

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 72-13

AN ORDINANCE

rezoning property located on the southeast corner of Forum Boulevard and Nifong Boulevard from Districts O-P and R-1 to District C-P; approving the Boone Hospital Medical Park South C-P Plan; approving less stringent screening 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 Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following property:

TWO TRACTS OF LAND LOCATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 971, PAGE 285 AND LOT 25 OF WOODRAIL SOUTH PLAT 1 AS RECORDED IN PLAT BOOK 20, PAGE 74, BOTH BEING RECORDS OF BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 1, THENCE S81°58'00"E, 59.26 FEET; THENCE S84°17'25"E, 312.73 FEET; THENCE S81°57'40"E 99.97 FEET; THENCE S77°39'25"E, 100.27 FEET; THENCE S81°58'20"E, 178.83 FEET; THENCE ALONG A 3774.72-FOOT RADIUS CURVE TO THE RIGHT, 274.95 FEET, SAID CURVE HAVING A CHORD S79°52'50"E, 274.89 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 1; THENCE ALONG SAID EAST LINE, S46°04'05"W, 436.58 FEET; THENCE S53°11'10"W, 499.98 FEET; THENCE S65°38'35"W, 436.52 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1; THENCE ALONG THE WEST LINE OF SAID LOT 25, S00°40'35"W, 171.99 FEET TO THE SOUTHEAST CORNER OF LOT 25; THENCE ALONG THE SOUTH LINE OF LOT 25, S88°13'55"W, 107.06 FEET TO THE SOUTHWEST CORNER OF LOT 25 AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF FORUM BLVD.; THENCE ALONG SAID RIGHT-OF-WAY LINE, N09°07'45"E, 130.27 FEET; THENCE ALONG 1112.92-FOOT RADIUS

CURVE TO THE RIGHT, 117.31 FEET, SAID CURVE HAVING A CHORD N12°03'25"E, 117.26 FEET; THENCE N15°07'45"E, 78.12 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE OF FORUM BLVD, S88°48'50"E, 45.22 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 1; THENCE ALONG SAID TRACT 1, N00°39'55"E, 183.31 FEET TO A POINT ALONG THE EAST RIGHT-OF-WAY LINE OF FORUM BLVD, THENCE ALONG SAID RIGHT-OF-WAY LINE, N14°24'25"E, 6.52 FEET; THENCE ALONG A 1178.92-FOOT RADIUS CURVE TO THE LEFT, 224.91 FEET, SAID CURVE HAVING A CHORD N09°09'15"E, 224.57 FEET; THENCE N03°41'50"E, 349.69 FEET; THENCE ALONG A 30.00-FOOT RADIUS CURVE TO THE RIGHT, 49.43 FEET; SAID CURVE HAVING A CHORD N50°46'55"E, 44.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.77 ACRES.

will be rezoned and become a part of District C-P (Planned Business District) and taken away from District O-P (Planned Office District) and District R-1 (One-Family Dwelling District). Hereafter the property may be used for the following permitted uses:

Existing uses allowed to be retained on the entire site:

Banks, other financial institutions, and travel agencies

Counseling centers operated by charitable or not-for-profit organizations; excluding halfway houses or any use connected with penal or correctional institutions

Hospitals for human beings, medical or dental clinics, sanitariums, 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

Residential care facilities

Schools operated as a business within an enclosed building, except trade schools and schools which offer retail goods or services to the public

Customary accessory uses subject to the provisions of section 29-27, Accessory Uses

Uses allowed with a total maximum aggregate building area of forty thousand (40,000) square feet:

Public administrative buildings

Buildings and premises for public utility services or public service corporations

Hospitals for small animals, if within an enclosed building

Buildings and premises for public utility services or public service corporations

Research and development laboratories, provided there is minimal/insignificant use of hazardous materials based on a risk assessment

Alcoholic beverage sales by the package or as an accessory use to a restaurant

Alcoholic beverage sales in the original package or by the drink on licensed premises shall be permitted in restaurants or similar places where substantial quantities of food are served, all in compliance with the alcoholic beverage regulations of chapter 4 of this Code

Barber and beauty shops

Cleaning, pressing and dyeing establishments, provided that no explosive cleaning fluids shall be used

Physical fitness centers, private gymnasiums and reducing salons

Printing shops, provided the total mechanical power used in the operation of such printing plant shall not exceed five (5) horsepower

Restaurants, cafes or cafeterias, which provide no form of entertainment, provided that the restaurant, cafe or cafeteria is part of a multi-tenant inline building

Restaurants, cafes or cafeterias which provide live or recorded music, provided that such music is played indoors only, and further provided that the music from any such restaurant, cafe or cafeteria shall not be plainly audible at the property line of the property on which the building housing such restaurant, cafe or cafeteria is located, and further provided that the restaurant, cafe or cafeteria is part of a multi-tenant inline building

Stores, shops and markets for retail trades, provided merchandise is not displayed stored or offered for sale on the premises outside a building in the required front yard or in any side or rear yard adjacent to a residential zoning district

Bakeries

Testing laboratories

Drive-up facilities incidental to any permitted uses, provided that the drive-up facility is oriented towards Nifong Boulevard or Forum Boulevard and part of a multi-tenant inline building

Any retail or wholesale business or use of a similar character to those listed above, provided that such use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, or otherwise

Customary accessory uses subject to the provisions of section 29-27, Accessory Uses

The statement of intent, marked "Exhibit A," is attached to and made a part of this ordinance.

SECTION 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. The City Council hereby approves the Boone Hospital Medical Park South C-P Plan, dated February 14, 2013, for the property referenced in Section 1 above. The Director of Community Development shall use the design parameters set forth in "Exhibit B," which is attached to and made a part of this ordinance, as guidance when considering any future revisions to the C-P Plan.

SECTION 4. The City Council approves less stringent screening requirements than those set forth in Section 29-17(d)(6) of the Zoning Regulations so that landscape screening may be located immediately adjacent to the parking area rather than along the property line.

SECTION 5. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2013.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



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

Statement of Intent Worksheet

For office use:

Case #: 13-8	Submission Date: 1/14/13	Planner Assigned:
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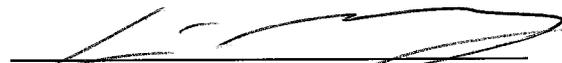
Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:

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.
135,000 sq ft
3. The maximum building height proposed.
45
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% MAINTAINED IN OPEN SPACE WITH 5% EXISTING

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.

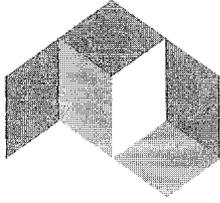
Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.



 Signature of Applicant or Agent



 Date



A CIVIL GROUP

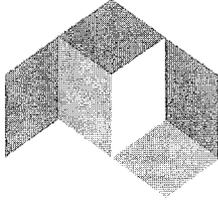
CIVIL ENGINEERING • PLANNING • SURVEYING

Statement of Intent – Proposed Uses – Revised 02/14/13

Boone Hospital Medical Park South C-P Plan

Existing uses allowed and to be retained on entire site:

- Banks, other financial institutions, and travel agencies.
- Counseling centers operated by charitable or not-for-profit organizations; excluding halfway houses or any use connected with penal or correctional institutions.
- Hospitals for human beings, medical or dental clinics, sanitariums, 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.
- Residential care facilities.
- Schools operated as a business within an enclosed building, except trade schools and schools which offer retail goods or services to the public.
- Customary accessory uses subject to the provisions of Section 29-27, accessory uses.



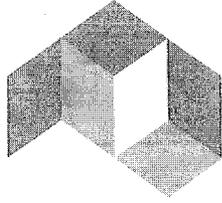
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Uses to be allowed with a total maximum aggregate building area of forty-thousand (40,000) square feet:

- Public administrative buildings.
- Buildings and premises for public utility services or public service corporations.
- Hospitals for small animals, if within an enclosed building.
- Buildings and premises for public utility services or public service corporations.
- Research and Development Laboratories, provided there is minimal/insignificant use of hazardous materials based on a risk assessment.
- Alcoholic beverage sales by the package or as an accessory use to a restaurant.
- Alcoholic beverage sales in the original package or by the drink on licensed premises shall be permitted in restaurants or similar places where substantial quantities of food are served, all in compliance with the alcoholic beverage regulations of chapter 4 of this Code.
- Barber and beauty shops.
- Cleaning, pressing and dyeing establishments, provided that no explosive cleaning fluids shall be used.
- Physical fitness centers, private gymnasiums and reducing salons.
- Printing shops, provided the total mechanical power used in the operation of such printing plant shall not exceed five (5) horsepower.
- Restaurants, cafes or cafeterias, which provide no form of entertainment, provided that they are part of a multi-tenant, inline building.
- Restaurants, cafes or cafeterias which provide live or recorded music, provided that such music is played indoors only and further provided that the music from any such restaurant, cafe or cafeteria shall not be plainly audible at the property line of the property on which the building housing such restaurant, cafe or cafeteria is located. Such establishment shall only be allowed as part of a multi-tenant, inline building.
- Stores, shops and markets for retail trades, provided merchandise is not displayed, stored or offered for sale on the premises outside a building in the required front yard or in any side or rear yard adjacent to a residential zoning district.
- Bakeries.

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



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- Testing laboratories.
- Drive-up facilities provided that they orient towards Nifong Boulevard or Forum Boulevard and that they are part of a multi-tenant, inline building.
- Any retail or wholesale business or use of a similar character to those listed above, provided that such use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, or otherwise.
- Accessory and ancillary uses customarily incidental to any of the above uses.

Uses above limited to the forty-thousand (40,000) square feet maximum aggregate building area shall be defined by square footage on each construction plan document for which a tenant finish building permit application is applied for. The total area of such forty-thousand (40,000) square feet uses to date and the remaining area of such forty-thousand (40,000) square feet available shall also be provided.

The developer hereby commits to working with the Public Works Department to limit trash pickup times between the hours of 8 a.m. and 7 p.m.

Additionally, the developer commits to constructing that portion of the widening of Nifong Boulevard from the centerline to the south (to the eastern most proposed drive on Nifong) and that portion of the widening of Forum Boulevard from the centerline to the east (to the southernmost proposed drive) as shown on the C-P Plan. This widening includes a new street signal at the southeast corner of the intersection of Nifong and Forum, 8-foot pedways adjacent to their property on both streets (to the eastern most proposed drive on Nifong and all along Forum), and relocation of the Molly Bowden and James Kelly roadside memorials within reasonable satisfaction of their families.

Respectfully submitted,


Kevin P. Murphy

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COLUMBIA, MISSOURI 65203
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**City of Columbia
Planning Department**

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

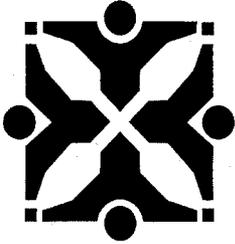
Design Parameters Worksheet

For office use:

Case #: 13-8	Submission Date: 1/14/13	Planner Assigned:
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Please provide the following information:

- The minimum distance between any building and any adjacent property line or street right-of-way. 15'
- 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'-R/W, 40'-R
- The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.
5 MONUMENT SIGNS - MAX. 12' HIGH / 64 FT² AREA.
VARIOUS INTERNAL DIRECTIONAL SIGNS.
- 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% MAINTAINED IN OPEN SPACE WITH 5% EXISTING
- The maximum height and number of light poles and type of fixtures.
28'-85 SEMI-CUTOFF SHOEBOX FIXTURES, INWARD/DOWNWARD DIRECTED. ALL OTHER LIGHTING PER CHAPTER 29-30.1.



