Pedestrian Plan	

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on February 11, 2014.

Public information meeting recap	Number of attendees: 1 (includes applicant) Comments/concerns: None
Notified neighborhood association(s)	None
Correspondence received	None at time of report.

Report prepared by Clint Smith

Approved by Patrick Zenner

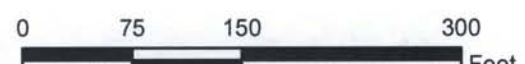


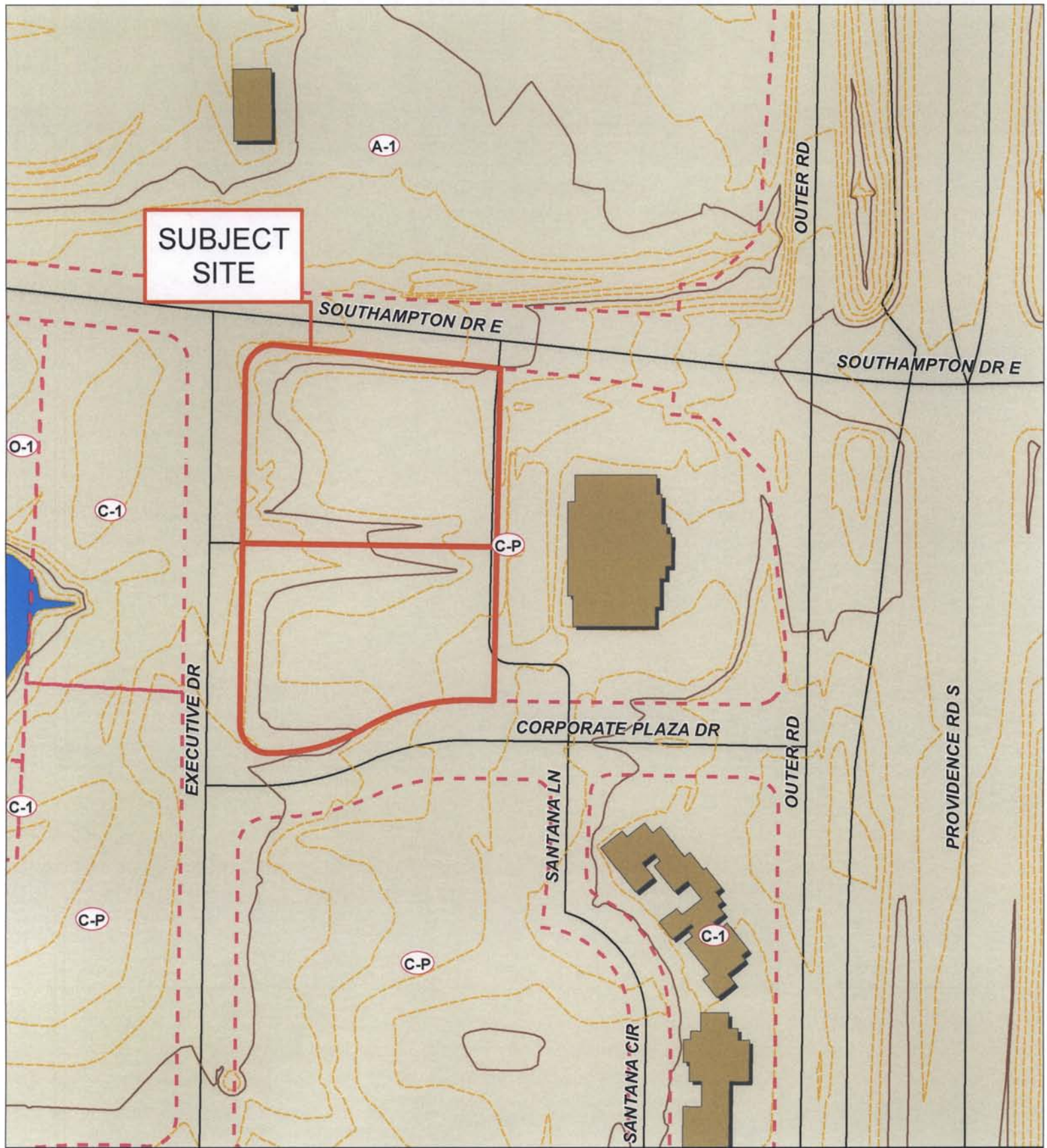
SUBJECT SITE

14-15: Southampton Centre C-P Development Plan



Hillshade Data: Boone County GIS Office
 Parcel Data Source: Boone County Assessor
 Imagery: Boone County Assessor's Office, Sanborn Map Company





