

NOTICE OF APPLICATION TO THE BOARD OF ADJUSTMENT

(FOR A VARIANCE)

TO: BOARD OF ADJUSTMENT
Community Development Department
City Hall, 701 E. Broadway, Columbia, Missouri 65203

SUBJECT: Notice of appeal from Decision of Patrick Zenner, Development Services Manager
in regard to the following described property located in the City of Columbia,
County of Boone, State of Missouri (legal description):
See Legal Description Attachment

which is presently zoned M-C and known, or to be known, as East Clark Lane
(Street Number and Name)

County Assessor's 14 Digit Real Estate Tax Number: 17-204-00-00-045.00 01 17-204-00-00-044.00 01

Notice is hereby given that Applicant(s) requests a variance with respect to the above described property.

On the 12th day of June, 2020 said official did deny the sign permit application of
the Applicant.

The reason he gave for such action was that due to 29-1.11 the master shopping center signs are not
permitted and due to 29-4.8(f)(1)(ii), the master shopping center sign would be too large, and due to
29-4.8(f)(2)(ii), the north wall signage is too large, and due to 29-4.8(f)(2)(ix), the east wall sign not
permitted because it does not have street frontage.

which does not comply with Sections listed above, Code of Ordinances of the City of Columbia,
Missouri, which Section provides or requires that master shopping center signs be in shopping centers, that
they be smaller if adjacent to this portion of Clark Lane, that the north wall signage be lesser square
footage, and that the east wall sign not exist without street frontage.

A copy of the letter of said official is hereto attached.

There are practical difficulties or unnecessary hardships, or both, in the way of carrying out the strict letter
of the Ordinance because the restrictions imposed by Sections 29-1.11, 29-4.8(f)(1)(ii), 29-4.8(f)(2)(ii)
and 29-4.8(f)(2)(ix) would prohibit the reasonable and necessary signage for the use and operation of the
property as intended by the applicant and the applicable zoning designation.

If the Board of Adjustment varies or modifies the application of the Ordinance as requested by this appeal,
nevertheless there will be a substantial compliance with the Unified Development Code, the spirit of the
Unified Development Code will be observed, public safety and welfare will be secured, and substantial
justice will be done because

the proposed signage is necessary to accomplish the purposes stated in the sign Ordinances of the Unified
Development Code.

Applicant(s) requests that the Board of Adjustment vary or modify the application of the Ordinance to the
above described property to the extent indicated, and that a variance be granted to the application of the
Unified Development Code to the signage requirements of the property.

Attached hereto and made a part hereof is a sheet entitled "Parties in Interest" which lists the names and
addresses of all other parties in interest, to the best knowledge and belief of Applicant(s).

6/15/20
DATE

SIGNATURE(S)

[Handwritten Signature]

ADDRESS
TELEPHONE

1103 E. Broadway
Columbia, MO 65201
573-874-7777

CAPACITY OR INTEREST IN PROPERTY Attorney for the Applicant

I hereby acknowledge receipt of a signed copy of the above Notice of Application, and I also acknowledge
receipt of the deposit required to be made with said Notice of Application.

COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE
DATE

Legal Description for Sign Variance Application

A TRACT OF LAND BEING PART OF THAT PARCEL DESCRIBED IN BOOK 3597 PAGE 0109, BOOK 4592 PAGE 0169, BOOK 4592 PAGE 0170 AND BOOK 4592 PAGE 0171, LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST OF THE 5TH P.M. BOONE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE ALONG THE NORTH LINE OF SAID SECTION 10 N89°55'00"E (BEARING PER BOONE COUNTY SURVEY NO. 7633) 171.99 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING ALONG SAID NORTH LINE N89°55'00"E 1,203.10 FEET; THENCE DEPARTING SAID NORTH LINE S31°46'57"W 173.55 FEET; THENCE N58°13'03"W 30.00 FEET TO THE NORTHWEST RIGHT OF WAY LINE OF EAST ST. CHARLES ROAD; THENCE ALONG SAID NORTHWEST RIGHT OF WAY LINE S31°46'57"W 675.00 FEET; THENCE S37°17'04"W 7.43 FEET TO THE NORTH LINE OF LOGAN ACRES PER PLAT RECORDED IN PLAT BOOK 11 PAGE 302; THENCE ALONG SAID NORTH LINE N88°17'04"W 725.52 FEET; THENCE DEPARTING SAID NORTH LINE N00°04'53"W 687.95 FEET TO THE POINT OF THE BEGINNING AND CONTAINING 15.37 ACRES MORE OR LESS.

