

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 21, 2013**

SUMMARY

A request by A Civil Group, on behalf of Last Enterprises, LLC, and Ridgemont Properties, LLC, for an O-P development plan to be known as Quail Creek Professional Park, a statement of intent revision, and screening variances. The 1.34-acre property is located at the northwest corner of Rainbow Trout Drive and Scott Boulevard. (Case #12-229)

REQUESTED ZONING

O-P (Planned Office District), with the following development restrictions identified in the applicant's Statement of Intent:

a. Proposed uses	See attached
b. Maximum gross building floor area	31,000 sq. ft.
c. Maximum building height	35 feet
d. Minimum maintained open space (% of total site)	30 percent

DISCUSSION

The applicants request approval of an O-P development plan, statement of intent revision, and variances to screening and landscaping. The site is part of an area zoned O-P in 1999; at that time, only a daycare or office were approved as permitted uses. The statement of intent revision would expand the uses permitted on the site, as outlined in the attached SOI.

The O-P plan proposes offices (including basements) and apartments on the second floor. Two buildings are proposed for the site, and each would feature three residential units in the upper level. These spaces could also be used for offices, as could the basement areas.

A mixed-use concept, as intended for the site, is something staff encourages. The applicants have also noted that the parking area could be used as an overflow area when the adjacent daycare hosts events after normal working hours such as children's programs. This would be permitted, as both sites share the same zoning and the subject site is within appropriate proximity to the daycare.

Traffic concerns were outlined in the public information meeting held on January 15, 2013, and the applicants have been directed to contact the City's Public Works traffic division to discuss potential improvements to allow for better ingress and egress on Rainbow Trout Drive. A potential no parking area along Rainbow

Trout in front of and to the west of the subject site has been discussed, and would be the purview of the City traffic engineers to make a final decision.

The applicants also request multiple variances for screening and landscaping. Below are those areas and the applicants' rationale for each request:

- North side of the subject site, as it abuts a common area for The Hamlet and the applicants' engineers believe the omission of landscaping would help improve stormwater flow from properties to the north as this water goes around the subject site on the east side toward the box culvert on the south side
- East side of the site between the proposed parking lot and the Scott Boulevard frontage, to improve stormwater runoff and because the lot would be five to seven feet below the Scott roadway
- North side of the proposed parking lot between it and the adjacent common lot to the north in The Hamlet

While staff recognizes the rationale behind these requests, it is not City reviewers' practice to waive the requirements of the zoning ordinance. The screening standards have been implemented to protect differing land uses or zones (in this case, an office district including an 81-space parking lot from residentially-zoned land) from affecting an adjacent property's enjoyment and value. Staff cannot recommend the variances because a practical hardship does not exist with the installation of the prescribed landscaping/screening per Zoning Ordinance standards on this currently undeveloped site.

Staff received a letter from a nearby property owner expressing concerns about drainage in the area as well as landscaping. This resident was encouraged to speak with a City drainage inspector, and did so, though no formal recommendations on alleviating future drainage issues were made.

STAFF RECOMMENDATION

Staff recommends approval of the O-P development plan and statement of intent revision, with the following conditions:

- 1) That the counseling centers definition in the statement of intent be changed to read as written in Section 29-13.1 (including the exclusion of halfway houses)
- 2) The following uses be excluded, as they are not options for O-P uses:
 - Wholesale sales offices and sample rooms
 - Testing laboratories
 - Barber and beauty shops

Staff recommends denial of the variance requests for screening and landscaping.

SITE CHARACTERISTICS

Area (acres)	1.34
Topography	Sloping downward toward the southeast, also to the far northeast corner
Vegetation	Some trees and brush at north end
Watershed	Meredith Branch
Existing structures	None
Existing zoning	O-P (Ord. #16118, approved 8/16/99, allows only daycare and office)

SURROUNDING LAND USES

Orientation from site	Zoning District	Land use
North	R-1	Open space, residential
South	O-P, R-1	Day care, residential
East	R-1	Residential
West	R-1	Residential

SITE HISTORY

Annexation date/ward	1999, Ward 4 (portion annexed 1969)
Initial zoning	O-P (portion A-1)
Previous rezoning(s)	A-1 to O-P, 1999
Metro 2020 Plan	Neighborhoods, Open space/greenbelt

UTILITIES & SERVICES

Sanitary Sewer	All City of Columbia services
Water	
Electric	
Fire Protection	

ACCESS

Rainbow Trout Drive	South of site
Major Roadway Plan classification	Local
Capital Improvement Program projects	Description: None Cost: N/A Timeline:
Right-of-way needed	ROW in place

PARKS & RECREATION

Neighborhood Parks Plan	None adjacent
Trails Plan	None
Bicycle/Pedestrian Plan	Urban trail/pedway along Scott Blvd.