SUBJECT SITE

SOUTHAMPTON DR E

OUTER RD

SOUTHAMPTON DR E

C-P

CORPORATE PLAZA DR

OUTER RD

PROVIDENCE RD S

SANTANA LN

SANTANA CIR

C-1

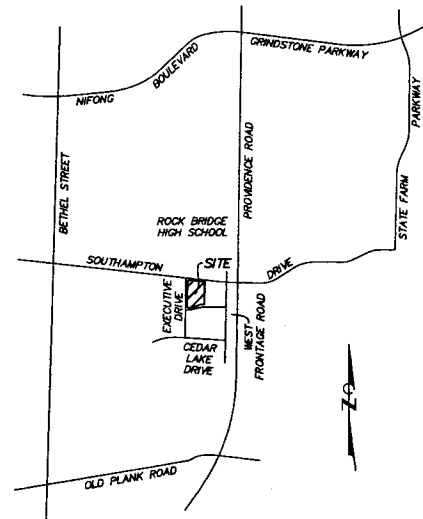
14-15: Southampton Centre C-P Development Plan



Hillshade Data: Boone County GIS Office
 Parcel Data Source: Boone County Assessor
 Imagery: Boone County Assessor's Office, Sanborn Map Company
 Created by The City of Columbia - Community Development Department

SOUTHAMPTON CENTRE C-P DEVELOPMENT PLAN

LOTS 3 & 4 - CORPORATE LAKE PLAT NO. 14
JANUARY 27, 2014
REVISED: FEBRUARY 18, 2014



SITE LOCATION MAP

NOT TO SCALE

LEGEND

---	PROPERTY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	GAS LINE
---	WATER LINE
---	FENCE
- - - -	EXISTING CONTOUR
⊕	IRON
⊕ DH	DRILL HOLE
△ CP#	CONTROL POINT
CO&G	CONCRETE CURB & GUTTER
EM	ELECTRIC METER
FH	FIRE HYDRANT
FL	FLOW LINE
HOPE	HIGH DENSITY POLYETHYLENE PIPE
LS	LIGHT STANDARD
PVC	POLYVINYL CHLORIDE PIPE
ROP	REINFORCED CONCRETE PIPE
TOP	TOP OF WALL
URD	UNDERGROUND ROOF DRAIN
WV	WATER VALVE
S	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
G	PROPOSED GAS LINE
SS	PROPOSED STORM SEWER
WV	PROPOSED WATER VALVE (BY OTHERS)
FH	PROPOSED FIRE HYDRANT & VALVE (BY OTHERS)
LS	PROPOSED LIGHT STANDARD

PROPERTY DESCRIPTION

LOTS 3 & 4 CORPORATE LAKE PLAT NO. 14
 RECORDED IN PLAT BOOK 39 PAGE 63 OF THE
 BOONE COUNTY, MISSOURI RECORDS.
 LOT 3 = 1.17 ACRES
 LOT 4 = 1.11 ACRES
 TOTAL = 2.28 ACRES

PROPERTY OWNERS

GROSSNICKLE-DIGGES-MILLER-SWINDLE, LLC
 1311 TORREY PINES
 COLUMBIA, MISSOURI 65203
 BEST FIVE LLC
 200 E. SOUTHAMPTON DRIVE
 COLUMBIA, MISSOURI 65203