St. Charles Road Signage Exhibit



1818 HWY. M
BARNHART, MO 63012
PH: 636-464-0200
FAX: 636-464-9990
WWW.PIROSSIGNS.COM
GRAPHICS@PIROSSIGNS.COM

CUSTOMER
TKG - Clark Lane Commons

JOB LOCATION
Clark St.
Columbia, Mo

CONTACT
Robert Green

SALES PERSON
Rhonda Kassen

DATE
02/06/20

DRAWN BY
Dave Filla

SAVED AS
200041 TKG CLC Pylons

RENDERING #
200041-04
REVISED BY & DATE

REVISION(S)
-02: Removed spaces.

-03: Added square footage.

-04: Changed name

-05:

-06:

-07:

-08:

-09:

- APPROVED AS IS
- APPROVED AS NOTED
- REVISE & RESUBMIT

INITIALS _____

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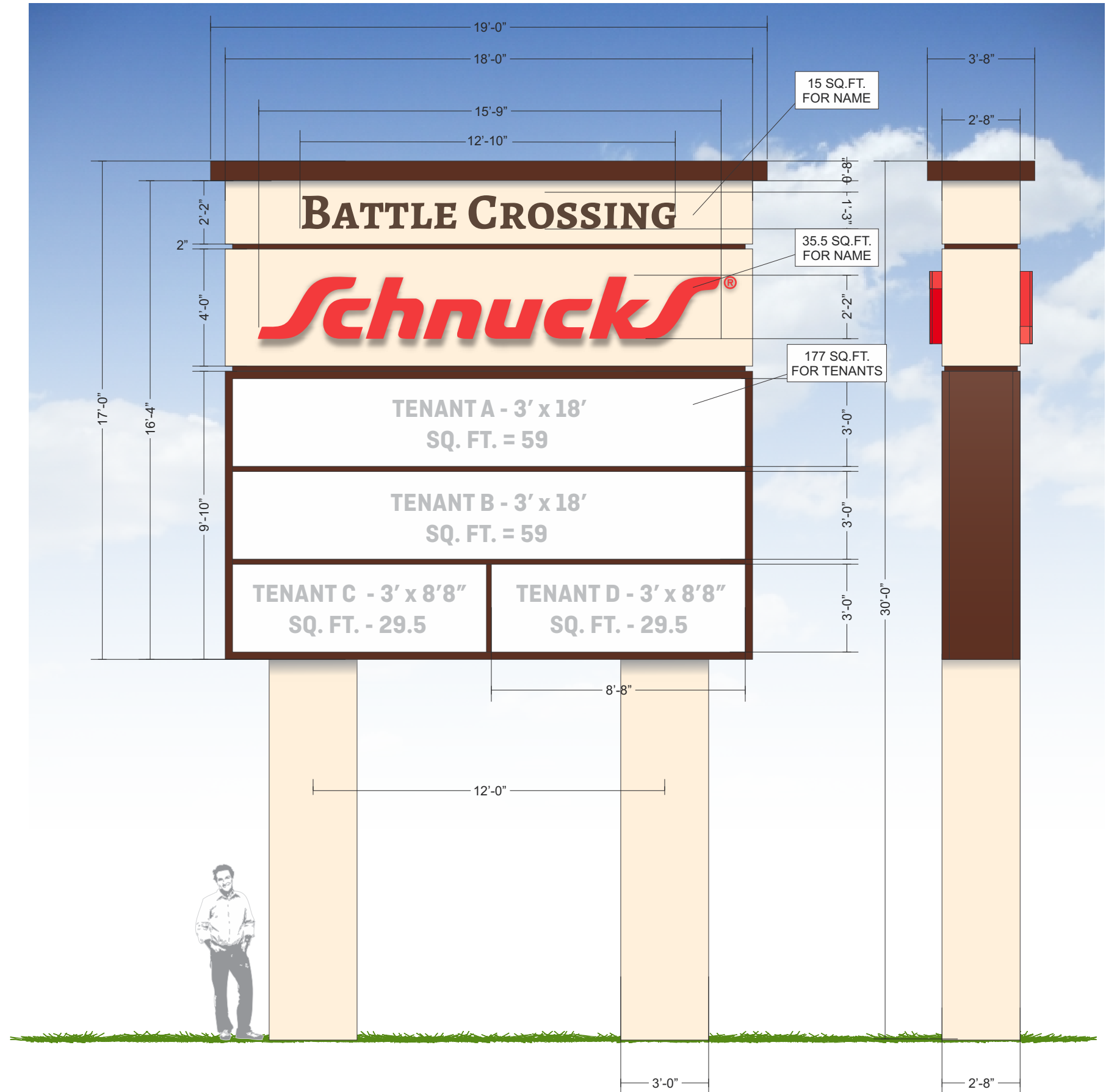
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