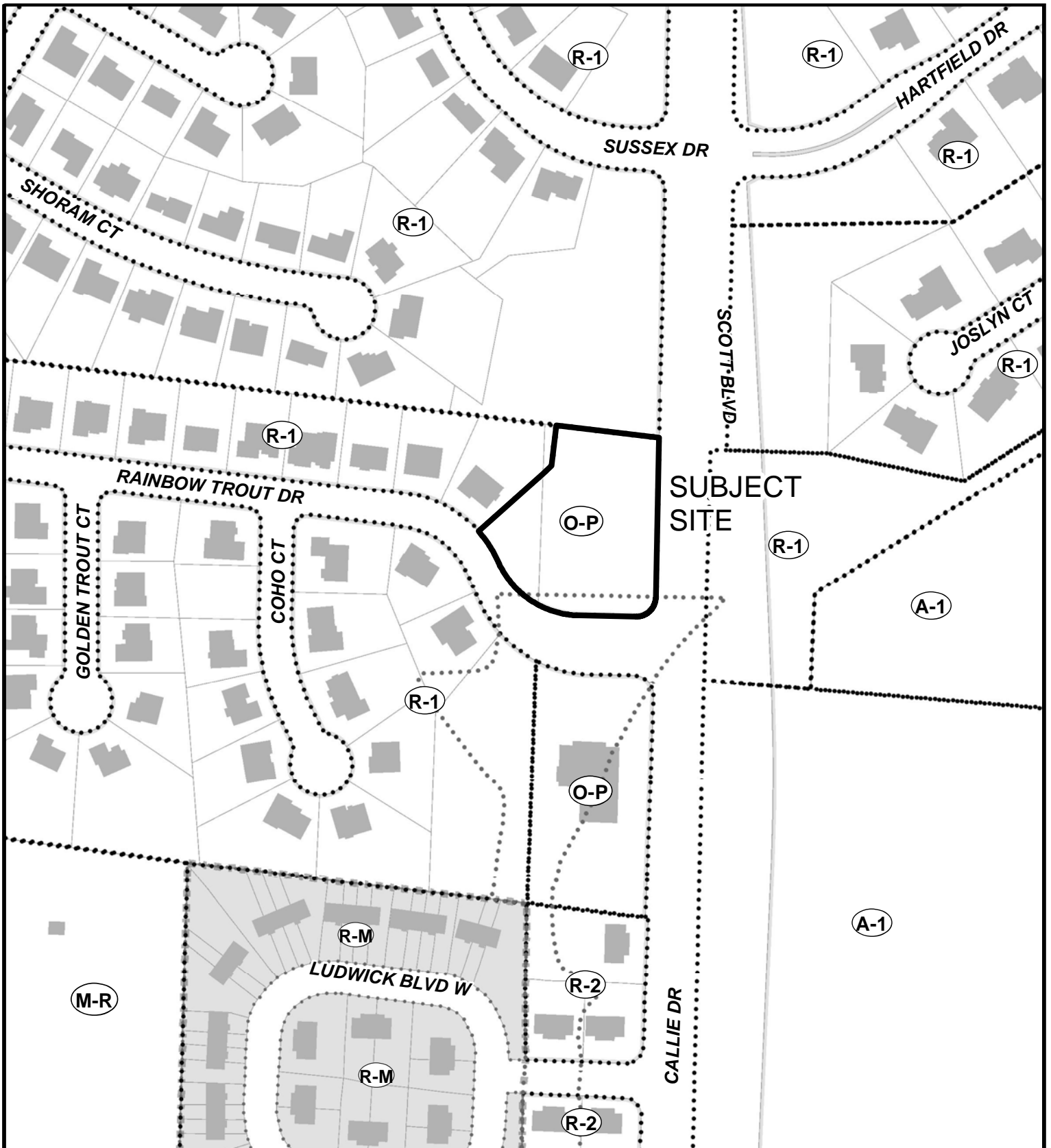
PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified by postcard of a public information meeting, which was held on January 15, 2013.