Source: Community Development - Planning ^T Agenda Item No:

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

Council Meeting Date: Mar 18, 2013

Re: Boone Hospital Medical Park South C-P development plan & rezoning request (Case 13-8)

EXECUTIVE SUMMARY:

A request by The Trustees of Boone County Hospital (owner) to rezone 13.77 acres of land from O-P (Planned Office District and R-1 (One-Family Dwelling District)) to C-P (Planned Business District), and for approval of a development plan to be known as Boone Hospital Medical Park South C-P Plan. The subject site is located on the southeast corner of Forum Boulevard and Nifong Boulevard. (Case 13-8)

DISCUSSION:

The applicant is requesting to rezone the subject site from O-P and R-1 to C-P (Planned Business), and approve a C-P development plan to accommodate an approximately 130,000 square foot mixed use medical office/commercial center. Principal uses for the site are hospitals and other medical related offices and accessory uses. However, up to 40,000 square feet (30%) of the site's total building floor area may be used for general commercial services, including restaurants, fitness centers, stores, shops, and markets for retail trades.

The proposed C-P development plan includes significant street improvements to Forum and Nifong Boulevards. The site is significantly buffered from the Bedford Walk neighborhood by a 50-foot stream buffer and additional open space, which includes preserved climax forest and additional landscape plantings to provide an enhanced visual screen. The applicant is requesting a variance from the standard screening requirements (Section 29-17(d)(6)) to allow a modified landscape screening strip to be located immediately adjacent to the parking area. This will provide more effective visual screening from the parking lot since screening plants would be at the same elevation as the parking lot edge as opposed to being located along the property line which follows the creek and lies at the site's lowest elevation.

At its meeting on March 7th, the Planning and Zoning Commission voted unanimously (9-0) to recommend approval of the proposed rezoning and development plan, including approval of the proposed screening variance. There were no comments made by the public. However, the applicant's engineer indicated that evergreen trees had been added to the stream buffer in response to an earlier request by a neighboring property owner for additional screening. Commissioners were supportive of the rezoning, and complimentary of the development plan, including the landscaping and screening enhancements.

Please find attached meeting minutes, staff report, locator maps, development plan, design parameters, and statement of intent. The above-mentioned citizen letter, amended landscape plan sheet and public hearing exhibits are also attached.

FISCAL IMPACT:

None

VISION IMPACT:

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

None

SUGGESTED COUNCIL ACTIONS:

Approval of the proposed rezoning and development plan, including variance from Section 29-17(d)(6) regarding screening along the southeast property line.

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
February 21, 2013**

SUMMARY

A request by The Trustees of Boone County Hospital (owner) to rezone 13.77 acres of land from O-P (Planned Office District and R-1 (One-Family Dwelling District)) to C-P (Planned Business District), and for approval of a development plan to be known as Boone Hospital Medical Park South C-P Plan. The subject site is located on the southeast corner of Forum Boulevard and Nifong Boulevard. (Case 13-8)

REQUESTED ZONING

C-P (Planned Business 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	135,000 sq. ft.
c. Maximum building height	45 feet
d. Minimum maintained open space	30% of total site area

DISCUSSION

The applicant is requesting to rezone the subject site to C-P (Planned Business), and approve a C-P development plan to accommodate an approximately 130,000 square foot mixed use medical office/commercial center. Principal uses for the site are hospitals and other medical related offices and accessory uses. However, up to 40,000 square feet (30%) of the site's total building floor area may be used for general commercial services, including restaurants, fitness centers, stores, shops, and markets for retail trades.

The proposed C-P development plan, which constitutes a preliminary plat of the property, includes significant street improvements. The applicant has agreed to provide additional street rights-of-way to accommodate a right turn lane along the subject site's Forum Boulevard frontage and widening of Forum Boulevard, including turn pockets, along Nifong Boulevard. The accompanying statement of intent commits the developer to construct the adjacent street improvements shown on the plan, including street widening, turn lanes, pedways, and a new signal at the intersection of Nifong and Forum.

City traffic engineers have agreed to the proposed street improvements and driveway locations, and believe the design is adequate to accommodate the traffic impacts that would be generated by the proposed development.

The site is buffered from the Bedford Walk neighborhood by a 50-foot stream buffer, which includes 2.85 acres of preserved climax forest. Additional landscaping and open space extends beyond the stream buffer to the edge of the proposed parking lot. The applicant is requesting a variance from the standard screening requirements (Section 29-17(d)(6)) to allow a modified landscape screening strip to be located immediately adjacent to the parking area. This will provide more effective visual screening from the parking lot since screening plants would be at the same elevation as the parking lot edge as opposed to being located along the property line which follows the creek and lies at the site's lowest elevation.

Staff has completed its review and finds both the proposed rezoning and development plan to meet all applicable City standards. Given the above-mentioned street improvements and

buffering from adjacent single-family residential neighborhoods, staff believes that impacts associated with the proposed development and uses will be sufficiently mitigated to both preserve the public interest in accessibility along adjacent roadways, and protect the value and enjoyment of adjacent property.

RECOMMENDATION

Staff recommends approval of the following:

1. Rezoning from O-P and R-1 to C-P, and associated Statement of Intent; and
2. C-P development plan and Design Parameters, including variance from Section 29-17(d)(6) regarding screening along the southeast property line.

ATTACHMENTS

- Locator maps
- C-P development plan
- Design parameters
- Statement of Intent

SITE HISTORY

Annexation date	1969
Existing Zoning District	O-P (Planned Office) and R-1 (One-Family Dwelling)
Land Use Plan designation	Neighborhood District
Previous Subdivision/Legal Lot Status	Land in limits. C-P plan constitutes preliminary plat.

SITE CHARACTERISTICS

Area (acres)	13.77 acres
Topography	Sloping southeast
Vegetation/Landscaping	Primarily grassed with significant tree line along Mill Creek
Watershed/Drainage	Mill Creek
Existing structures	None. Undeveloped.

SURROUNDING LAND USES

Orientation from site	Zoning District	Land use
North	R-1	Church/single-family residential
South	R-1	Single-family residential
East	R-1	Single-family residential
West	C-P	Commercial/offices

UTILITIES & SERVICES

Sanitary Sewer	All City services are available to the site.
Water	
Fire Protection	
Electric	

ACCESS

Nifong Boulevard	
Location	North side of site
Major Roadway Plan	Major Arterial (unimproved & City-maintained), requiring 106-110 ft of ROW. 95-100 ft existing ROW. Additional ½-width ROW provided to accommodate 4-lane cross-section and turn pockets to serve site.
CIP projects	3-5 year project to widen Nifong Boulevard to 4 lanes between Providence Road and Forum Boulevard.
Sidewalk	8-ft wide urban pedway sidewalk to be built along site frontage

Forum Boulevard	
Location	West side of site
Major Roadway Plan	Neighborhood Collector (improved & City-maintained), requiring 60 ft of ROW. Approximately 67 ft existing ROW. Additional right of way provided to accommodate extension of right turn-lane pocket to the southern property line and Forum/Nifong intersection improvements.
CIP projects	None
Sidewalk	8-ft wide urban pedway sidewalk to be built along site frontage

PARKS & RECREATION

Neighborhood Parks	Cosmo-Bethel Park (approx. 1 mile east)
Trails Plan	None
Bicycle/Pedestrian Plan	Urban Trails/Pedway shown along both street frontages.

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 29, 2013.

Public information meeting recap	Number of attendees: 8 Comments/concerns: Screening, access, retail restrictions, trash collection
Neighborhood Association(s) notified	Bedford Walk,
Correspondence received	None as of this writing