LANDSCAPING NOTES

TOTAL AREA	98,317 SQ. FT.	100.0 %
IMPERVIOUS AREA	84,417 SQ. FT.	85.0 %
LANDSCAPE AREA	14,900 SQ. FT.	15.0 %

PARKING NOTE

REQUIRED PARKING

MEDICAL OFFICE:	4,114 SF x 1 SPACE/200 SF	= 21 SPACES
PROFESSIONAL OFFICE:	4,850 SF x 1 SPACE/300 SF	= 17 SPACES
RETAIL:	3,500 SF x 1 SPACE/200 SF	= 18 SPACES
RESTAURANT:	3,500 SF x 1 SPACE/100 SF	= 35 SPACES
WAREHOUSE (BASEMENT):	4,114 SF x 1 SPACE/2000 SF	= 2 SPACES
TOTAL REQUIRED		= 93 SPACES

PROVIDED PARKING

STANDARD	Ⓛ	= 87 SPACES
ADA		= 4 SPACES
BIICYCLE		= 8 SPACES
TOTAL PROVIDED		= 99 SPACES

FLOOD PLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "C" AREAS DETERMINED TO BE
 OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD
 INSURANCE RATE MAP NUMBER 29019C02900, DATED MARCH 12, 2011.

ZONING NOTE

ZONING IS C-P, PLANNED BUSINESS DISTRICT

SIGN NOTE

- ALL WALL SIGNS SHALL CONFORM TO CHAPTER 23 OF THE CITY OF COLUMBIA ORDINANCE, SPECIFICALLY FOR C-3 ZONING.
- FREESTANDING SIGNS SHALL BE A MAXIMUM 84 SQ FT AND 12' HEIGHT.
- DIRECTIONAL SIGNS SHALL BE A MAXIMUM 32 SQ FT AND 12' HEIGHT.
- APPROXIMATE LOCATIONS AS SHOWN ON PLANS BUT SHOULD BE NO CLOSER THAN 10' FROM RIGHT OF WAY.
- SIGNS SHALL BE ILLUMINATED.

BENCH MARK

- BM - IRON AT SOUTHWEST CORNER LOT 1 CORPORATE LAKE PLAT 14 (NOW DESTROYED). ELEVATION = 740.74
- TBM - CHISELED MARKS AT EAST RIM OF MANHOLE NEAR SOUTHWEST CORNER OF LOT 1 CORPORATE LAKE PLAT NO. 14. ELEVATION = 741.35
- TBM - CHISELED MARKS AT WEST RIM OF MANHOLE LOCATED 69' SOUTHWEST OF THE NORTHWEST CORNER OF LOT 4 CORPORATE LAKE PLAT NO. 14. ELEVATION = 735.04

STORM WATER NOTE

ON-SITE STORM WATER DETENTION SHALL BE DESIGNED TO DISCHARGE THE PREDEVELOPMENT PEAK FLOW OR LESS FOR THE 1-YEAR, 2-YEAR, 10-YEAR, AND 100-YEAR DESIGN STORMS AS DETERMINED BY TECHNICAL RELEASE NO. 53 URBAN HYDROLOGY FOR SMALL WATERSHEDS JUNE 1986. WATER QUALITY SHALL MEET REQUIREMENTS OF CHAPTER 12A OF THE CITY OF COLUMBIA ORDINANCE. WATER QUALITY TREATMENT SHALL BE PROVIDED PER CHAPTER 12A ARTICLE V OF THE CITY OF COLUMBIA ORDINANCE.

STREAM BUFFER NOTE

THIS TRACT IS NOT 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.

CLIMAX FOREST PRESERVATION NOTE

THIS SITE DOES NOT CONTAIN CLIMAX FOREST AS DEFINED BY CITY ORDINANCE.

RESTAURANT NOTE

RESTAURANTS SHALL BE LIMITED TO SIT DOWN STYLE FACILITY ONLY. NO DRIVE THRU'S SHALL BE ALLOWED.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2014

ROBERT MCDONALD, MAYOR

ATTEST: SHEELA AMIN, CITY CLERK

APPROVED BY THE PLANNING AND ZONING COMMISSION, COLUMBIA, MISSOURI, ON _____

DR. RAMAN PURI, CHAIRPERSON

UTILITY NOTES

THE LOCATIONS, SIZES, AND MATERIAL TYPES OF UNDERGROUND UTILITIES INDICATED ON THE PLAT, NOT VISIBLE OR APPARENT FROM THE SURFACE, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS FROM A MISSOURI ONE CALL SYSTEM LOCATE, OR UTILITY COMPANY RECORDS AND WERE NOT VERIFIED IN THE FIELD.