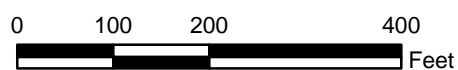
Public information meeting recap	Number of attendees: 13, including the applicants and their representatives Comments/concerns: traffic/circulation issues on Rainbow Trout, lighting, screening
Neighborhood Association(s) notified	Quail Creek
Correspondence received	Letter of concern about drainage (please see attached to report)

Report prepared by ML

Approved by PRZ

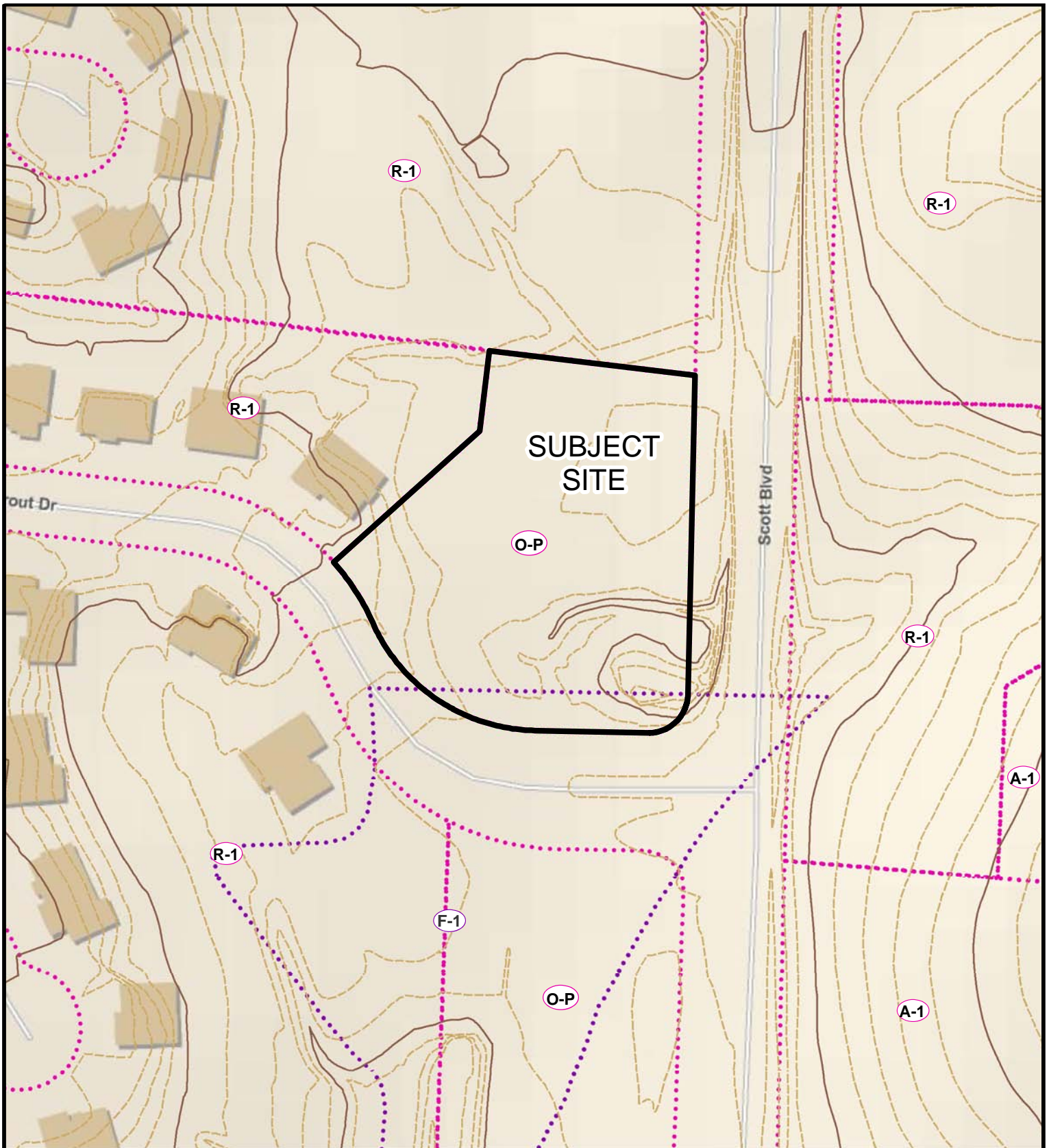


Case 12-229
Quail Creek Professional Park

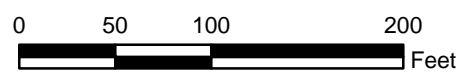


1 inch = 200 feet

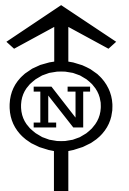




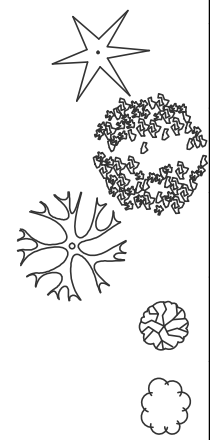
Case 12-229
Quail Creek Professional Park