Report prepared by Steve MacIntyre; Approved by Pat Zenner



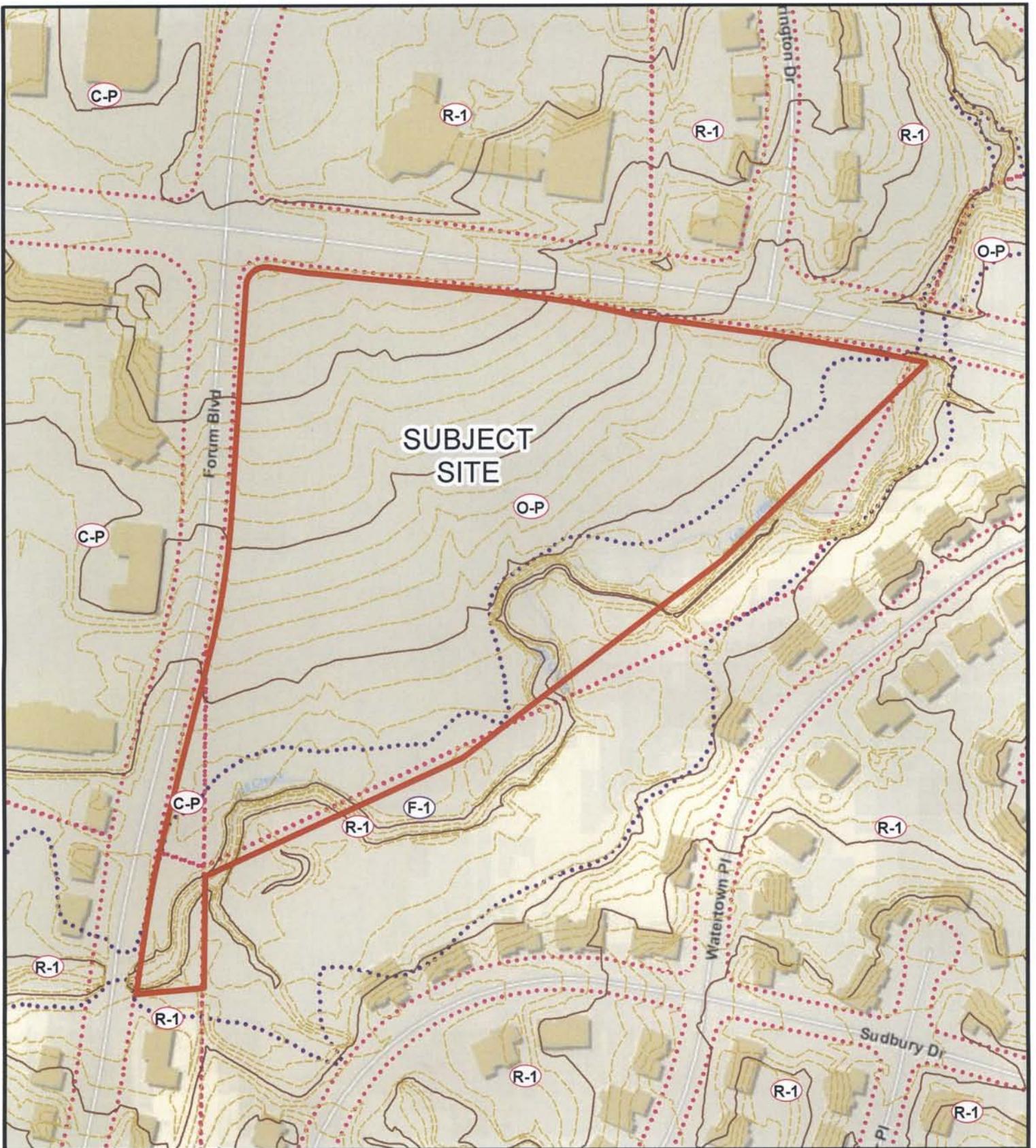
**SUBJECT
SITE**

**Case 13-8: CP Plan
Boone Hospital Medical Park South**



2011 Orthophoto
Source: Boone County Assessor

1 inch = 300 feet



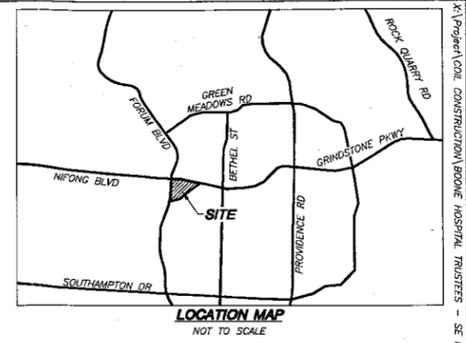
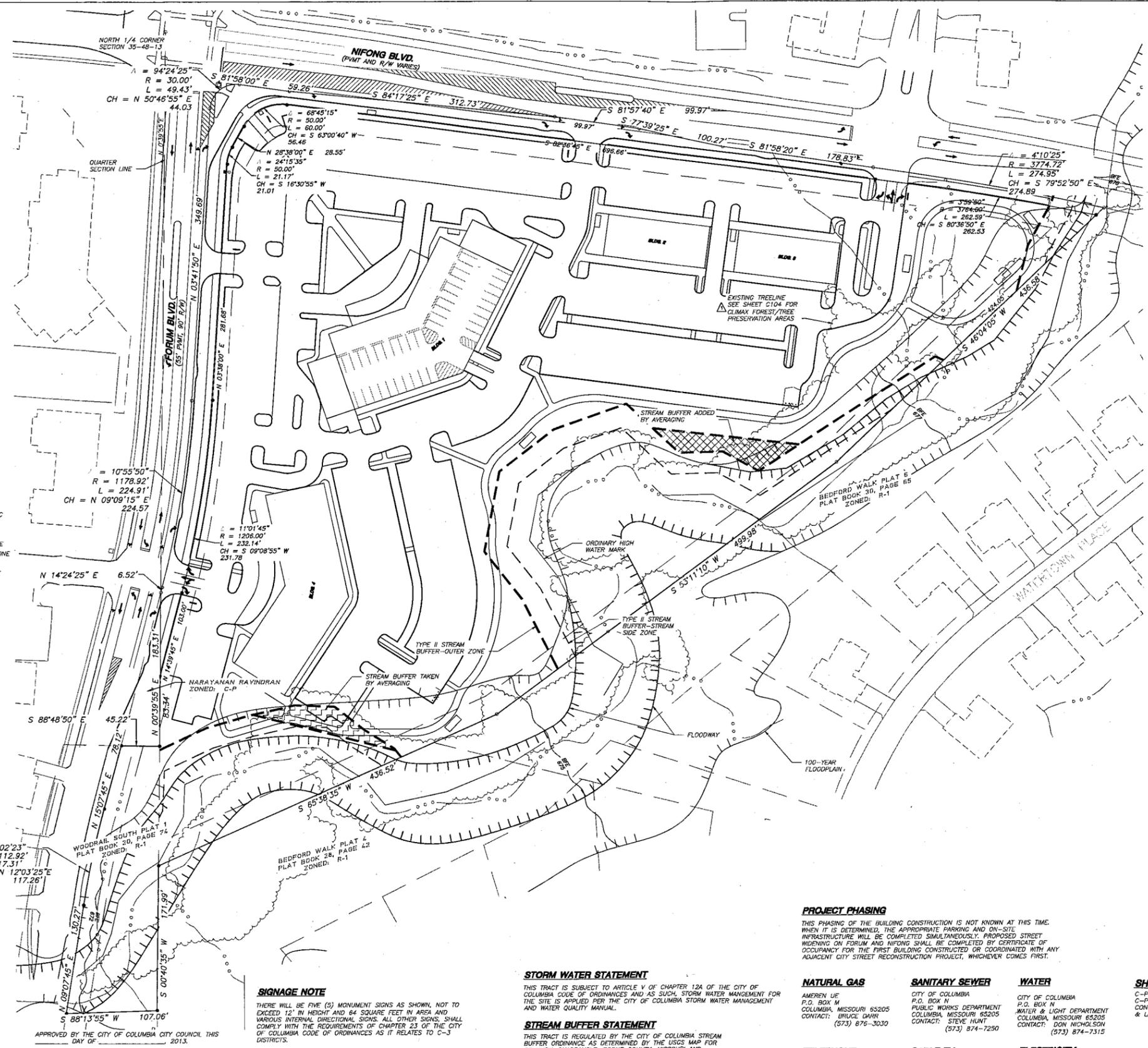
Case 13-8: CP Plan
Boone Hospital Medical Park South



1 inch = 200 feet



- LEGEND**
- MH ○ EXISTING SANITARY MANHOLE
 - MH ● PROPOSED SANITARY MANHOLE
 - CO ○ EXISTING SANITARY CLEANOUT
 - CO ● PROPOSED SANITARY CLEANOUT
 - CO ○ EXISTING SANITARY A-LOK
 - CO ● PROPOSED SANITARY A-LOK
 - FD ○ EXISTING FIRE HYDRANT
 - FD ● PROPOSED FIRE HYDRANT
 - LP ○ EXISTING LIGHT POLE
 - LP ● PROPOSED LIGHT POLE
 - EM ○ EXISTING ELECTRIC METER
 - EM ● PROPOSED ELECTRIC METER
 - GM ○ EXISTING GAS METER
 - GM ● PROPOSED GAS METER
 - WM ○ EXISTING WATER METER
 - WM ● PROPOSED WATER METER
 - CB ○ EXISTING CABLE BOX
 - CB ● PROPOSED ELECTRIC TRANSFORMER
 - ET ○ EXISTING TELEPHONE BOX
 - ET ● PROPOSED TELEPHONE BOX
 - UP ○ EXISTING UTILITY POLE
 - UP ● PROPOSED UTILITY POLE
 - PP ○ EXISTING WATER VALVE
 - PP ● PROPOSED WATER VALVE
 - WV ○ EXISTING WATER VALVE
 - WV ● PROPOSED WATER VALVE
 - HW ○ EXISTING HANDICAPPED SPACE
 - HW ● PROPOSED HANDICAPPED SPACE
 - HP ○ EXISTING HIGH PIPE CAP #2001006115
 - HP ● PROPOSED HIGH PIPE CAP #2001006115
 - REC ○ EXISTING RECORD SET
 - REC ● PROPOSED RECORD SET
 - SR ○ EXISTING SORE POLE
 - SR ● PROPOSED SORE POLE
 - DM ○ EXISTING DRILL HOLE
 - DM ● PROPOSED DRILL HOLE
 - IP ○ EXISTING IRON PIPE
 - IP ● PROPOSED IRON PIPE
 - RE ○ EXISTING REBAR
 - RE ● PROPOSED REBAR
 - PM ○ EXISTING PERMANENT MONUMENT
 - PM ● PROPOSED PERMANENT MONUMENT
 - RM ○ EXISTING RIGHT OF WAY MARKER
 - RM ● PROPOSED RIGHT OF WAY MARKER
 - ST ○ EXISTING STONE
 - ST ● PROPOSED STONE
 - BS ○ EXISTING BOLLARD
 - BS ● PROPOSED BOLLARD
 - RD ○ EXISTING ROOF DRAIN
 - RD ● PROPOSED ROOF DRAIN
 - SV ○ EXISTING SPRINKLER VALVE
 - SV ● PROPOSED SPRINKLER VALVE
 - MB ○ EXISTING MAILBOX
 - MB ● PROPOSED MAILBOX
 - FL ○ EXISTING FLAGPOLE
 - FL ● PROPOSED FLAGPOLE
 - BCS ○ EXISTING BOONE COUNTY SURVEY
 - BCS ● PROPOSED BOONE COUNTY SURVEY
 - FG ○ EXISTING FINISH GRADE
 - FG ● PROPOSED FINISH GRADE
 - TC ○ EXISTING TOP OF CURB
 - TC ● PROPOSED TOP OF CURB
 - TP ○ EXISTING TOP OF PAVEMENT
 - TP ● PROPOSED TOP OF PAVEMENT
 - FF ○ EXISTING FINISH FLOOR
 - FF ● PROPOSED FINISH FLOOR
 - RL ○ EXISTING RAIL LINE
 - RL ● PROPOSED RAIL LINE
 - CL ○ EXISTING CENTERLINE
 - CL ● PROPOSED CENTERLINE
- 0.000 SQUARE FEET
00.00 AC
- X EXISTING FENCE
 - UE EXISTING UNDERGROUND ELECTRIC
 - UE ● PROPOSED UNDERGROUND ELECTRIC
 - OE EXISTING OVER-HEAD ELECTRIC
 - OE ● PROPOSED OVER-HEAD ELECTRIC
 - UT EXISTING UNDERGROUND TELEPHONE
 - UT ● PROPOSED UNDERGROUND TELEPHONE
 - OT EXISTING OVER-HEAD TELEPHONE
 - OT ● PROPOSED OVER-HEAD TELEPHONE
 - FO EXISTING FIBER OPTIC CABLE
 - FO ● PROPOSED FIBER OPTIC CABLE
 - G EXISTING GAS
 - S EXISTING SANITARY
 - S ● PROPOSED SANITARY
 - FM EXISTING SANITARY FORCEMAIN
 - FM ● PROPOSED SANITARY FORCEMAIN
 - W EXISTING WATER
 - W ● PROPOSED WATER
 - ES EXISTING STORM SEWER
 - ES ● PROPOSED STORM SEWER
 - CATV EXISTING CABLE TELEVISION
 - RD EXISTING ROOF DRAIN
 - FLW EXISTING FLOWLINE (E)
 - TR EXISTING TREELINE
 - TR ● PRESERVED TREELINE
 - 700 EXISTING PROPOSED CONTOUR
 - 100-yr FLOODPLAIN
 - FLOODWAY



OWNER:
THE BOARD OF TRUSTEES OF
BOONE COUNTY HOSPITAL
1600 EAST BROADWAY
COLUMBIA, MO 65201

SITE DATA:
EXISTING ZONING: R-1 AND O-P
PROPOSED ZONING: C-P, PLANNED
BUSINESS DISTRICT
ACREAGE: 13.77 ACRES
LOCATION: SOUTHWEST CORNER OF THE
INTERSECTION OF NIFONG BLVD AND
FORUM BLVD IN SOUTH COLUMBIA,
MISSOURI

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.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS SHOWN OTHERWISE.
- DRIVEWAY APPROACH AND H.C. RAMPS ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
- BUILDING 2 AND BUILDING 3 MAY BE COMBINED INTO ONE BUILDING WITHOUT A PLAN REVISION.