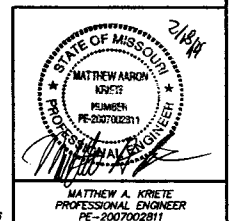
- WATER**
 CITY OF COLUMBIA WATER & LIGHT DEPARTMENT
 P.O. BOX 6015
 COLUMBIA, MISSOURI 65205
 CONTACT: GARY LUTZ 573-874-7443
 12" PVC LINE ALONG THE SOUTH SIDE OF SOUTHAMPTON DRIVE
- ELECTRIC**
 CITY OF COLUMBIA WATER & LIGHT DEPARTMENT
 P.O. BOX 6015
 COLUMBIA, MISSOURI 65205
 CONTACT: DAN CLARK 573-874-7738
 AS SHOWN
- GAS**
 AMEREN MISSOURI
 2001 MAGUIRE BOULEVARD
 COLUMBIA, MISSOURI 65201
 CONTACT: BRUCE DARR 573-878-3030
 8" PLASTIC LINE ALONG THE SOUTH SIDE OF SOUTHAMPTON DRIVE
- TELEPHONE**
 CENTURYLINK
 825 E. CHERRY STREET
 COLUMBIA, MISSOURI 65201
 WEST CONTACT: DUANE MOGEE 573-886-3503
 AS SHOWN
- TELEVISION**
 MEDACOM
 901 N. COLLEGE AVENUE
 COLUMBIA, MISSOURI 65201
 CONTACT: BOB BOMER 573-443-1536
 AS SHOWN
- SANITARY SEWER**
 CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT
 P.O. BOX 6015
 COLUMBIA, MISSOURI 65205
 CONTACT: STEVE HUNT 573-874-7250
 AS SHOWN
- STORM SEWER**
 CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT
 P.O. BOX 6015
 COLUMBIA, MISSOURI 65205
 CONTACT: TOM WELLMAN 573-874-7250
 AS SHOWN