1 inch = 100 feet



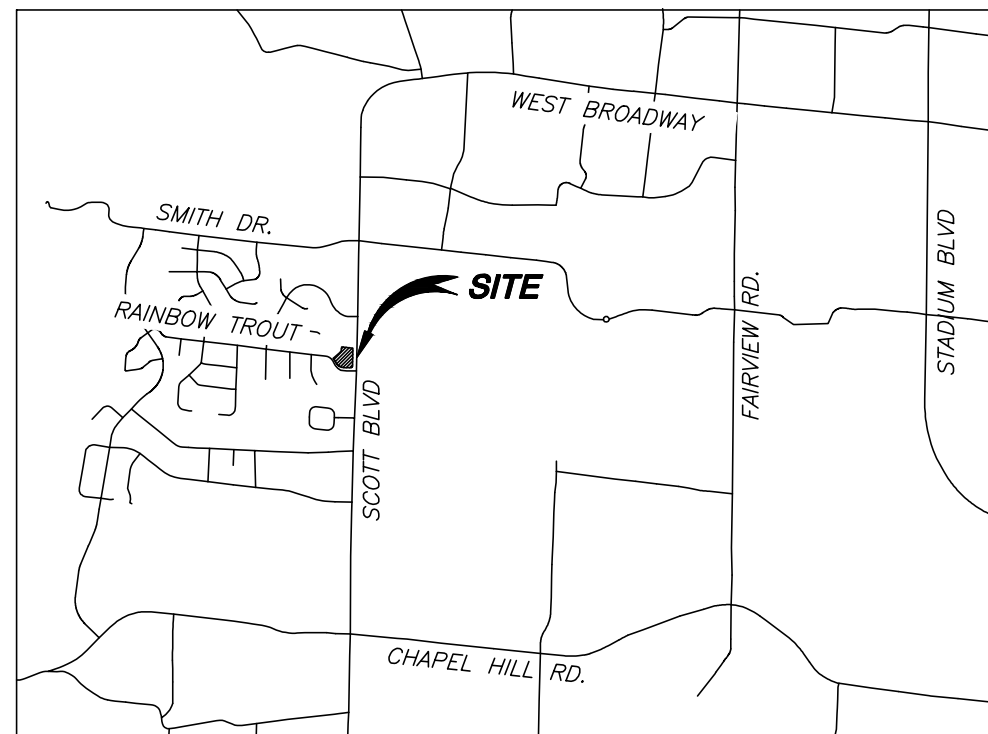
PLANT SCHEDULE		
QUANTITY	SIZE	CATEGORY
18	5"	LARGE EVERGREEN
7	2"	SHADE TREE (MED. - LARGE)
1	2"	ORNAMENTAL TREE
7	5 GAL.	DECIDUOUS/EVERGREEN SHRUB VARIETY 1
8	5 GAL.	DECIDUOUS/EVERGREEN SHRUB VARIETY 2
N/A	N/A	TURF GRASS



QUAIL CREEK PROFESSIONAL PARK O-P PLAN

O-P SITE PLAN

JANUARY 25, 2013



LOCATION MAP
NOT TO SCALE

OWNER:
LAST ENTERPRISES, LLC
204 FOXWOOD COURT
COLUMBIA, MO 65203

CONTRACT PURCHASER:
RIDGEPOINT PROPERTIES, LLC
204 FOXWOOD COURT
COLUMBIA, MO 65203

SITE DATA
CURRENT ZONING: O-P, PLANNED OFFICE
CURRENT ACREAGE: 1.34 ACRES
PROPOSED ZONING: O-P
PROPOSED USE:
TWO MEDICAL OFFICE BUILDINGS WITH ASSOCIATED PARKING.
LOCATION: 4301 RAINBOW TROUT DR.
COLUMBIA, MO 65203
LEGAL DESCRIPTION:
LOT ONE HUNDRED FORTY-TWO (142) OF QUAIL CREEK PLAT NUMBER ONE (1) AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGE 64, RECORDS OF BOONE COUNTY, MISSOURI.
CURRENT OWNERSHIP DEED:
WARRANTY DEED RECORDED IN BOOK 2285, PAGE 701.

GENERAL NOTES:

- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECTS PLANS FOR ACCURATE DIMENSIONS.
- ALL PROPOSED UTILITIES ARE SHOWN FOR GENERAL LOCATION PURPOSES ONLY. SEE APPROPRIATE UTILITY CONSTRUCTION PLANS FOR FURTHER DETAIL.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- DRIVEWAY APPROACH AND H.C. RAMPS ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.