BENCHMARK DATA:
OUT CROSS ON THE B/C ALONG THE WEST SIDE OF FORUM BLVD APPROXIMATELY 187' NORTH OF THE PRIVATE DRIVE ON THE WEST SIDE OF FORUM BLVD.
ELEV= 691.00

PARKING DATA:
REQUIRED FOR MEDICAL OFFICE/RETAIL:
1 SPACE/200 SQ FT
128,920 SQ FT/200 = 645 SPACES
5X REDUCTION FOR TRANSIT STOP = 32 SPACES
TOTAL REQUIRED: 613 SPACES
PROVIDED:
581 PARKING SPACES WITH BASEMENT PARKING AND
542 WITHOUT BASEMENT PARKING (24 OF WHICH ARE
HANDICAPPED SPACES, WITH 12 BEING VAN ACCESSIBLE,
AND 28 BEING BICYCLE SPACES)

LEGAL DESCRIPTION:
TWO TRACTS OF LAND LOCATED IN THE NORTH HALF OF SECTION 35, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, BEING ALL OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 971, PAGE 285 AND LOT 23 OF WOODRILL SOUTH PLAT 1 AS RECORDED IN PLAT BOOK 20, PAGE 74, BOTH BEING OF THE BOONE COUNTY RECORDS AND CONTAINING 13.77 ACRES.

PROJECT PHASING:
THIS PHASING OF THE BUILDING CONSTRUCTION IS NOT KNOWN AT THIS TIME. WHEN IT IS DETERMINED, THE APPROPRIATE PARKING AND ON-SITE INFRASTRUCTURE WILL BE COMPLETED SIMULTANEOUSLY. PROPOSED STREET WIDENING ON FORUM AND NIFONG SHALL BE COMPLETED BY CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING CONSTRUCTED OR COORDINATED WITH ANY ADJACENT CITY STREET RECONSTRUCTION PROJECT, WHICHEVER COMES FIRST.

NATURAL GAS:
AMEREN UE
P.O. BOX N
COLUMBIA, MISSOURI 65205
CONTACT: BRUCE DARR (573) 876-3030

SANITARY SEWER:
CITY OF COLUMBIA
P.O. BOX N
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: STEVE HUNT (573) 874-7250

WATER:
CITY OF COLUMBIA
P.O. BOX N
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: DON NICHOLSON (573) 874-7315

TELEPHONE:
CENTURYLINK
625 E. CHERRY
COLUMBIA, MISSOURI 65205
CONTACT: DON WILSON (573) 896-3500

CABLE TV:
MEDACOM
901 NORTH COLLEGE AVENUE
COLUMBIA, MISSOURI 65201
CONTACT: JIMMY RAYSON (573) 443-1535

ELECTRICITY:
CITY OF COLUMBIA
P.O. BOX N
WATER & LIGHT DEPARTMENT
COLUMBIA, MISSOURI 65205
CONTACT: JONI TROYER (573) 874-7321

SHEET INDEX

C-P SITE PLAN	- C 102
C-P SITE PLAN	- C 103
CONCEPTUAL STORM WATER MANAGEMENT & LANDSCAPE PLAN	- C 104

ACC JOB# COL12.08
DRAWING COL12-08 C-P PLAN
ENGINEER: JG
P.M.: KPM
DRAWN BY: BAB
PLOTTED: 02/06/13
DWG: C 101
SHEET 1 OF 4

SCALE: 1" = 60'
0 30 60 120
Plotted by: Brent; 14 Feb 2013 - 12:17pm

SIGNAGE NOTE:
THERE WILL BE FIVE (5) MONUMENT SIGNS AS SHOWN, NOT TO EXCEED 12" IN HEIGHT AND 84 SQUARE FEET IN AREA AND VARIOUS INTERNAL DIRECTIONAL SIGNS. ALL OTHER SIGNS, SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 23 OF THE CITY OF COLUMBIA CODE OF ORDINANCES AS IT RELATES TO C-3 DISTRICTS.

LIGHTING NOTE:
LIGHT POLES SHOWN SHALL BE SEMI-CUTOFF SHOEBOX FIXTURES, INWARD AND DOWNWARD DIRECTED, WHICH MAY BE RELOCATED OR CHANGED IN TOTAL NUMBER BY THE LIGHTING ENGINEER WITHOUT ADDITIONAL APPROVAL. MAXIMUM LIGHT POLE HEIGHT WILL BE 28 FEET. BUILDING MOUNTED LIGHTING IS UNKNOWN AT THIS TIME. ALL OUTDOOR LIGHTING SHALL BE SHOWN ON A FUTURE LIGHTING PLAN THAT WILL COMPLY WITH CHAPTER 29-30.1 OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

STORM WATER STATEMENT:
THIS TRACT IS SUBJECT TO ARTICLE V OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES AND AS SUCH, STORM WATER MANAGEMENT FOR THE SITE IS APPLIED PER THE CITY OF COLUMBIA STORM WATER MANAGEMENT AND WATER QUALITY MANUAL.

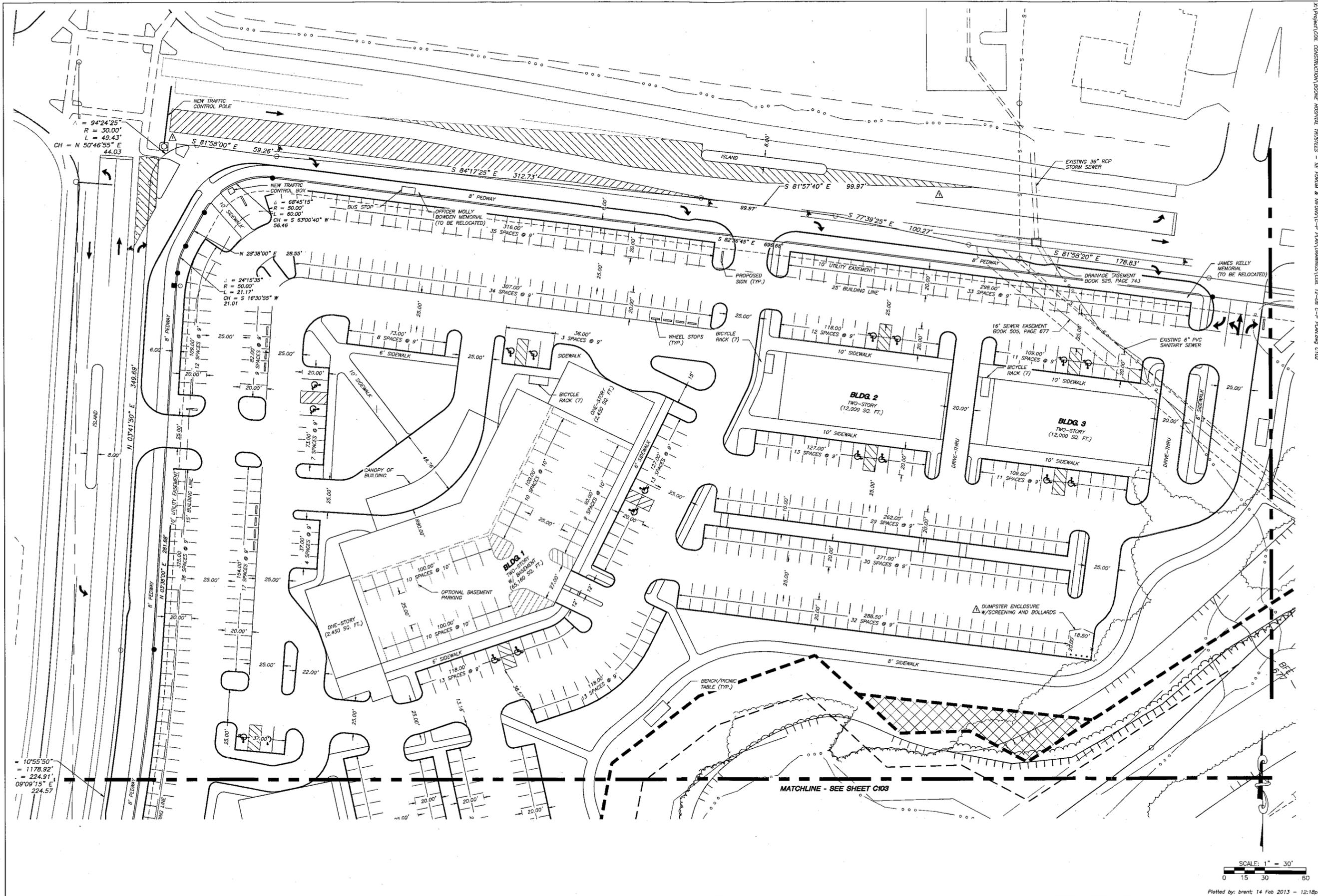
STREAM BUFFER STATEMENT:
THIS TRACT IS REGULATED BY THE CITY OF COLUMBIA STREAM BUFFER ORDINANCE AS DETERMINED BY THE USGS MAP FOR COLUMBIA QUADRANGLE, BOONE COUNTY, MISSOURI AND ARTICLE X OF CHAPTER 12A OF THE CITY OF COLUMBIA CODE OF ORDINANCES.

FLOOD PLAIN STATEMENT:
THIS TRACT IS LOCATED WITHIN THE 100-YEAR FLOOD PLAN AS SHOWN BY THE CITY OF COLUMBIA FLOOD PLAN MAP #29019C02900 DATED MARCH 17, 2011.

Coil Construction

**BOONE HOSPITAL
MEDICAL PARK SOUTH
C-P PLAN
JANUARY 14, 2013
COVER SHEET
C 101**

A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
3401 BROADWAY BUSINESS PARK COURT
SUITE 199
COLUMBIA, MO 65229
PHONE: (573) 817-5750, FAX: (573) 817-1071
CERTIFICATE OF AUTHORITY #0000000000
THIS DOCUMENT HAS BEEN ELECTRONICALLY
SIGNED, SEALED AND DATED.
JAY ALAN GERBERD
REGISTERED LAND SURVEYOR
NUMBER E-25055
PROFESSIONAL ENGINEER
JAY GERBERD MO E-25052



A:\Projects\COIL CONSTRUCTION\BOONE HOSPITAL TRUSTEES - SE FORUM & W/OWA\C-P PLAN\DWG\C102-12-08 C-P PLAN.DWG C102



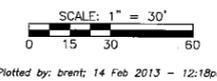
**BOONE HOSPITAL
 MEDICAL PARK SOUTH
 C-P PLAN**
 JANUARY 14, 2013
 C-P SITE PLAN
 C 102