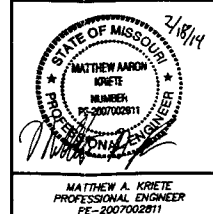
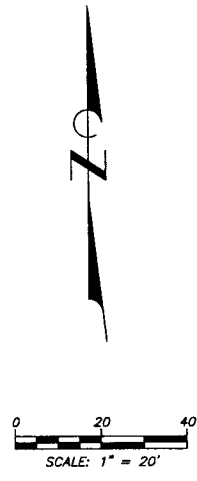
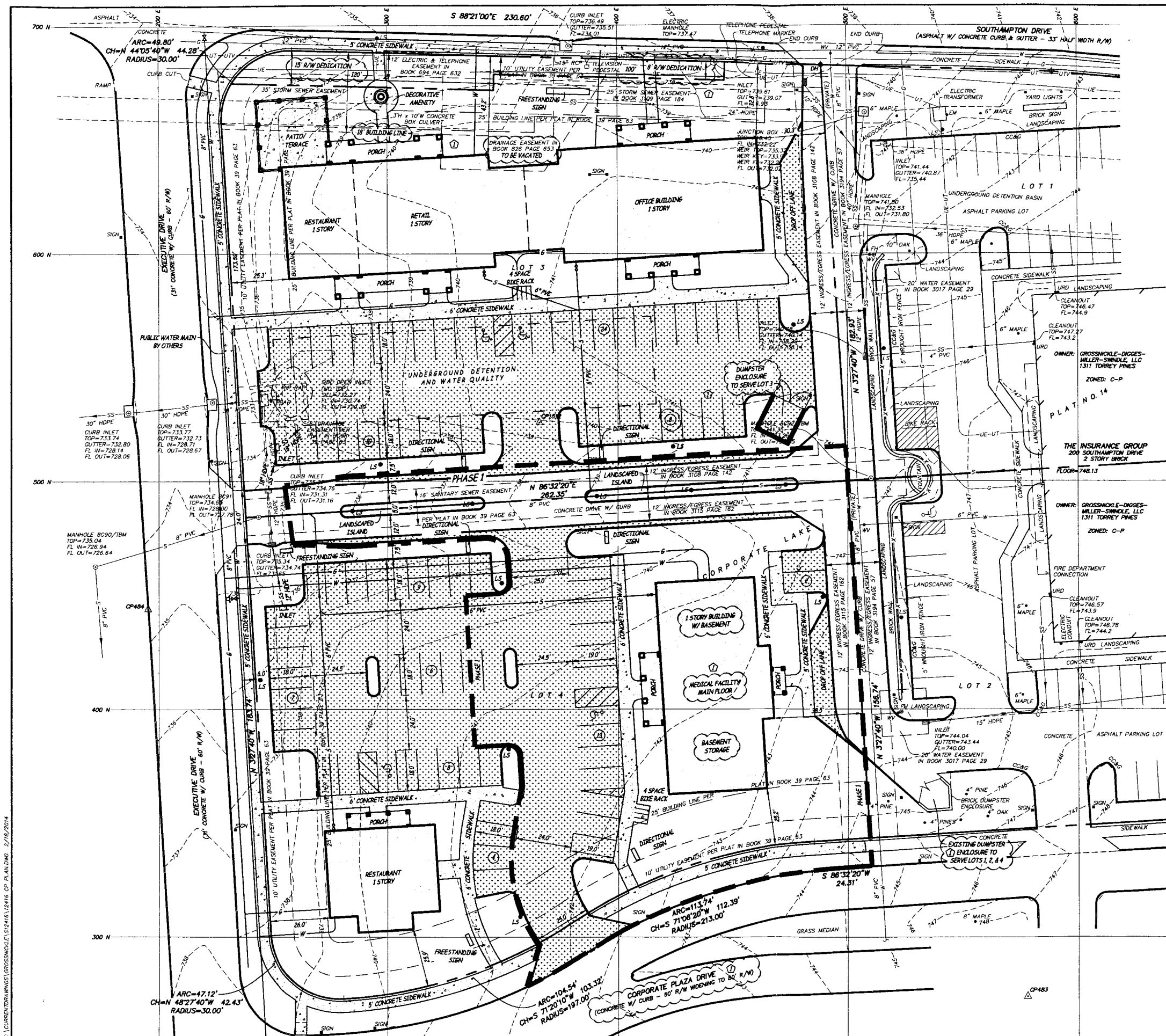
SURVEY CONTROL POINTS

POINT NUMBER	NORTH	EAST	ELEVATION	DESCRIPTION
CP483	273.82	577.89	747.18	DRILL HOLE
CP484	444.04	195.34	735.13	DRILL HOLE
CP485	743.72	367.34	736.42	DRILL HOLE
CP486	748.14	730.65	747.97	DRILL HOLE
CP1512	525.75	385.96	740.07	IRON

SHEET INDEX

C-1	COVER
C-2	C-P DEVELOPMENT PLAN
L-1	LANDSCAPE PLAN





C-P DEVELOPMENT PLAN			
SOUTHAMPTON CENTRE			
COLUMBIA, MISSOURI			
Engineering Surveys & Services		Revised FEB. 18, 2014	
1113 Fay Street Columbia, Missouri 573-449-2646		Missouri Engineering Corporation # 2004000018	
Surveyed: NTL	Scale: 1" = 20'	Date: JANUARY 27, 2014	Job: 12418
Drawn: BR			Sheet: C-2
Checked: MAK			

F:\OURNENT\DRAWINGS\GROSSWICKLE\121416 CP PLAN.DWG 2/18/2014

LANDSCAPE REQUIREMENTS - SEC. 23-25 SCREENING AND LANDSCAPING REQUIREMENTS

(e) SCREENING AND LANDSCAPING REQUIREMENTS

1) A MINIMUM OF 15% OF THE TOTAL LAND AREA OF ANY TRACT, PARCEL OR LOT SHALL BE LANDSCAPED.