CONSTRUCTION PHASING NOTES:
THE FIRST PHASE CONSISTS OF CONSTRUCTION OF THE NORTHERN BUILDING, ALL THE PARKING, UTILITY SERVICES, LANDSCAPING AND STORM WATER MANAGEMENT FACILITIES.
THE SECOND PHASE WILL BE CONSTRUCTION OF THE SOUTHERN BUILDING.

STORM WATER STATEMENT
IT IS THE INTENT OF THIS O-P PLAN TO MEET THE CITY OF COLUMBIA SECTION 12A ARTICLE V. STORM WATER MANAGEMENT REQUIREMENTS.
CONCEPTUALLY THIS WILL BE ACCOMPLISHED BY THE FOLLOWING MEASURES: WATER QUALITY TREATMENT WILL BE BY BIORETENTION AND/OR BIOSWALES. PEAK RUNOFF STORM WATER WILL BE OBTAINED TO PRE-DEVELOPMENT LEVELS FOR THE 1, 2, 10, AND 100 YEAR STORMS.

ALL STORMWATER MANAGEMENT FACILITIES SHALL BE DESIGNED IN ACCORDANCE WITH ARTICLE V OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND THE STORMWATER MANAGEMENT AND WATER QUALITY MANUAL OF THE CITY OF COLUMBIA. FINAL DESIGN SHALL BE PROVIDED BY THE ENGINEER UPON SUBMITTAL OF THE FINAL SITE CONSTRUCTION PLANS.

STREAM BUFFER STATEMENT
THIS TRACT IS NOT REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE DUE TO THIS LOT BEING SHOWN ON A FINAL PLAT ACCEPTED OCTOBER 4, 1999.

FLOOD PLAIN STATEMENT
THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA FIRM, FLOOD INSURANCE RATE MAP, #29019C02600, EFFECTIVE DATE: MARCH 17, 2011.

PREPARED BY



A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
9401 BROADWAY BUSINESS PARK COURT
SUITE 105
COLUMBIA, MO 65203
PHONE: (573) 871-5750, FAX: (573) 871-1071
MISSOURI CERTIFICATE OF AUTHORITY #200100016

RIDGE12.01
SHEET 1 OF 1

PARKING NOTES

REQUIRED
1 PARKING SPACE PER 200 SQ. FT. OFFICE
5,060 SQ. FT. / 200 = 25.3 SPACES.
1 PARKING SPACE PER 300 SQ. FT. MEDICAL OFFICE
5,060 SQ. FT. / 300 = 16.9 SPACES.
2 PARKING SPACES PER 2 BEDROOM DWELLING UNIT
6 UNITS X 2 = 12 SPACES
1 PARKING SPACE PER 5 DWELLING UNITS FOR VISITOR
6 UNITS / 5 = 1.2 SPACES
1 PARKING SPACE PER 2,000 SQ. FT. STORAGE
10,120 SQ. FT. / 2,000 = 5.1 SPACES
TOTAL REQUIRED SPACES = 60.5 = 61 SPACES

PROVIDED
73 REGULAR SPACES
3 HANDICAP SPACES (ALL 3 VAN ACCESSIBLE)
8 BICYCLE SPACES
TOTAL PROVIDED PARKING SPACES = 84

REQUIRED HANDICAP SPACES = 3 - 1 OF WHICH IS TO BE VAN ACCESSIBLE
REQUIRED BICYCLE SPACES = 8

LANDSCAPING NOTES

- TOTAL AREA OF LOT= 1.34 AC. = 58,378 SQ.FT.
TOTAL PAVED AREA= 28,411 SQ.FT. (44%)
TOTAL FUTURE BUILDING AREA= 10,120 SQ.FT. (17%)
TOTAL IMPERVIOUS AREA= 36,531 SQ.FT. (63%)
TOTAL AREA OF LANDSCAPING/OPEN SPACE= 21,847 SQ.FT. (37%)
 - 28,411 SQ. FT. / 4,500= 5.97 OR 6 TREES REQUIRED/PROVIDED.
26 TOTAL NEW TREES SHOWN ON SITE.
 - ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED AFTER CONSTRUCTION.
 - LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
 - THE LANDSCAPING BUFFERS SHALL CONTAIN NO LESS THAN 4 TYPES OF THE CATEGORIES OF PLANTING MATERIAL LISTED IN PARAGRAPH (F) OF SECTION 29-25 IN THE CODE OF ORDINANCES ONE OF WHICH MAY BE SOD OR SEEDING.
 - A BUFFER WILL BE PROVIDED BY 5' EVERGREEN TREES ON TEN FOOT CENTERS ALONG BOUNDARY ADJACENT TO RESIDENTIALLY ZONED PROPERTY AS SHOWN ON THE PLAN (VARIANCE REQUESTED FOR NORTH SIDE OF LOT), SUCH SCREENING TO PROVIDE BOX OPACITY WITHIN FOUR GROWING SEASONS.
 - THERE IS NO CLIMAX FOREST ON THIS SITE.
- STREET BUFFER CALCS:**
SCOTT BOULEVARD BUFFER (VARIANCE REQUESTED)
RAINBOW TROUT BUFFER (73 LF)
REQUIRED: 2 TREES AND 15 SHRUBS/BUSHES FOR 50% OPACITY.
PROVIDED: 2 TREES AND 15 BUSHES PROVIDED.
(TURF GRASS WILL COMPLETE THE 4 PLANTING REQUIREMENT)