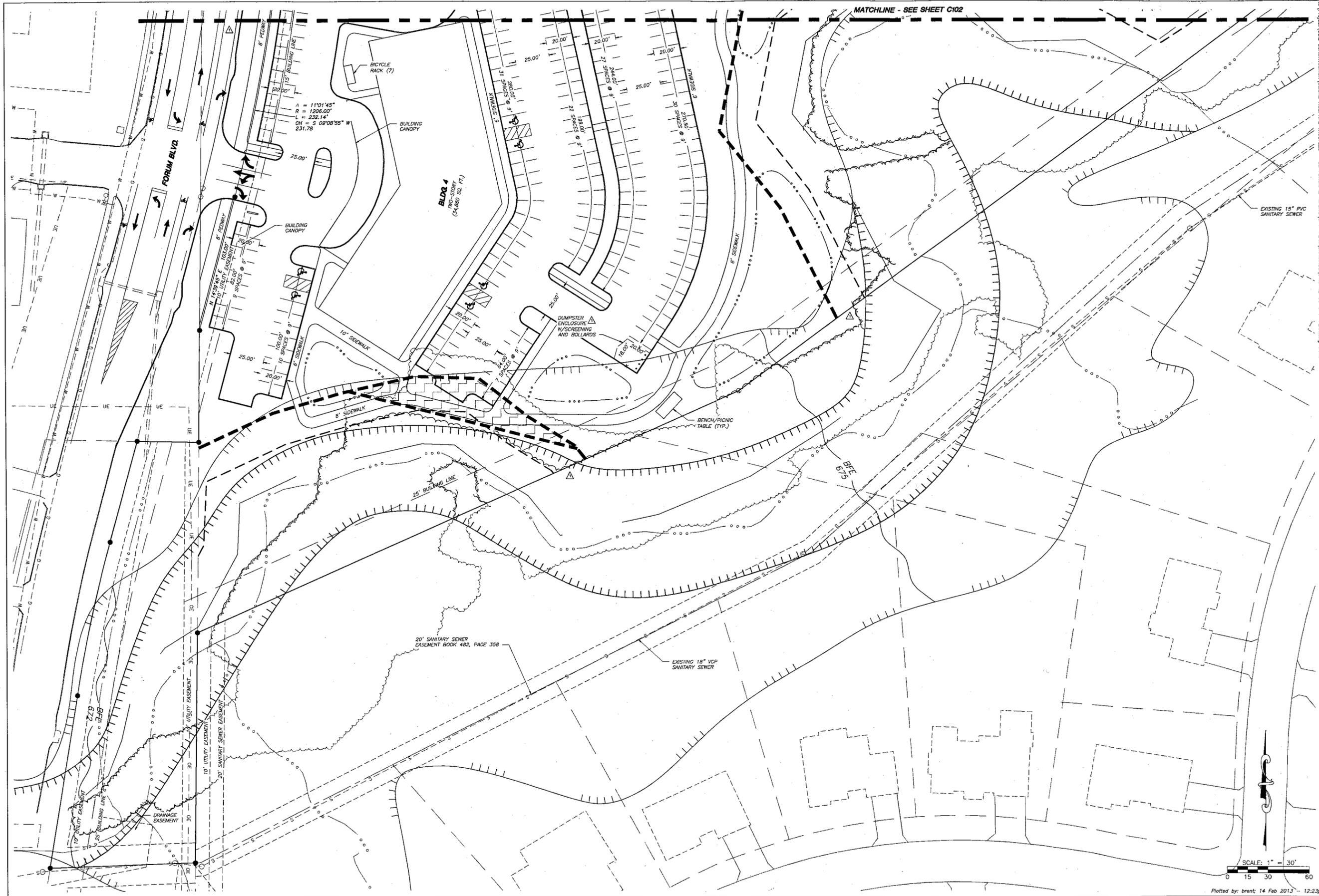
A CIVIL GROUP
 CIVIL ENGINEERING, PLANNING, SURVEYING
 340 BROADWAY BUSINESS PARK COURT
 SUITE 105
 COLUMBIA, MO 65209
 PHONE: (573) 871-5700, FAX: (573) 871-1671
 CERTIFICATE OF AUTHORITY #00000000
 THIS DOCUMENT HAS BEEN ELECTRONICALLY
 SIGNED, SEALED AND DATED.



374 GEBHART MO E-25062

NO.	DATE	DESCRIPTION	BY
1	02/14/13	NO CHANGES THIS SHEET	KPM
2	02/06/13	CITY COMMENTS	KPM
ACR JOB# COIL12.08 DRAWING# COIL12-08 C-P PLAN ENGINEER: JG P.M.: KPM DRAWN BY: BAB PLOTTED: 02/06/13 DWG C102 SHEET 2 OF 4			





MATCHLINE - SEE SHEET C102

K:\Projects\COIL CONSTRUCTION\BOONE HOSPITAL TRUSTEES - SF FORUM & MEDICAL C-P PLAN\DRAWINGS\COIL 12-08 C-P PLANNING C103



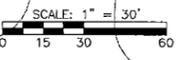
**BOONE HOSPITAL
MEDICAL PARK SOUTH
C-P PLAN**
JANUARY 14, 2013
S-P SITE PLAN
C 103

A CIVIL GROUP
CIVIL ENGINEERING, PLANNING, SURVEYING
3401 BROADWAY BUSINESS PARK COURT
SUITE 109
COLUMBIA, MO 65205
PHONE: (573) 881-5750, FAX: (573) 881-1671
CERTIFICATE OF AUTHORITY #00000000
THIS DOCUMENT HAS BEEN ELECTRONICALLY
SIGNED, SEALED AND DATED.

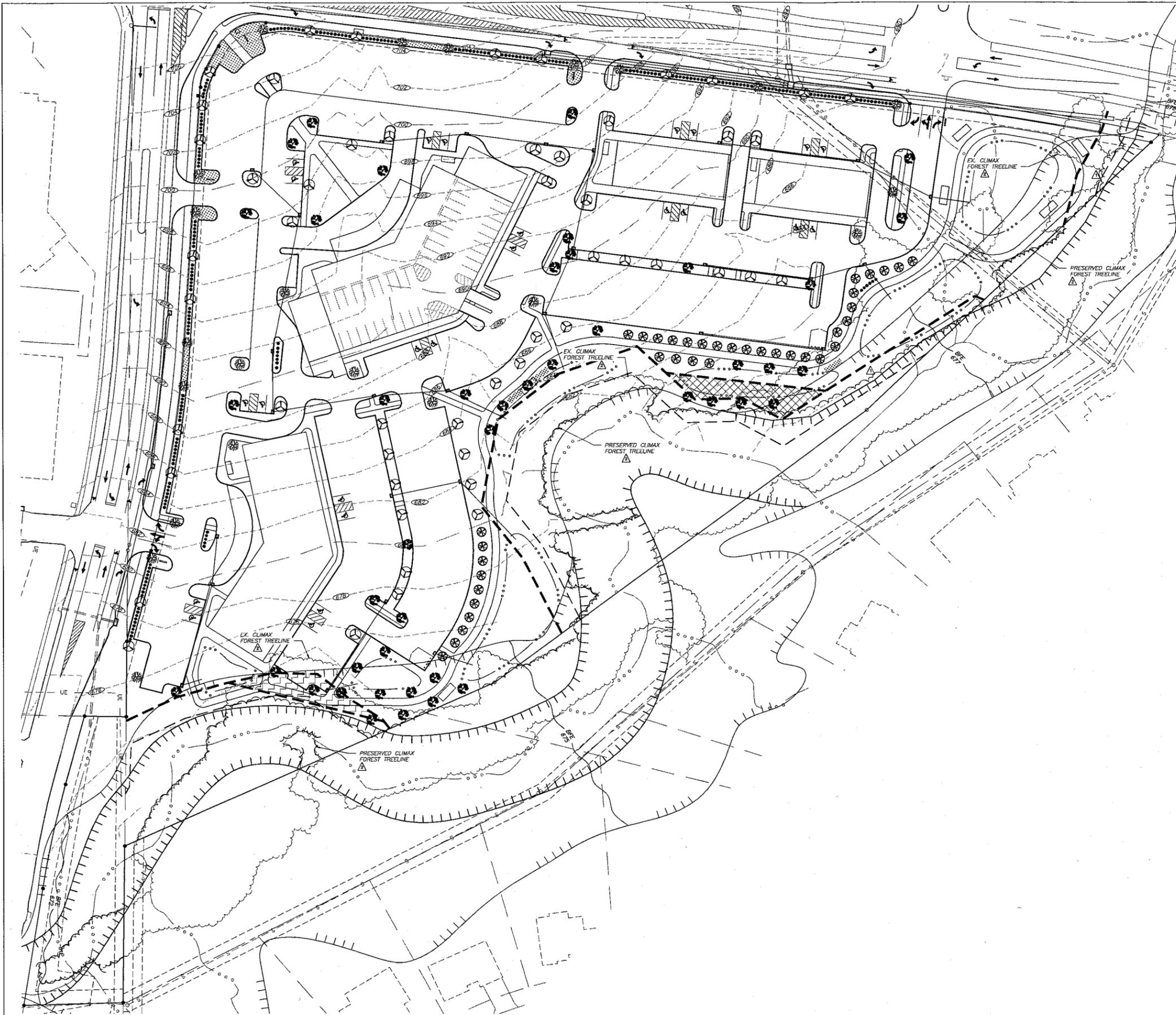
JAY ALAN GERHARDT
NUMBER
E-25052
PROFESSIONAL ENGINEER
374 GERHARDT MO E-25052

NO.	DATE	DESCRIPTION	BY
1	02/14/13	NO CHANGES THIS SHEET	KPM
2	02/06/13	CITY COMMENTS	KPM
3			
4			
5			

ACC JOB# COIL 12-08
DRAWING# COIL 12-08 C-P PLAN
ENGINEER: JG
P.M.: KPM
DRAWN BY: BAB
PLOTTED: 02/06/13
DWG C103
SHEET 3 OF 4



Plotted by: Brent; 14 Feb 2013 - 12:23pm



TREE PRESERVATION NOTE

TOTAL AREA OF CLIMAX FOREST = 2.20 ACRES
 AREA OF CLIMAX FOREST PRESERVED = 1.40 ACRES, 63.6%

LANDSCAPING NOTES:

1. ALL DISTURBED AREAS SHALL BE SEED & MULCHED AFTER CONSTRUCTION.
2. LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
3. TOTAL AREA OF LOT = 12.96 AC. = 564,537 SQ. FT.
 TOTAL PAVED AREA = 259,796 SQ. FT. (48.0%)
 TOTAL BUILDING AREA = 63,150 SQ. FT. (11.2%)
 TOTAL IMPERVIOUS AREA = 322,915 SQ. FT. (57.2%)
 TOTAL AREA OF LANDSCAPING = 241,622 SQ. FT. (42.8%)
 259,809 SQ. FT. / 4,500 = 57.76 OR 58 TREES REQUIRED.
 67 NEW TREES SHOWN ON SITE.
4. WHEN A DIFFERENT SPECIES IS DESIRED, AN EQUAL SHALL BE APPROVED THE CITY ARBORIST PRIOR TO PURCHASE AND PLANTING.

BUFFER CALCS:
W/FORM BUFFER
 747 LF OF STREET RIGHT-OF-WAY, THUS REQUIRING 15 TREES AND 90 BUSHES FOR 50% OPACITY.
 15 TREES PROVIDED, 116 BUSHES PROVIDED.
FORM BUFFER
 627 LF OF STREET RIGHT-OF-WAY, THUS REQUIRING 13 TREES AND 66 BUSHES FOR 50% OPACITY.
 15 TREES PROVIDED, 86 BUSHES PROVIDED.

- (44) MED./LG SHADE TREE-2" CAL. (REGAL PRINCE OAK, GREEN PILLAR PIN OAK)
- (35) MED./LG SHADE TREE-2" CAL. (BRANDYWINE OR SUN VALLEY MAPLE)
- (5) ORNAMENTAL TREE-4' TALL (EDITH BOGUE MAGNOLIA, RED BUD)
- (37) EVERGREEN TREE-6' TALL (NORWAY SPRUCE)
- (108) SMALL DECIDUOUS SHRUB-2 CAL. (DWARF BUSH HONEYSUCKLE, NEW JERSEY TEA)
- (100) EVERGREEN SHRUB-2 CAL. (GREEN MOUNTAIN BOXWOOD)
- LAWN/TURF GRASS
- ORNAMENTAL GRASSES (FEATHER REED GRASS)

K:\Projects\COIL CONSTRUCTION\BOONE HOSPITAL TRUSTEES - SE FORUM & N/200\3-C-P PLAN\DWG\MS\COIL-12-08 C-P PLAN.dwg C104



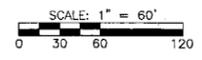
**BOONE HOSPITAL
 MEDICAL PARK SOUTH
 C-P PLAN**
 JANUARY 14, 2013
 C-P CONCEPTUAL STORM WATER
 MANAGEMENT & LANDSCAPING PLAN
 C 104

A CIVIL GROUP
 CIVIL ENGINEERING, PLANNING, SURVEYING
 7401 BROADWAY BUSINESS PARK COURT
 SUITE 105
 COLUMBIA, MD 21046
 PHONE: (410) 871-5150, FAX: (410) 871-1171
 CERTIFICATE OF AUTHORITY #20000446
 THIS DOCUMENT HAS BEEN ELECTRONICALLY
 SIGNED, SEALED AND DATED.