	REQUIRED	PROVIDED
TOTAL SITE AREA = 99,345 SF × 15% =	14,901.8 SF	14,901.8 SF MIN.

2) N/A

3) ALL PAVED AREAS MORE THAN 50' IN LENGTH WITHIN 20' OF A STREET RIGHT-OF-WAY SHALL HAVE A 6' WIDE STREET YARD LANDSCAPING STRIP WITH ONE TREE PER 50' OF STREET FRONTAGE.

	REQUIRED	PROVIDED
375 LF OF FRONTAGE / 50 LF = 4.62 = 1.5 =	8 TREES	8 TREES MIN.

4) PAVED AREAS EXCEEDING 4,500 SF IN AREA SHALL CONTAIN A MINIMUM OF 1 TREE FOR EVERY 4,500 SF OF PAVED AREA

	REQUIRED	PROVIDED
TOTAL PAVED AREA (PARKING & STREET) = 42,226 SF / 4,500 SF = 9.4 =	10 TREES	10 TREES MIN.

5) N/A

6) ACKNOWLEDGED

7) OF THE COMBINED TOTAL NUMBER OF TREES REQUIRED TO BE PLANTED IN THE 6 FOOT WIDE STREET YARD LANDSCAPING STRIP AND IN THE INTERIOR PARKING LOT, NO LESS THAN 30% SHALL BE OF A SPECIES OF MEDIUM TO LARGE SHADE TREES.

	REQUIRED	PROVIDED
8 TREES (e3) + 10 TREES (e4) = 18 TREES × 30% = 5.4 =	6 SHADE TREES	6 TREES MIN.