SIGNAGE NOTE

THERE WILL BE TWO MONUMENT STYLE SIGNS LOCATED AS SHOWN ON THE PLAN. SCOTT BOULEVARD SIGN SHALL HAVE A MAXIMUM HEIGHT OF 10' AND A MAXIMUM OF 48 SQUARE FEET. RAINBOW TROUT DRIVE SIGN SHALL HAVE A MAXIMUM HEIGHT OF 6' AND A MAXIMUM OF 32 SQUARE FEET.

LIGHTING NOTE

LIGHTING IS PROPOSED AS SHOWN ON THE PLAN WITH POLES AT A MAXIMUM HEIGHT OF 28' WITH ALL LIGHT BEING INWARD AND DOWNWARD DIRECTED. ALL LIGHTING SHALL COMPLY WITH CHAPTER 29-30.1 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

LEGEND

MH ○ EXISTING SANITARY MANHOLE
CO ○ EXISTING SANITARY CLEANOUT
FH ○ EXISTING FIRE HYDRANT
FH ○ PROPOSED FIRE HYDRANT
LP ○ EXISTING LIGHT POLE
EM ○ EXISTING ELECTRIC METER
GM ○ EXISTING GAS METER
WM ○ EXISTING WATER METER
EX ○ EXISTING CABLE BOX
ET ○ EXISTING ELECTRIC TRANSFORMER
PT ○ PROPOSED ELECTRIC TRANSFORMER
TB ○ EXISTING TELEPHONE BOX
PL ○ PROPOSED LIGHT POLE
PP ○ EXISTING UTILITY POLE
WV ○ EXISTING WATER VALVE
RE ○ RECORD
BM ○ BENCH MARK
MON ○ MONUMENT
SS ○ EXISTING STREET SIGN
MB ○ EXISTING MAILBOX
FG ○ EXISTING FLAGPOLE
CL ○ CENTERLINE

0.000 SQUARE FEET
00.00 AC

— X — EXISTING FENCE
— X — PROPOSED FENCE
— UE — EXISTING UNDERGROUND ELECTRIC
— UE — PROPOSED UNDERGROUND ELECTRIC
— OE — EXISTING OVER-HEAD ELECTRIC
— OE — PROPOSED OVER-HEAD ELECTRIC
— UT — EXISTING UNDERGROUND TELEPHONE
— OT — EXISTING OVER-HEAD TELEPHONE
— OT — PROPOSED OVER-HEAD TELEPHONE
— FO — EXISTING FIBER OPTIC CABLE
— G — EXISTING GAS
— S — EXISTING SANITARY
— S — PROPOSED SANITARY
— W — EXISTING WATER
— W — PROPOSED WATER
— □ — EXISTING STORM SEWER
— CATV — EXISTING CABLE TELEVISION
— ○ ○ ○ — EXISTING FLOWLINE (R)
— — — EXISTING TREELINE
— — — PRESERVED TREELINE
— — — PROPOSED CONTOUR
— — — EXISTING CONTOUR
— — — 100-YR FLOODPLAIN
— — — FLOODWAY

SCALE: 1" = 20'

BEARINGS ARE REFERENCED TO GRID NORTH OF THE NAD83 MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).

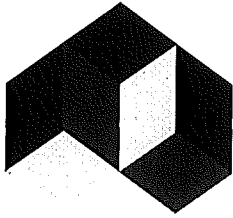
ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA,
THIS _____ DAY OF _____, 2013.

SHEELA AMIN, CITY CLERK

ROBERT McDAVID, MAYOR

APPROVED BY THE CITY OF COLUMBIA PLANNING AND
ZONING COMMISSION THIS _____ DAY OF _____, 2013.