JAY ALAN GEBHART
 PROFESSIONAL ENGINEER
 STATE OF MARYLAND
 LICENSE NUMBER E-20102

NO.	DATE	DESCRIPTION	BY
1	02/14/13	CITY COMMENTS	KPM
2	02/06/13	CITY COMMENTS	KPM

ACC JOB# COIL-12-08
 DRAWING# COIL-12-08 C-P PLAN
 ENGINEER: JG
 P.M.: KPM
 DRAWN BY: BAB
 PLOTTED: 02/06/13
DWG C104
 SHEET 4 OF 4



Plotted by: brent; 14 Feb 2013 - 12:22pm



Steve MacIntyre <sjmacint@gocolumbiamo.com>

Fwd: [Planning]: Planning and Zoning Commission

1 message

Denise Clark <dlclark@gocolumbiamo.com>

Wed, Feb 20, 2013 at 7:31 AM

To: "Zenner, Patrick" <przenner@gocolumbiamo.com>, Steve MacIntyre <sjmacint@gocolumbiamo.com>, "Lepke, Matthew" <mjllepke@gocolumbiamo.com>

----- Forwarded message -----

From: **Bruzzese, Leonard** <bruzzesel@missouri.edu>

Date: Tue, Feb 19, 2013 at 5:24 PM

Subject: [Planning]: Planning and Zoning Commission

To: "planning@gocolumbiamo.com" <planning@gocolumbiamo.com>

Planning & Zoning Commission

City of Columbia

701 E. Broadway

P.O. Box 6015

Columbia, Missouri 65205

Feb. 15, 2013

Dear Commission members,

My wife and I are homeowners in the Bedford Walk subdivision. Along with many of our neighbors, we border the tract of land Boone Hospital Center has proposed for medical services and medical offices.

We have attended the public meetings offered so far on BHC planning for this land. We have found the representatives of the hospital board, A Civil Group and Coil Construction all to be open and welcoming of our input. This has made for cordial and rational discussions for all parties.

We did feel it was important, however, to make sure some neighborhood response was on the record. And, more important, the civil engineers recommended we include suggestions they were unable to incorporate in their plans prior to their paperwork deadline for you.

To quickly review, the chief concerns of the neighbors, as voiced in these public meetings and subsequent one-on-one discussions have revolved around three key issues: water runoff, privacy and noise.

As many of you know, Mill Creek has had repeated flooding to the 100-year mark over the last decade thanks to runoff from the Nifong-Providence area, especially from the development around Peachtree. This has affected more than the lots directly bordering Mill Creek. There's a feeder stream that runs diagonally through the entire neighborhood, starting behind the church at Bethel and Southhampton. When Mill Creek floods, the water from this other creek has nowhere to go and thus also floods dozens of additional lots far from Mill Creek.

The 2011 requirement on the developer of the tract at Bethel and Nifong to include large culverts and slow-release water detention tanks under that property should address most upstream concerns.

The BHC plans for one permanent pond and two drain-down ponds on the lower edges of its property should address new concerns for the neighborhood, but we hope the city will monitor how well they work in the years ahead and there are options for additional water detention should they not prove sufficient.

As far as privacy, the neighbors are chiefly concerned with the large parking lot soon to border their yards. This means hundreds of cars each day, with headlights, parking lot lighting, as well as the windows of multiple buildings facing the houses. The engineers have promised contained, downward and inward-casting lighting fixtures in the parking lot they feel will keep spillover to a minimum. They've also planned for low evergreens along the lowest parking spaces to reduce headlight glare. These are good efforts.

Due to the elevation changes over the entire property, however, the bulk of any screening is going to be achieved by the trees already lining Mill Creek itself, trees already in the no-building zone. There are a couple of areas along the creek where the trees are sparser than others (as shown in the attached image). These are areas we would like to see planted with a denser mix of hardwoods and evergreens with the hope their growth over time will restore a wooded backdrop for the houses and enhance the medical park as well. These areas that could use additional trees are in the lower areas where no building is planned anyway.

BHC has plans for a trail along the entire back margin of the property. The trail is not favored by most we spoke to in the neighborhood because it will encourage people to come even closer to back yards and back windows. The engineers did, however, remove parts of the sidewalk that were going to intersect with Forum on one end and Nifong on the other. The aim being to serve visitors and employees rather than those looking to cut across the property. It's still not ideal, but once again, enhanced screening could make this less of an issue.

Some neighbors also expressed concern for the wildlife that use that creek buffer zone – red-tailed hawks, herons, fox and deer. A thicker wooded corridor could lessen impact on them as well. We do not look to change the plantings already diagrammed, but rather ask for enhanced landscape screening in the buffer zone.

The only addressable concern on noise from the property is the placement and servicing of the trash dumpsters. Although we'd all prefer the dumpsters to be farther from the yards, engineers told us the bins would be placed within enclosures matching the buildings and their statement of intent provides for pickup between a reasonable 8 a.m. and 5 p.m. We would hope any medically hazardous waste would not end up in outdoor dumpsters.

As I've said, the principals involved in the planning of this campus have been open and responsive. They have told me they remain open to more adjustments that will make them good neighbors. We offer these suggestions in that spirit.

Thank you,

Len Bruzzese

4209 Fall River Drive

Columbia, MO 65203

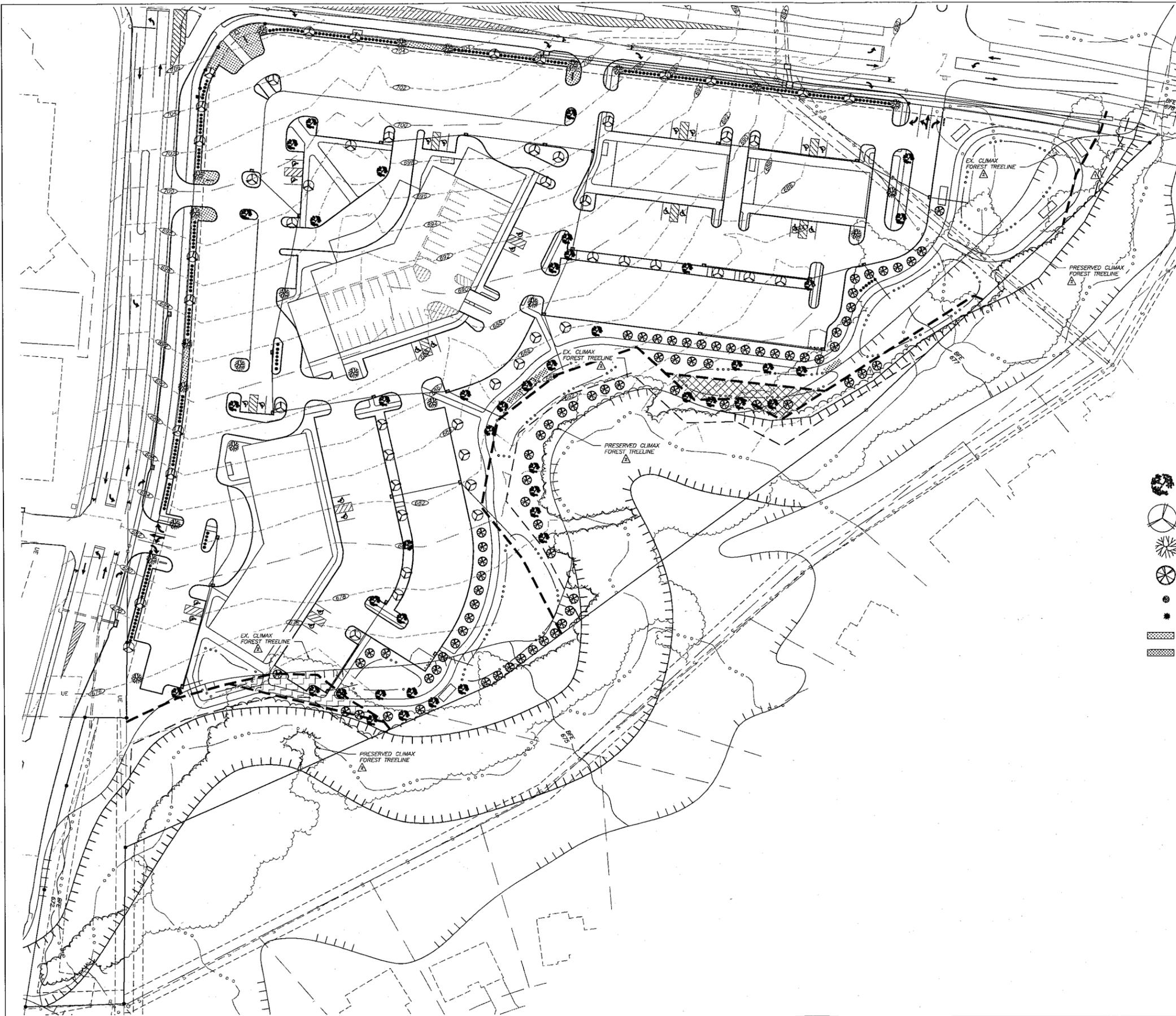
--

Denise Clark
Management Support Specialist
Community Development Department
573-874-7239



To see all the details that are visible on the screen, use the "Print" link next to the map.





TREE PRESERVATION NOTE

TOTAL AREA OF CLIMAX FOREST = 2.20 ACRES
 AREA OF CLIMAX FOREST PRESERVED = 1.40 ACRES, 63.6%

LANDSCAPING NOTES

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2. LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AS TIME AND BUDGET ALLOWS.
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 87 NEW TREES SHOWN ON SITE.
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BUFFER CALCS:
NITING BUFFER
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 15 TREES PROVIDED, 116 BUSHES PROVIDED.
FORUM BUFFER
 627 LF OF STREET RIGHT-OF-WAY, THUS REQUIRING 13 TREES AND 66 BUSHES FOR 50% OPACITY.
 15 TREES PROVIDED, 86 BUSHES PROVIDED.