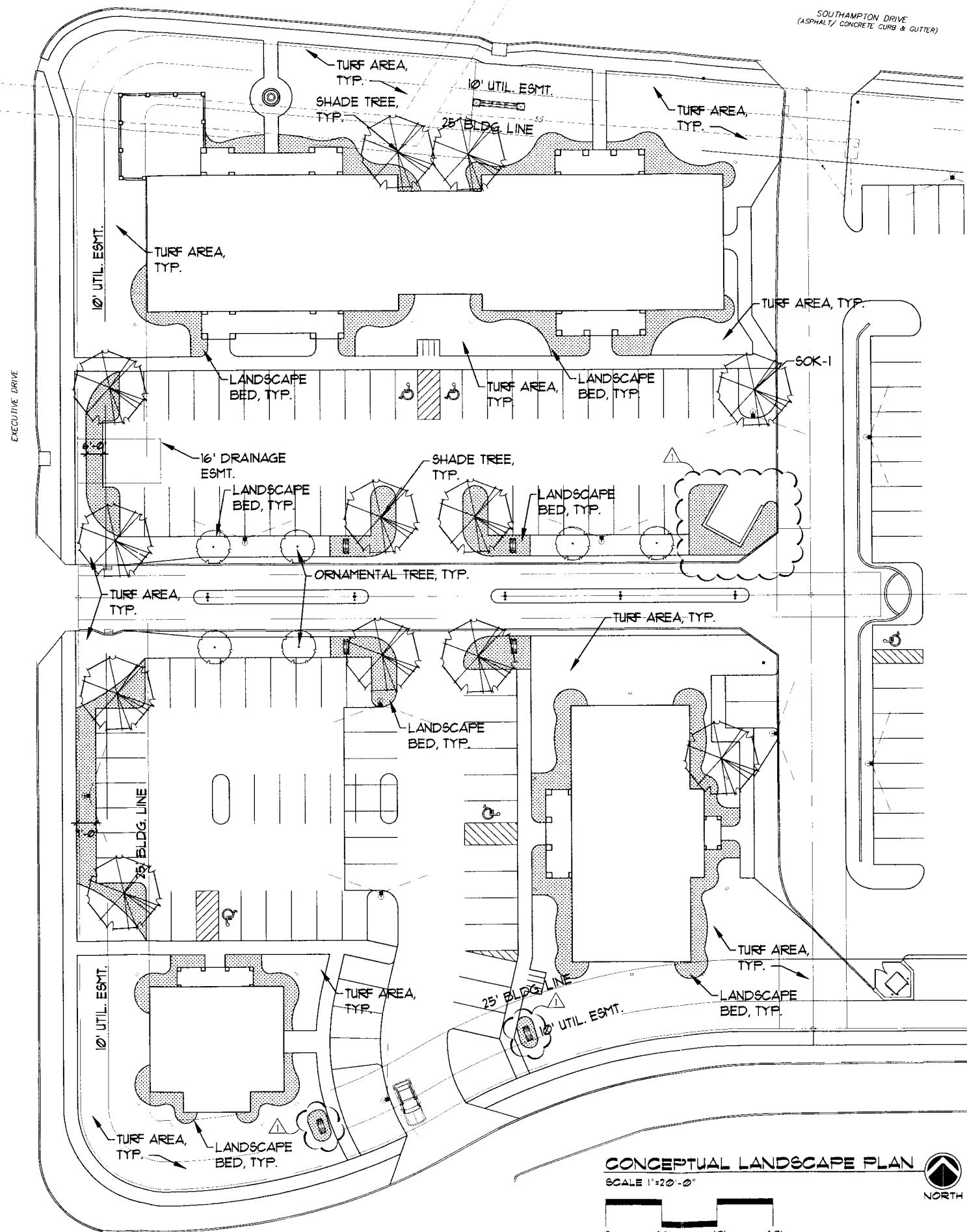
8) N/A



LARGE DECIDUOUS TREE

ORNAMENTAL TREE

LANDSCAPE BEDS - SHRUBS, PERENNIALS, GRASSES, & GROUNDCOVERS



CONCEPTUAL LANDSCAPE PLAN
SCALE 1"=20'-0"
NORTH

REVISIONS
Revised 2-18-2014

DATE
JOB No.
480709
SHEET No.

L1

NSPJ
 NEARING STAATS PRELOGAR & JONES AIA CHARTERED ARCHITECTS
 3515 W. 75TH ST. STE. 201
 PRAIRIE VILLAGE, KANSAS 66208
 www.nspjarch.com
 PHONE 913.831.1415 FAX 913.831.1565

SOUTHAMPTON CENTRE
 Southampton Drive & Providence Road
 Columbia, Missouri

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
MARCH 6, 2014

IV) PUBLIC HEARINGS

Case No. 14-15

A request by Best Five, LLC (owner) for approval of a C-P (Planned Business District) Development Plan on 2.23 acres of land, known as Lots 3 & 4 of Corporate Lake Plat 14, and associated variances. The subject properties are zoned C-P and located at the southeast corner of Southampton Drive and Executive Drive, and at the northeast corner of Executive Drive and Corporate Plaza Drive.

MR. REICHLIN: Can we have a staff report, please?

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommendation: Approve the proposed Southampton C-P development and Design Parameters, with associated variances to Section 29-17(d)(2) to reduce the front yard setback to 18 feet on Lot 3, and to Section 29-17(d)(6) to permit a maximum of five directional signs at the entrances as shown on the C-P development plan.

MR. REICHLIN: Any questions of Staff?

MS. BURNS: I had a -- I wondered if parking was still going to be allowed on Executive Drive that runs to the west of the development?

MR. SMITH: To the best of my knowledge, I don't -- that was not discussed whether that would be restricted, so I would assume that it would be -- it would remain as parking on that, but I'm not sure.

MS. BURNS: Thank you.

MR. REICHLIN: Are there any other questions of Staff? Mr. Strodtman?

MR. STRODTMAN: Is the dumpster for Lot 4 kind of almost separated on the far right? Is that the dumpster that --

MR. SMITH: Correct. They actually have two dumpsters, and per the applicant, they actually have a -- let me see if I can show it on there.

MR. STRODTMAN: On the far right hand --

MR. SMITH: There is a dumpster at this location which will serve the site, but then also there is a dumpster located here, which is technically off-site, but according to the applicant, these will be shared dumpster facilities for both Lots 3 and 4, and also Lots 1 and 2 to the east.