DOUG WHEELER CHAIRPERSON



A CIVIL GROUP

CIVIL ENGINEERING • PLANNING • SURVEYING

December 31, 2012

Tim Teddy
Director of Community Development
City of Columbia
701 E. Broadway
Columbia, MO 65201

RE: Quail Creek Professional Park O-P Plan

Dear Mr. Teddy:

On behalf of Last, LLC (owner) and Ridgemont Properties, LLC (contract purchaser), we herewith submit a proposed O-P plan to be known as the Quail Creek Professional Park O-P Plan. The subject property is located at the northwest corner of Scott Boulevard and Rainbow Trout Drive, and also being Lot 142, Quail Creek Plat No. 1.

The property is currently zoned O-P and abuts R-1 zoned property on the north and west sides. The current allowed uses are daycare and office. We are proposing to refine the uses on this property to more specific office uses and residential per the accompanying Statement of Intent.

The proposed buildings (2) are 5,060 square feet in area and will be a story and-a-half construction with basements. The main floor will be for office uses with the upper level containing 3 residential lofts (that could be used as offices) per building. The basements will house storage for the offices and possibly tenants.

City water, sewer and electric and private telephone and gas are available within the adjoining rights-of-way.

A portion of the existing lot has floodplain on it and we intend to submit a Flood Plain Development with construction document submittal.

Drainage from the west will be conveyed by a reconstructed swale and drainage from the northwest will be conveyed in the existing channel.

With this submittal, we are requesting the following variances:

Variance to Section 29-13.1(d)(6) regarding screening along the north boundary between the subject property and the common area Lot 186, The Hamlet Plat 2 which is located immediately to the north and is zoned as R-1 but is used as a subdivision common area. This is necessary to allow unimpeded flow of the two drainage ways located between the properties.

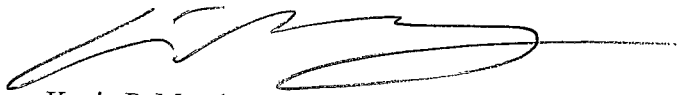
3401 Broadway Business Park Court, Suite 105
Columbia, Missouri 65203
PHONE: 573-817-5750 FAX: 573-817-1677

Variance to the screening in this same ordinance section as it relates to Section 29-25(e)(3) regarding screening of the parking lot against the Scott Boulevard right-of-way on the east side of the subject property. This is to allow for storm water BMPs in this area and due to the reality that the proposed adjacent parking lot will be 5-7 feet lower than the elevation of Scott Boulevard. Please note that this area is now classified as a Conservation Easement and not right-of-way.

Variance to Section 29-25(e)(5) regarding screening of the parking lot against the aforementioned common area lot in The Hamlet. Again, this is due to the location of the drainage ways between the properties.

Please feel free to contact me at the number below if you have any questions.

Thank you,
A Civil Group



Kevin P. Murphy



**City of Columbia
Planning Department**

701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Statement of Intent Worksheet

For office use:

Case #: 12-224	Submission Date: 12.31.12	Planner Assigned:
-------------------	------------------------------	-------------------

Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:

1. The uses proposed.

SEE ATTACHED

2. The maximum gross square feet of building floor area proposed. If **PUD** zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density.

31,000 ft²

3. The maximum building height proposed.

35 ft.

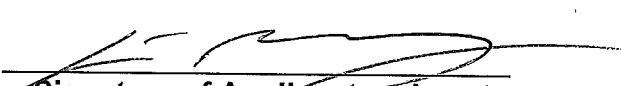
4. The minimum percentage of the site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.

30% / 0%

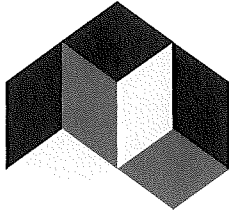
The following items only apply to PUD zoning requests:

5. The total number of parking spaces proposed and the parking ratio per dwelling unit.
6. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.
7. A general description of the plan including minimum lot sizes, if applicable, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings.

Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.


Signature of Applicant or Agent

12/31/12
Date



A CIVIL GROUP

CIVIL ENGINEERING • PLANNING • SURVEYING

Statement of Intent – Proposed Uses

Quail Creek Professional Park O-P Plan (Rev. 01/25/13)

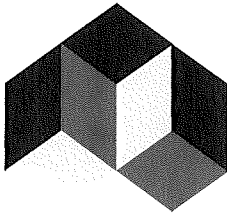
The uses proposed:

- All permitted uses in district R-3.
- Counseling centers, excluding any use connected with penal or correctional institutions.
- Financial institutions (not including a traditional bank), and travel agencies.
- Medical or dental clinics, and medical laboratories.
- Office buildings used for the administrative functions of businesses, 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:

- (1) Artists, sculptors, photographers.
- (2) Authors, writers, composers.
- (3) Lawyers, engineers, planners, architects, realtors, accountants, insurance agents, brokers, and other consultants in similar professions.
- (4) Ministers, rabbis, priests, or other clergy members.
- (5) Physicians, dentists, chiropractors, or other licensed medical practitioners.
- (6) Seamstresses, tailors.
- (7) Teachers of private lessons in art, music, or dance.