A1 Tenant Pylon

Scale: 1/4"=1'-0"

SUPPLY AND INSTALL (x2) DOUBLE SIDE TENANT PYLON SIGN.

- FABRICATED ALUMINUM STRUCTURE
- ROUTED ALUMINUM IDENTITY CABINET FACES
- FACES BACKED UP WITH WHITE PLASTIC SHEETED WITH DURANODIC (BRONZE) TRANSLUCENT VINYL
- ALUMINUM ANCHOR TENANT CABINET WITH STANDARD FABRICATED CHANNEL LETTERS
- INDIVIDUALLY FORMED ALUMINUM CHANNEL LETTERS
- RED ACRYLIC FACES
- ACRYLIC FACES EDGED WITH 1" RED TRIM CAP
- LETTER RETURNS PAINTED RED
- ALUMINUM TENANT CABINET WITH 3" RETAINER AND 2" DIVIDERS
- WHITE PLASTIC FACES WITH HANGER BARS
- STRUCTURE / CABINETS WITH CREAM COLOR (COLOR TBD) TO HAVE TEXTURED FINISH
- STRUCTURE / CABINETS WITH BROWN COLOR (COLOR TBD) TO HAVE SMOOTH FINISH



Clark Lane Signage Exhibit



1818 HWY. M
BARNHART, MO 63012
PH: 636-464-0200
FAX: 636-464-9990
WWW.PIROSSIGNS.COM
GRAPHICS@PIROSSIGNS.COM

CUSTOMER
TKG - Clark Lane Commons

JOB LOCATION
Clark St.
Columbia, Mo

CONTACT
Robert Green

SALES PERSON
Rhonda Kassen

DATE
05/28/20

DRAWN BY
Dave Filla

SAVED AS
200132 TKG Clark Lane Tenant
Monuments

RENDERING #
200132-05

REVISED BY & DATE
06/09/20 DMF

REVISION(S)
-02: Cut out dead area in top
panel and added to bottom
cabinet

-03: Added space to top cabinet
and reduced lower cabinet size
-04: Tenant panel split vertically

-05: Increased structure size /
Schnucks lettering and panel
-06:

-07:

-08:

-09:

APPROVED AS IS
 APPROVED AS NOTED
 REVISE & RESUBMIT

INITIALS _____

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Tenant Monument/Pylon

Scale: 1/2"=1'-0"

SUPPLY AND INSTALL (x2) DOUBLE SIDE TENANT MONUMENT/PYLON

- FABRICATED ALUMINUM STRUCTURE
- STRUCTURE / CABINETS WITH CREAM COLOR (COLOR TBD) TO HAVE TEXTURED FINISH
- STRUCTURE / CABINETS WITH BROWN COLOR (COLOR TBD) TO HAVE SMOOTH FINISH
- INDIVIDUALLY FORMED ALUMINUM CHANNEL LETTERS
- RED ACRYLIC FACES
- ACRYLIC FACES EDGED WITH 1" RED TRIM CAP
- LETTER RETURNS PAINTED RED
- ILLUMINATED WITH RED LED