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- (52) MED/LG SHADE TREE-2" CAL. (BRANDYWINE OR SUN VALLEY MAPLE)
- (22) ORNAMENTAL TREE-4' TALL (EDITH BOGUE MAGNOLIA, RED BUD)
- (79) EVERGREEN TREE-5' TALL (NORWAY SPRUCE, EASTERN WHITE PINE, GREEN GIANT ARBORVITAE)
- (114) SMALL DECIDUOUS SHRUB-2 GAL. (DWARF BUSH HONEYSUCKLE, NEW JERSEY TEA)
- (106) EVERGREEN SHRUB-2 GAL. (GREEN MOUNTAIN BOXWOOD)
- LAWN/TURF GRASS
- ORNAMENTAL GRASSES (FEATHER REED GRASS)

REVISED
 3/8/13

SCALE: 1" = 60'
 0 30 60 120

Plotted by: Kevin; 08 Mar 2013 - 11:57am

L:\WORK\Projects\COIL CONSTRUCTION\BOONE HOSPITAL TRUSTEES - SE FORUM & NITING C-P PLAN\DRAWINGS\COIL 12-08 C-P PLAN.dwg C104



**BOONE HOSPITAL
 MEDICAL PARK SOUTH
 C-P PLAN**
 JANUARY 14, 2013
 C-P CONCEPTUAL STORM WATER
 MANAGEMENT & LANDSCAPING PLAN
 C 104

A CIVIL GROUP
 CIVIL ENGINEERING, PLANNING, SURVEYING
 7401 BROADWAY BUSINESS PARK COURT
 SUITE 105
 COLUMBIA, MD 21049
 PHONE: (410) 871-5750, FAX: (410) 871-1471
 CERTIFICATE OF AUTHORITY #20000046
 THIS DOCUMENT HAS BEEN ELECTRONICALLY
 SIGNED, SEALED AND DATED.



NO.	DATE	DESCRIPTION	BY
ACC JOB#	COIL12.08		
DRAWING#	COIL12-08 C-P PLAN		
ENGINEER:	JG		
P.M.:	KPM		
DRAWN BY:	BAB		
PLOTTED:	02/06/13		
DWG	C104		
SHEET	4	OF	4



A CIVIL GROUP
 CIVIL ENGINEERING, PLANNING, SURVEYING
 3401 BROADWAY BUSINESS PARK COURT
 SUITE 105
 COLUMBIA, MD 21203
 PHONE: (573) 817-5150, FAX: (573) 817-1671





A CIVIL GROUP

CIVIL ENGINEERING, PLANNING, SURVEYING
 3401 BROADWAY BUSINESS PARK COURT
 SUITE 105
 COLUMBIA, MO 65203
 PHONE: (573) 817-5750. FAX: (573) 817-1677



Coil Construction

**EXCERPTS
PLANNING AND ZONING COMMISSION
MARCH 7, 2013**

13-08 A request by The Trustees of Boone County Hospital (owner) to rezone 13.77 acres of land from O-P (Planned Office District) and R-1 (One-Family Dwelling District) to C-P (Planned Business District), and for approval of a development plan to be known as Boone Hospital Medical Park South C-P Plan. The subject site is located on the southeast corner of Forum Boulevard and Nifong Boulevard.

MR. WHEELER: May we have a Staff report, please.

Staff report was given by Mr. Steven MacIntyre of the Planning and Development Department. Staff recommends approval of the following:

- 1.) Rezoning from O-P and R-1 to C-P, and associated statement of intent; and
- 2.) C-P development plan and design parameters, including variance from Section 29-17(d)(6) regarding screening along the southeast property line.

MR. WHEELER: Are there any questions of Staff?

PUBLIC HEARING OPENED

MR. SCHNEIDER: Mr. Chairperson and members of the Commission, I'm Tom Schneider. I'm a lawyer with offices at 11 North Seventh Street here in Columbia, and it's been my privilege to represent the Boone County Hospital Board of Trustees for the last 15 years. The hospital trustees are locally elected officials who, by statute, are charged with operating or causing to be operated the local county hospital and to engage in community healthcare services and activities. With me tonight are Jay Gebhardt, who is going to address development issues. I intend to address the change in use issues. Mr. Gebhardt will describe the efforts we have made to address the needs of the -- and concerns of the neighbors and how that will be done. And also with me is Mrs. Barbara Weaver, who is a 32-year veteran of the Boone County Board of Trustees, and she will address, basically, the trustees' vision and the history of this particular property and why it's time now to put it into healthcare services. The uses have not yet been determined. A typical medical plaza like this could typically involve an ambulatory surgery center, perhaps dialysis and endoscopy services, medical offices, imaging centers, diagnostic services, and pharmacies. The community health needs will be carefully studied by BJC, which leases the hospital, and trustees in order to tailor the services that will be provided at this location to the community needs. What it won't be is a situation where pad sites are rented out to or sold off to something like a fast food franchise or to a big box store. This development is going to be unlike Biscayne Mall, for example. The need at this time to move forward starts with the rezoning process, because until the uses that can be considered are known and the design parameters are established it's difficult to determine what those medical services will be to meet the community needs. The reason for the increase in zoning uses being requested is really

three-fold. There are some uses which would be highly compatible which are not permitted under the existing zoning. For example, we can do nonprofit counseling and nonprofit education for such things as drug and tobacco cessation, but that could go for profit in the future, and that's not permitted under the existing zoning. There are situations where due to the evolution of business plans some of the uses that are typically or historically medical are shading into a more commercial mode. A pharmacy would be a good example. A pharmacy today has a different business model than it did 50 years ago and shades more towards the commercial retail in addition to true pharmacy services and products. And at some point zoning enforcement might say this is taking on too much of a commercial character and therefore the current zoning is not permissible. It's grey areas like that that we want to avoid problems with. The trustees, since they are charged with healthcare, are limited in terms of what they can do or lease to at this location. There has to be some tie in or some link to healthcare however indirect. And so in a medical complex such as this uses -- commercial uses which would facilitate, which would accommodate or support or somehow be symbiotic with the healthcare uses would be considered, and we would like to make those available. An example of that might be, we, of course, have a Wellaware facility, which is physical therapy after someone's had a surgical procedure. Well, it might make sense to make daily memberships available to these families who are coming in, bringing their loved ones that are going to have some sort of a surgical outpatient procedure and recovery, which may be four, six, or eight hours, and having a facility where what might be viewed as a fitness club as to those individuals because there's no medical tie in as there is with Wellaware. Another example might be an internet cafe. Instead of having the families waiting for their loved ones to recover cooped up in a doctor's office for four, six, or eight hours, who want to remain in close proximity, that's something that we would consider to be accommodating or tied in as well. There is no specific timetable for this, but the trustees feel that it's time to move in that direction to expand their mission in this community. Do you have any questions?

MR. WHEELER: Thank you. Are there any questions of this speaker? Thank you, sir.

MR. GEBHARDT: Good evening. My name is Jay Gebhardt; I'm a civil engineer with A Civil Group here in Columbia. I want to talk about the traffic improvements. We've worked closely with the city traffic engineers to develop conceptual traffic off-site improvements to Forum and to Nifong Boulevard. On Forum, we're basically starting down at the south end of this tract and building a new lane on the west side, right-hand side, for a right turn lane. And that right turn lane would go all the way up to the intersection and through to a new Australian right onto Nifong. That right turn lane would accommodate both our entrances there on Forum Boulevard. And if you've been out there in the mornings, you know that there's a lot of people wanting to go right who can't now because you have to wait for the green light to let you through -- the through traffic through. So we feel like that's -- the city traffic engineers feel like that's an improvement that's needed there. We're placing an eight-foot pedway on our side of the road because Forum Boulevard needs a pedway and we've decided on our side as the best side for that. On Nifong Boulevard, we've looked at what the City's going to

ultimately want for lanes on Nifong in both directions, and we have agreed to place and build the pavement south of the existing pavement down to the new -- where the future curb line would be. And that's what Steve was alluding to in his report. We're going to be building a lot more pavement than necessarily is needed right now, but when we're done, the City will be able to widen the rest of Forum and Nifong and not have to touch our property. In other words, we're building the improvements where they need to be in the future. We'll move the light standards on the traffic signal on that. So everything on our side of the road will be improved. We'll be building those medians for the right turns, right-in and right-outs as shown. We did meet with the neighborhood and it is late, but I didn't expect any of them to show up tonight if it had been early because I feel like -- there may be some here, but I feel like we've addressed all their concerns. We met with them at the church early on and they had a lot of concerns about flooding, lighting, mosquitoes in our detention ponds, things of that nature, and we've tried to address that. The request for the variance, real quick, we're asking for this variance, but what we did is we took the number trees that we were going to need if we put them on the property line and we put them along our parking lots instead. And then the neighbors asked for additional landscaping to try to buffer this more, so there's a second row of trees that you see on your second sheet that are on the east side of the detention ponds. All those trees were added just this week. It's not on the plan Staff has for approval, but we've agreed with the neighbors that we would add those trees. The trustees graciously gave me the ability to negotiate that with them. So my time is up. I'll answer any questions.

MR. WHEELER: Are there questions of this speaker? Ms. Peters?

MS. PETERS: What type of vegetation trees are you proposing to install for the neighbors, the additional screening?

MR. GEBHARDT: We are going to work with a professional landscaper to select the actual varieties, but they would have to be an evergreen type tree.

MR. WHEELER: And just for my knowledge, you're putting in the south lane of what would be the eastbound Nifong. Correct?

MR. GEBHARDT: Yes.

MR. WHEELER: Is there -- which is quite a concession, I'll agree. But is there a deceleration lane for --

MR. GEBHARDT: Yes.

MR. WHEELER: Would there be a deceleration lane as well --

MR. GEBHARDT: There will be a --

MR. WHEELER: -- for your entries?

MR. GEBHARDT: From the center line, we would be putting in two through lanes and a right turn lane into our property. And that right turn lane, Doug, ends at our last driveway, where it veers back to just two through lanes.

MR. WHEELER: So it's almost three lanes.

MR. GEBHARDT: Yeah. It is --

MR. WHEELER: Two additional.

MR. GEBHARDT: It is three lanes. They won't stripe it that way when it first gets built because the north side won't be done. But when the City comes in and lines the north side, then it will all be -- it'll all fit and work.

MR. WHEELER: Thank you. Any other questions? Mr. Strodtman?

MR. STRODTMAN: I have a couple. This looks to be, like, maybe a walking trail that's down along the retention area.

MR. GEBHARDT: That's exactly what it is.

MR. STRODTMAN: Who's to use that walking trail?

MR. GEBHARDT: Well, originally we showed that connected to the street sidewalks. And the neighbors were the first ones to object to that, in Bedford Walk. They didn't want people cutting through there. They're fine with the employees and people using the facility to use it, but they didn't want to encourage neighborhood traffic through that because they felt like they'd cut through their yards and stuff to get to it. And the trustees, one or two of them, raised some question about liability of that, if you've got a public way back there and people back there, at all hours of the day. You know, they didn't -- they weren't real comfortable with that. So we disconnected it from the street sides, but it is an internal walkway back by the creek.

MR. STRODTMAN: Last question, it's kind of minor. Why are the dumpster enclosures so far from the buildings on two of them and then the one's self-contained?

MR. GEBHARDT: Yeah. It's a great question. It's where Public Works will let me put them.

MR. STRODTMAN: Really?

MR. GEBHARDT: Yeah.

MR. STRODTMAN: Because I have found in my business, one, the employees don't want to take the trash out there because it's so far away and then, two, the businesses have a hard time managing those and before long you get the couches and the sofas and everything else dumped out there because the --

MR. GEBHARDT: Right.

MR. STRODTMAN: -- individuals that dump it there feel like they can get a little further away and they're not under the microscope.

MR. GEBHARDT: We actually had them closer to the buildings that they serve, and we were asked to move them to the locations shown by the trash guys.

MR. STRODTMAN: Thank you.

MR. WHEELER: Mr. Skala?