- Schools operated as a business within an enclosed building, except trade schools and schools which offer retail goods or services to the public.
- Buildings and premises for public utility services or public service corporations.
- Wholesale sales offices and sample rooms.
- Hospitals for small animals, if within an enclosed building.
- Research and Development Laboratories, provided there is minimal/insignificant use of hazardous materials based on a risk assessment.
- Testing laboratories.
- Barber and beauty shops.

3401 BROADWAY BUSINESS PARK COURT, SUITE 105
COLUMBIA, MISSOURI 65203
PHONE: (573) 817-5750 FAX: (573) 817-1677
E-MAIL: Office@AcivilGroup.com



A CIVIL GROUP

CIVIL ENGINEERING • PLANNING • SURVEYING

-Accessory uses customarily incidental to any of the above uses.

Respectfully submitted,


Kevin P. Murphy

3401 BROADWAY BUSINESS PARK COURT, SUITE 105
COLUMBIA, MISSOURI 65203
PHONE: (573) 817-5750 FAX: (573) 817-1677
E-MAIL: Office@AcivilGroup.com



**City of Columbia
Planning Department**

701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Design Parameters Worksheet

For office use:

Case #:	12-229	Submission Date:	12-31-12	Planner Assigned:
---------	--------	------------------	----------	-------------------

Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way. 10'
2. 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'
3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.
2 SIGNS - 1 @ 32 ft² / 6 ft. - 1 @ 48 ft² / 10 ft.
4. 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)
30% / 0%
5. The maximum height and number of light poles and type of fixtures.
9 @ 28 ft. INWARD & DOWNWARD DIRECTED.



Quail Creek office plan

Garry Raboin <garryraboin@yahoo.com>

Sun, Feb 10, 2013 at 10:16 PM

To: Matthew Lepke <mjlepke@gocolumbiamo.com>

To Whom It May Concern:

My name is Garry Raboin, 4400 Shoram Court, and my property adjoins the common ground of Hamlet Subdivision. This parcel of land adjoins the property of the proposed Quail Creek Professional Park. The following are some issues to bring to your attention.

Flooding: Subject property has been under water dozens of times since 2000 and is being built in a 100 year flood plain.

If subject property is built up it will impeded water run- off from Hamlet, Stone Ridge, Quail Creek and Christian Fellowship properties. The Hamlet commons and the back half of 4400 Shoram Court property have been under water a average of three times per year since I moved here in 2000, including one time during last year's drought.

Lighting: New lighting on Scott Boulevard already have made lighting above adequate for property owners in the Hamlet near Schott Boulevard. Additional property lighting must be reduced from the proposed amount or it will damage property values in a residential area.

Buffers: Property needs to be buffered or the north side with trees also, much in the same manner as the office part on Forum Boulevard next to the MKT trail and Wilsons total Fitness.

The plan calls for Evergreen trees. Last year's drought killed over 60 % of Evergreens in Columbia, Mo. Additional Evergreen death this year from 2012 heat stress could cause 100 % kill on Evergreens in Columbia. Both the north and west side should be buffered with either Norwegian or Serbian Spruce and another layer of Cypress trees or trees capable of tolerating extreme conditions.

Environment Pollution: Eighty one parking spaces on a 1.34 acres property next t to a stream with no stream buffer will cause run-off pollution from auto fluid leaks. These leaks will run into a stream that starts in Hamlet that enters the north east corner of the subject property and continues along the subject property and Scott Boulevard. Eighty one parking places seems excessive for 1.34 acres with no stream buffer.

Please feel free to contact me for any questions. I have pictures and video of a previous flood that flooded my property, the Hamlet common ground, and the Quail Creek property. I have shown these items to a Columbia Storm Water Engineer that works for the City of Columbia. Feel free to forward this information as needed. My cell number is 573-289-3277.

— On Tue, 2/5/13, Matthew Lepke <mjlepke@gocolumbiamo.com> wrote:

From: Matthew Lepke <mjlepke@gocolumbiamo.com>

Subject: Quail Creek office plan

To: garryraboin@yahoo.com

Date: Tuesday, February 5, 2013, 10:14 AM

[Quoted text hidden]