- ALUMINUM TENANT CABINETS WITH 1.5" RETAINER
- WHITE PLASTIC FACES
- ILLUMINATED WITH WHITE LED

 3/16" ACRYLIC 2793 RED
SW6864 CHERRY TOMATO RED





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 WWW.PIROSSIGNS.COM
 GRAPHICS@PIROSSIGNS.COM

CUSTOMER
 Schnucks

JOB LOCATION
 Columbia, MO

CONTACT

SALES PERSON
 Rhonda Kassen

DATE
 6-8-20

DRAWN BY
 Eric Irvin

SAVED AS
 201098 Schnucks Columbia
 Channel Letters

RENDERING #
201098-05

REVISED BY / DATE

REVISION(S)

-02: Downsized and added more options

-03: Updated final options

-04: Recalculated Square footage

-05: Recalculated square footage

-06:

-07:

-08:

-09:

- APPROVED AS IS
- APPROVED AS NOTED
- REVISE & RESUBMIT

INITIALS _____

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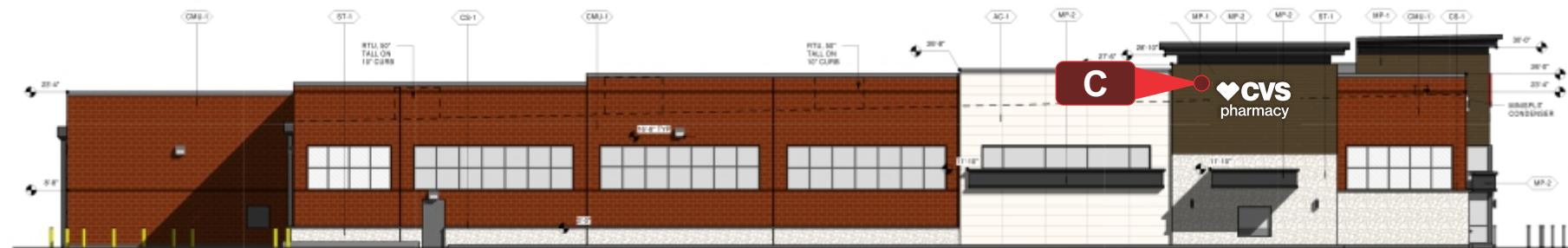
A → SCHNUCKS CHANNEL LETTERS

B → CVS CHANNEL LETTERS

C → CVS CHANNEL LETTERS



NORTH ELEVATION



EAST ELEVATION



1818 HWY. M
BARNHART, MO 63012
PH: 636-464-0200
FAX: 636-464-9990
WWW.PIROSSIGNS.COM
GRAPHICS@PIROSSIGNS.COM

CUSTOMER
Schnucks

JOB LOCATION
Columbia, MO

CONTACT

SALES PERSON
Rhonda Kassen

DATE
6-8-20

DRAWN BY
Eric Irvin

SAVED AS
201098 Schnucks Columbia
Channel Letters

RENDERING #
201098-05

REVISED BY / DATE

REVISION(S)

-02: Downsized and added more options

-03: Updated final options

-04: Recalculated Square footage

-05: Recalculated square footage

-06:

-07:

-08:

-09:

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- REVISE & RESUBMIT

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A

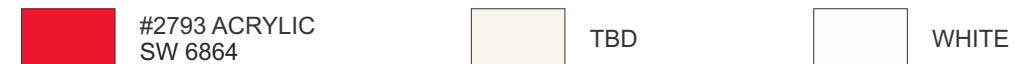


A - Channel Letters

SCALE: 3/16" = 1'

PRODUCE & INSTALL 1 SET OF CHANNEL LETTERS.