MR. SKALA: Yeah. Just one question: I'm always fascinated by the dynamic that occurs around trails. And I remember a little bit of a controversy -- there is a question in this -- but I remember a little bit of a controversy when The Links Golf Course trail was established. It was

supposed to have been a private -- private trail, similar to kind of what you're describing here. And some of us advocated for it being -- having public access. And as it turns out, it is now incorporated into the phase two part of the Hominy Branch Trail, which is supposed to go underneath the highway and so on and connect all the way into Stephens Park. But my question is, so is this -- does this have public access or are you excl-- is there some -- are you actually excluding public access? I know you're discouraging it because it no longer has the connections to the street.

MR. GEBHARDT: Karl, we're not excluding you. If you go to one of these businesses and you want to go for a walk down there and enjoy the landscaping, you're welcome to do that. It's just we didn't want to connect it to the public sidewalk system because the neighbors felt like it was a cut through.

MR. SKALA: No. I understand. But, you know, in some cases I think maybe some of those neighbors will want to take a nice walk along this path. I'm just -- I'm just curious as to whether or not that there is access should someone want to do that or not.

MR. GEBHARDT: If they want to come through the parking lot and get on it, they can. It's just not encouraged.

MR. WHEELER: Are there any other questions of this speaker? Ms. Peters?

MS. PETERS: Can you tell me what Mill Creek's like? I've seen it, but I haven't seen it recently. As I remember, it's fairly deep and hard to cross.

MR. GEBHARDT: It's a substantial stream, yeah.

MS. PETERS: So cutting through a neighborhood yard isn't real practical to get to the trail?

MR. GEBHARDT: Not for me, you know, but for children it's probably not a big deal at all. You wouldn't catch me doing it.

MR. WHEELER: Are there any other questions of this speaker? Thank you, Mr. Gebhardt. Who's our next speaker?

MS. WEAVER: Good evening, and it has been a long one and Doug even threatened to table our request. Not hardly. I am Barbara Weaver, 1415 North Countryshire. And I have happily served the citizens of Boone County as a trustee since 1981. There are five of us that are elected, one every five years; we have five-year terms. And back in 1993, Cletus Baurichter, who owned the Baurichter farm that was at Bethel and Forum and Nifong, was going to sell his farm. And he had been a volunteer at Boone Hospital for 25 years. He eventually sold that land to the Lutheran Synod out of St. Louis. And he came to me and he said, You know, if you-all are thinking about purchasing any land in the southwest part of town, you really need to look at this because the Synod did not want the entire tract of land. And so we were able to negotiate with them. Because we had been looking at land for a site in the southwest for a while. We had looked at land on Forum and some other places. This seemed to be perfect because as we looked at how Columbia was growing, we knew that we wanted a presence in southwest Columbia. So we purchased that 13 acres in 1993 with the vision of that being that we would be able to fulfill our mission, which is to improve the healthcare of the

citizens that we serve. We have held onto that land all these years, and we have had multiple offers to purchase, to lease, to build, to do everything on that land. We said, No, that land is for the future. And that's one of the things that's really hard to do when you're a trustee and you're trying to figure out what's going to be relevant in the future. But I am so glad we were able to purchase that land and that it will enable us to fulfill that vision. Thank you.

MR. WHEELER: Thank you. Are there questions of this speaker? Thank you. Are there any additional speakers?

PUBLIC HEARING CLOSED

MR. WHEELER: Commissioners, who wants to lead off? Ms. Peters?

MS. PETERS: I would say that I totally support this. I'm very glad that they're working -- or have worked with the neighborhood and have found additional screening to be satisfactory and helpful to the neighborhood. I am especially glad to see that the roadwork is going to be installed ahead of time. I would like to see a heck of a lot more of this go on in Columbia, and perhaps this will set an example.

MR. WHEELER: Mr. Skala?

MR. SKALA: Yeah. I like this proposal a lot, and I like it for several reasons, one of which Ann alluded to, that is some of the traffic considerations are necessary in this particular area as we grow. Another is the concept of offering some of these amenities to folks in terms of -- in addition to the healthcare needs that are necessary here. What I really like about this, and we've been talking about this some tonight, has a lot to do with buffered areas. And this seems to be one of those kinds of developments that fits itself into the land and is enhanced by just the topography of itself, the creek there and the riparian area along with the bioretention. And I have to commend the folks at the hospital and Jay for helping out to enhance even the screening that was already there. It makes this kind of a natural area on the end of this development which provides the perfect kind of buffer for the neighborhoods. I mean, frankly, from my perspective -- and I probably disagree with some of the neighbors there -- it would be nice to connect that somehow to the neighborhood because I think they would probably like to take advantage of that trail or have easier access to it. I don't -- I don't pretend to suggest that they need to endanger themselves by trying to get across the creek, but at any rate, I like this plan. I appreciate the thought that went into it, and I'm fully prepared to support it.

MR. WHEELER: Mr. Vander Tuig?

MR. VANDER TUIG: Yeah. I had the pleasure of working with Boone County Hospital on the patient care tower and the Board of Trustees has a good track record of working with the City of Columbia with regards to roadways. William Street was the road in that particular case and this is another great example. And this piece of property is perfect for this development and it's a very nice layout, and so I intend to support it.

MR. WHEELER: Mr. Reichlin?

MR. REICHLIN: Presently, I walk out of my home on Fall River Drive, and what stares me in the face is the Walgreens' sign. I'm going to be very pleased to have something else to look at. I intend to support it. I've heard comments back from my neighbors and they've all been positive. The concern about the trail was -- you know, trails have been a contentious item in our subdivision for a period of years. Although very many people like them, some people feel like it's an intrusion on their privacy. So the concessions made with regard to the handling of this item on this piece of property has been something that has been noted by very many people in the area. So I'm -- we're happy -- everybody in Bedford Walk that I've talked to is happy to see it go forward.

MR. WHEELER: Dr. Puri?

DR. PURI: Yes. I echo all the Commissioners' sentiments here. I think it's a well laid out plan and it's very attractive; attractive to the neighborhood and attractive to infrastructure, and Mr. Gebhardt has done a good job, and I fully intend to support this.

MR. STRODTMAN: I think this is a natural. As Dr. Puri just mentioned, it's very attractive, it fits the area, it's very complimentary. It's a corporate sponsor that's going above and beyond to fit in and to continue to be a fixture in the community, and I plan on supporting it also.

MR. LEE: I would only echo what everyone else has said. I think it's a great use of the land.

MR. TILLOTSON: I'll agree with that. I don't need to say much more. It's late. I intend to support it.

MR. SKALA: Want me to frame a motion?

MR. WHEELER: If I may, I --

MR. SKALA: Oh, sure. I'm sorry.

MR. WHEELER: I think all of us met with somebody on this one, or most of us did, and I'm very happy to see off-site improvements. I'm not going to belabor any of that. I had concerns, frankly. That's just me. I had concerns Boone County Hospital being in the commercial rental business, and so I'm very pleased to be educated tonight that these are services that are complimentary -- or I don't think that's the word you used, but it's not -- you know, we're not really leasing to -- you know, I mean, we're not going to see a retail clothing store or something like that. You're not in that business, and I'm glad to hear we're not, because I'd hate to think we're using public dollars for that. And I just had to throw that out there because it's one of my little deals. Mr. Skala, please.

MR. SKALA: Yeah. I'll frame the motion. I make a motion to recommend approval of a request by The Trustees of Boone County Hospital to rezone 13.77 acres of land from O-P (Planned Office District) and R-1 (One-Family Dwelling District) to C-P (Planned Business District), and for approval of a development plan to be known as Boone Hospital Medical Park South C-P Plan. The subject site is located on the southeast corner of Forum Boulevard and Nifong Boulevard. And I think there are -- along with the Staff recommendations there is a C-P development plan, a design -- there's a variance from Section 29-17(d)(6) regarding screening along the southeast property line.

MR. WHEELER: Do we need two separate votes on this or can these items run together, the zoning action?

MR. SKALA: That's true. We might want to separate those.

MR. WHEELER: I'm asking here because --

MR. ZENNER: You can. I think historical pattern has been that you have done them independently.

MR. SKALA: That's true.

MR. WHEELER: Great.

MR. SKALA: So can I -- if we are going to do that, can I just adjust that for the rezoning and we can repeat the process.

MR. WHEELER: I think the zoning and -- unfortunately, I don't have it pulled up here right now, but the zoning and --

MR. SKALA: Well, the zoning is the first part of that, a request by The Trustees of Boone County Hospital to rezone 13.77 acres to those designations. Right? And that -- and so --

MR. WHEELER: The associated statement of intent. Right.

MR. SKALA: Right. What I just said without the C-P plan, or without the --

MR. WHEELER: That's next.

MR. SKALA: That's next.

MR. WHEELER: So we've got zoning with statement of intent. That's your motion?

MR. SKALA: Yes.

MR. STRODTMAN: I'll second it.

MR. WHEELER: So we have a motion and a second. Discussion on the motion? Seeing none, roll call please.

MR. VANDER TUIG: We have a motion and a second for approval of Case 13-08 for rezoning of O-P and R-1 to C-P and the associated statement of intent.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Lee, Ms. Peters, Dr. Puri, Mr. Reichlin, Mr. Skala, Mr. Strodtman, Mr. Tillotson, Mr. Vander Tuig, Mr. Wheeler. Motion carries 9-0.

MR. WHEELER: Recommendation for approval will be forwarded to City Council. If you don't mind, in fact, you can make the motion. It's a C-P development plan, design parameters, including variance and that would include along the southeast property line, including the additional screening. I think that's --

MR. SKALA: Yeah. That's what's left. Did you make the motion? I'll second it.

MR. WHEELER: I'll make the motion, yeah. You'll second it?

MR. SKALA: Second.

MR. WHEELER: Discussion on the motion? No discussion. All right. Roll call, please.

MR. VANDER TUIG: All right. We've got a motion and a second for the second part of

Case 13-08 for the C-P development plan to be known as Boone Hospital Medical Park South C-P Plan in addition to the variance to the screening on the southeast and the additional screening as requested by the residents to the southeast.

Roll Call Vote (Voting “yes” is to recommend approval.) Voting Yes: Mr. Lee, Ms. Peters, Dr. Puri, Mr. Reichlin, Mr. Skala, Mr. Strodtman, Mr. Tillotson, Mr. Vander Tuig, Mr. Wheeler.

Motion carries 9-0.

MR. WHEELER: Recommendation for approval will be forwarded to City Council. Our next case number is 13-13. We've actually received a request to table this until our March 21st meeting. So unless someone's here to -- this was an advertised public hearing, so if someone wants to speak on this, come on down. Otherwise we're going to take action on the tabling. Seeing no one, Commissioners? It's my understanding they are asking to table this item so they can meet with the neighbors. Seems appropriate. I would make a motion that we table this item to the March 21st meeting.

MR. LEE: Second.

MR. WHEELER: Mr. Lee is going to second that. Is there discussion on that motion?

MR. VANDER TUIG: I'm sorry. What's the date? The date that we're --

MR. WHEELER: Oh, March 21st.

MR. VANDER TUIG: March 21st.

MR. WHEELER: We're going to table that until March 21st. And I think we can do that with a voice vote, can't we?

MR. ZENNER: Yes.

MR. WHEELER: Everybody in favor, say aye. Opposed, same sign. All right.

(Unanimous voice vote for approval.)

MR. WHEELER: So that one's tabled. Moving on, Case No. 13-16. You don't see any way to combine 13-16 and 13-17, do you, Mr. Zenner?

MR. ZENNER: They actually are already combined for you.

MR. WHEELER: Well, thank you. And we'll take two separate actions just to keep you happy. So we're going to hear Case No. 13-16 and 13-17.