MR. STRODTMAN: So will there be any changes made to how the tenants are supposed to get to that fourth -- I mean, they just have to go down the sidewalk and, I guess, go into the parking lot and get to it or cut across the landscaping?

MR. SMITH: Right. We did raise that issue actually with the applicant and they felt confident with this location and this arrangement that they would be able to haul their trash to those locations.

MR. STRODTMAN: Okay. Kind of a side note, but the question is does the City ever consider the inlet location when looking at a dumpster?

MR. SMITH: I'm sorry. Can you explain that?

MR. STRODTMAN: Like, you know, grease and things of that nature that would come out of a -- with restaurants --

MR. SMITH: Uh-huh.

MR. STRODTMAN: -- you would typically see a grease collector of some type in those compact - - you know, in the dumpster areas? Do we ever look and consider where the inlet is in relation to those dumpsters? Not specifically to this project, but just in general.

MR. SMITH: I don't -- you know, I don't have that information.

MR. STRODTMAN: Just kind of curious.

MR. SMITH: Yeah. We could double-check on that, but I don't have that in front of me.

MR. STRODTMAN: Thank you.

MR. REICHLIN: Are there any other questions of Staff? Seeing none, I will open the public hearing. I'll just briefly go over what the rules of engagement are. Those speaking in favor can -- the first or the -- if you have an organized representative, they have six minutes. Any other individuals interested in speaking subsequent to that will get three minutes. And it doesn't look like we have a big crowd tonight, so there may be some leeway. And please give us your name and address.

PUBLIC HEARING OPENED

MR. KREITE: Yes. My name is Matthew Kriete. I'm with Engineering Surveys and Services with offices at 1113 Fay Street. I am the civil engineer on the project. I think Clint gave a very good summary of the project here. I have just a couple of items. On the terms of the right-of-way, currently Southampton has right-of-way adequate to meet current ordinances. The additional easement provided is above and beyond even what the ordinance provides, so I think we see the importance of an additional left-turn lane potentially for the school and potentially for Executive Drive in the future and want to make sure the City has the adequate space to make sure -- to get that built. In terms of the parking lot, Executive Drive, no -- I mean, this plan doesn't have any consideration of that, nor do I think that is something that really from the C-P perspective could be discussed here. It's really public right-of-way, but I would think my client would be pleased if that parking did go away. I will say that. And otherwise, I just want to clarify the square footage. The basement is an addition to the 17,000-square feet, so it's a total of 21,200. I didn't want there to be any confusion to that fact. Otherwise, I would be happy to answer any questions that you all have.

MR. REICHLIN: Are there any questions of this speaker?

MR. KRIETE: Thank you.

MR. REICHLIN: Is there anybody else interested in speaking on this matter? Seeing no other interest, I'll close the public hearing.

PUBLIC HEARING CLOSED

MR. REICHLIN: Comments of Commissioners?

MR. LEE: It seems relatively straightforward to me, and I would move that we vote to approve.

MR. TILLOTSON: Second.

MR. STRODTMAN: Who was the second? I'm sorry.

MR. REICHLIN: Bill Tillotson was the second.

MR. TILLOTSON: And with the full recommendation of Council [sic]; is that what you're saying?

MR. LEE: Yes.

MR. STRODTMAN: And I'm assuming that is to include the variances as well?

MR. LEE: Approved as Staff recommends.

MR. REICHLIN: May we have a roll call, please.

MR. STRODTMAN: Yes, sir. Item No. 14-15, A request by Best Five, LLC for approval of a C-P Development Plan on 2.23 acres of land, known as Lots 3 & 4 of Corporate Lake Plat 14, and associated variances.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Reichlin,

Mr. Stanton, Mr. Strodtman, Mr. Tillotson, Mr. Wheeler, Ms. Burns, Mr. Lee, Ms. Loe.

Motion carries 8-0.

MR. STRODTMAN: Mr. Vice Chair, the motion for forwarding to City Council has been approved.

MR. REICHLIN: Thank you.