- "SCHNUCKS"
 - ALUMINUM CONSTRUCTION
 - 5.5" DEEP RETURNS PAINTED SW 6864
 - #2793 RED ACRYLIC FACES W/ 2" RED TRIM CAP
 - ILLUMINATED W/ SLOAN "RED" LED SYSTEMS
 - INTERIOR OF LETTERS PAINTED WHITE
- "FRESH FOODS"
 - ALUMINUM CONSTRUCTION
 - 3" DEEP RETURNS PAINTED WHITE
 - #7328 WHITE ACRYLIC FACES W/ 1" WHITE TRIM CAP
 - ILLUMINATED W/ GE GELCORE "WHITE" LED SYSTEM
 - INTERIOR OF LETTERS PAINTED WHITE
- BACKER PANEL
 - 2" DEEP ALUMINUM CONSTRUCTION BACKER
 - PAINTED COLOR TBD
 - LETTERS MOUNTED TO BACKER
 - BACKER MOUNTED FLUSH TO WALL
 - ALL LETTERS REMOTE MOUNTED
- FULL SURVEY NEEDED BEFORE PRODUCTION
- ALL FINAL DETAILS TBD
- 326.6 SQUARE FEET



SCALE: 1/16" = 1'





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 PH: 636-464-0200
 FAX: 636-464-9990
 WWW.PIROSSIGNS.COM
 GRAPHICS@PIROSSIGNS.COM

CUSTOMER
 Schnucks

JOB LOCATION
 Columbia, MO

CONTACT

SALES PERSON
 Rhonda Kassen

DATE
 6-8-20

DRAWN BY
 Eric Irvin

SAVED AS
 201098 Schnucks Columbia
 Channel Letters

RENDERING #
201098-05

REVISED BY / DATE

REVISION(S)

-02: Downsized and added more options

-03: Updated final options

-04: Recalculated Square footage

-05: Recalculated square footage

-06:

-07:

-08:

-09:

- APPROVED AS IS
- APPROVED AS NOTED
- REVISE & RESUBMIT

INITIALS

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B



B - Channel Letters

SCALE: 1/2" = 1'

PRODUCE & INSTALL 1 SET OF CHANNEL LETTERS.

- ALUMINUM CONSTRUCTION
- 5" DEEP RETURNS PAINTED WHITE
- #7328 WHITE ACRYLIC FACES W/ 1" WHITE TRIM CAP
- ILLUMINATED W/ HANLEY 3120 WHITE LED'S
- REMOTE MOUNTED
- FLUSH MOUNTED TO WALL
- FULL SURVEY NEEDED BEFORE PRODUCTION
- ALL FINAL DETAILS TBD
- 43.6 SQUARE FEET



SCALE: 1/16" = 1'





1818 HWY. M
BARNHART, MO 63012
PH: 636-464-0200
FAX: 636-464-9990
WWW.PIROSSIGNS.COM
GRAPHICS@PIROSSIGNS.COM

CUSTOMER
Schnucks

JOB LOCATION
Columbia, MO

CONTACT

SALES PERSON
Rhonda Kassen

DATE
6-8-20

DRAWN BY
Eric Irvin

SAVED AS
201098 Schnucks Columbia
Channel Letters

RENDERING #
201098-05

REVISED BY / DATE

REVISION(S)

-02: Downsized and added more options

-03: Updated final options

-04: Recalculated Square footage

-05: Recalculated square footage

-06:

-07:

-08:

-09:

- APPROVED AS IS
- APPROVED AS NOTED
- REVISE & RESUBMIT

INITIALS _____

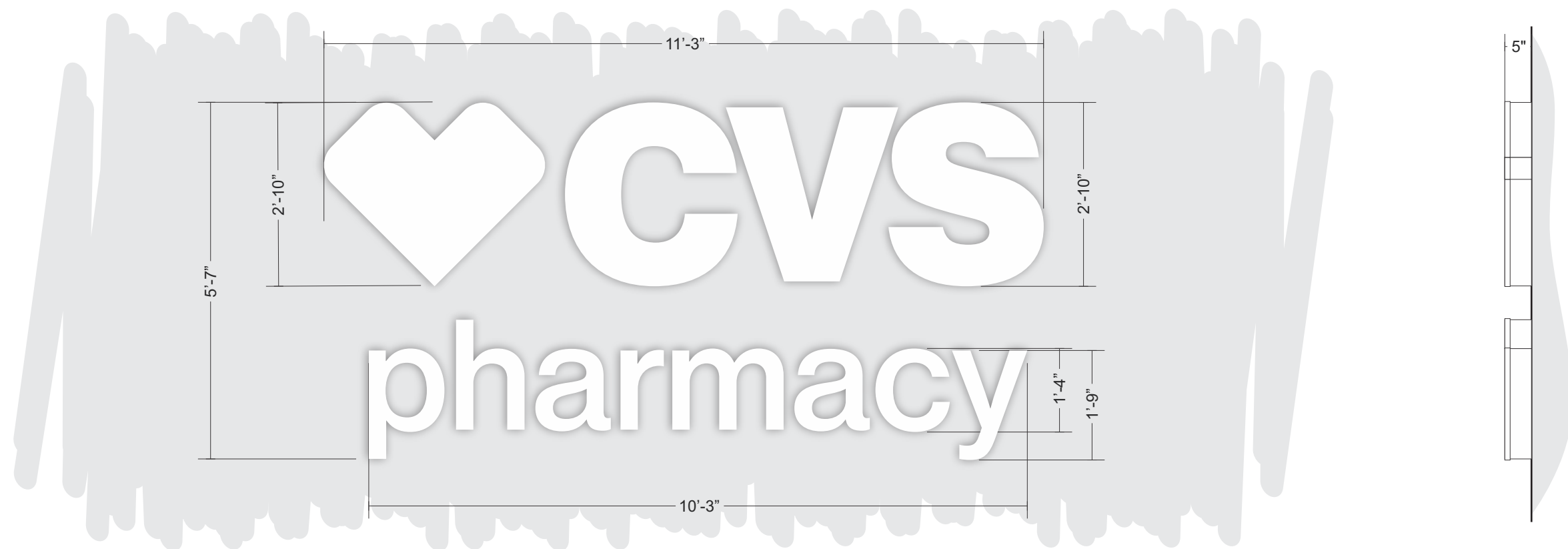
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C



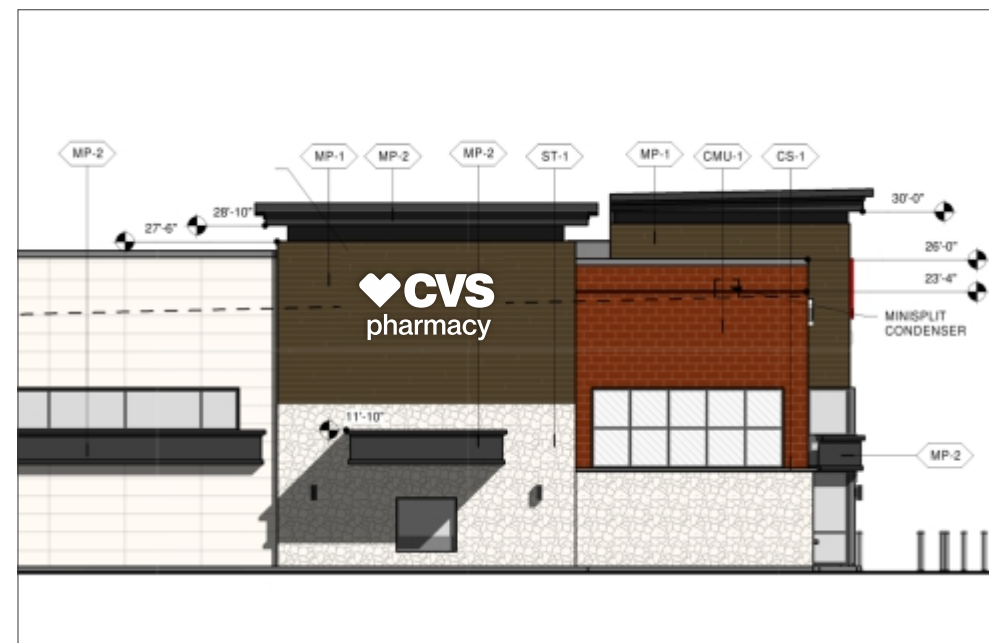
SCALE: 1/16" = 1'

C - Channel Letters

SCALE: 1/2" = 1'

PRODUCE & INSTALL 1 SET OF CHANNEL LETTERS.

- ALUMINUM CONSTRUCTION
- 5" DEEP WHITE RETURNS
- #7328 WHITE ACRYLIC FACES W/ 1" WHITE TRIM CAP
- ILLUMINATED W/ HANLEY PF3120 WHITE LED'S
- INTERIOR OF LETTERS PAINTED WHITE
- REMOTE MOUNTED
- FLUSH MOUNTED TO WALL
- FULL SURVEY NEEDED BEFORE PRODUCTION
- ALL FINAL DETAILS TBD
- 62.8 SQUARE FEET





June 12, 2020

Mr. Robert Hollis
VanMatre, Harrison, Hollis, Taylor, and Elliott, P.C.
1103 East Broadway
Columbia, Missouri 65201

Re: Denial Letter – Battle Crossing and Schnucks Markets, Inc. Signage, Clark Lane and St. Charles Road

Dear Mr. Hollis:

This letter is to inform you that the proposed sign plans for the future Battle Crossing Commercial Subdivision and the proposed Schnucks grocery store submitted on June 11, 2020, at the above referenced location are hereby denied for the following reasons:

1. The proposed master shopping center signs are not permitted since their locations are on individually platted lots which is inconsistent with the definition of a "shopping center" (Section 29-1.11) and constitute off-premise advertising for the businesses not located upon the lots to which the signage is proposed (Section 29-1.11).
2. The height and area of the proposed master shopping center sign along the Clark Lane frontage exceeds the maximum area (64 sq.ft.) and height (12-feet) for the M-C zoning district based on the restrictions imposed by Section 29-4.8(f)(1)(ii) of the UDC as this location is regulated by the "collector or local non-residential" sign area/height regulations of Table 4.8-8 and not the "arterial" signage standards.
3. The sign area and height of the proposed master shopping center sign along the St. Charles Road frontage would be permissible, as shown, provided the Board of Adjustment grants a variance to allowing its location given its inconsistency with item #1 above.
4. The proposed wall signage on the north façade of the proposed Schnucks grocery store exceeds the maximum wall signage allowed per Section 29-4.8(f)(2)(ii) of the UDC as this façade face is regulated by the "collector or local non-residential" sign area provisions of Table 4.8-9 and not the "arterial" signage standards.
5. The proposed wall signage on the east façade of the proposed Schnuck grocery store is not permitted since such signage does not have street frontage as required by Section 29-1.11 of the UDC and historical application of Section 29-4.8(f)(2)(ix) of the UDC. Provided the Board of Adjustment approves a variance, the proposed square footage of the signage would be consistent with provisions of Table 4.8-8 for the M-C zoning district and for signage reading to St. Charles Road which is classified as an arterial roadway.

Building & Site • CATSO • Housing Programs • Neighborhood Services • Planning • Volunteer Programs



573.874.7474 Service Center
573.874.7239 Administrative Offices



701 E. Broadway, P.O. Box 6015
Columbia, Missouri 65205



CoMo.gov
CoMo.gov/community-development

OUR MISSION: TO PROMOTE THE WELL-BEING OF EVERYONE IN OUR COMMUNITY THROUGH COMMUNITY DEVELOPMENT

If you desire to pursue your requested signage applicants you must seek relief in the form of a variance which would be considered by the Board of Adjustment. Applications for variances may be obtained from the City Clerk's Office or at

www.como.gov/council/wp-content/uploads/sites/23/2015/11/noticeofapplication_variance_oct08.pdf

Should you have additional questions please contact our offices.

Sincerely,



Patrick R. Zenner, Development Services Manager
City of Columbia – Community Development Department

Building & Site • CATSO • Housing Programs • Neighborhood Services • Planning • Volunteer Programs

 573.874.7474 Service Counter
573.874.7239 Administrative Offices

 701 E. Broadway, P.O. Box 6015
Columbia, Missouri 65205

 CoMo.gov
CoMo.gov/community-development

City of Columbia: Columbia for the best jobs, the best people, the best way to live and play.