

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 Clint Smith Planning & Dev Dept
in regard to the following described property located in the City of Columbia,
County of Boone, State of Missouri (legal description):

Lot One (1) of Crossroads North Subdivision Plat One (1) as shown by the plat recorded in
Plat Book 11, Page 98, Records of Boone County, Missouri.

which is presently zoned MC-MIXED USE and known, or to be known, as 900 VANDIVER
(Street Number and Name)

County Assessor's 14 Digit Real Estate Tax Number: 16-312-00-07-001.00 01

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

On the 9th day of June, 2020 said official did Fail the building permit submittal
BLDC-2314-2020

The reason he gave for such action was that Parking is in excess of two hundred percent (200%) of the
minimum amount required by Table 4-3.1

which does not comply with Section 29-4.3(e)(3), Code of Ordinances of the City of Columbia,
Missouri, which Section provides or requires that Parking does not exceed 200% of the minimum
required

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 Starbucks has a well established need for parking based on operations at
stores around the country. Their business model and traffic flow does not match those of a typical drive-
thru restaurant, which the parking requirements are based on. They are able to serve more customers in a
smaller space and need the addition parking spaces.

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 purposes of the zoning code (per section 29-1.2) include property development with adequate traffic and
infrastructure capabilities, promoting the orderly use and layout of the land and encouraging efficient
patterns of land use. Providing adequate parking spaces does serve these purposes. Allowing 5 additional
parking spaces will have no negative impacts.

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
They allow for a total of 25 parking spaces (250% of the minimum required per code)

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) [Signature]
ADDRESS 1103 E Broadway
Columbia MO 65201
TELEPHONE 573 874 7777

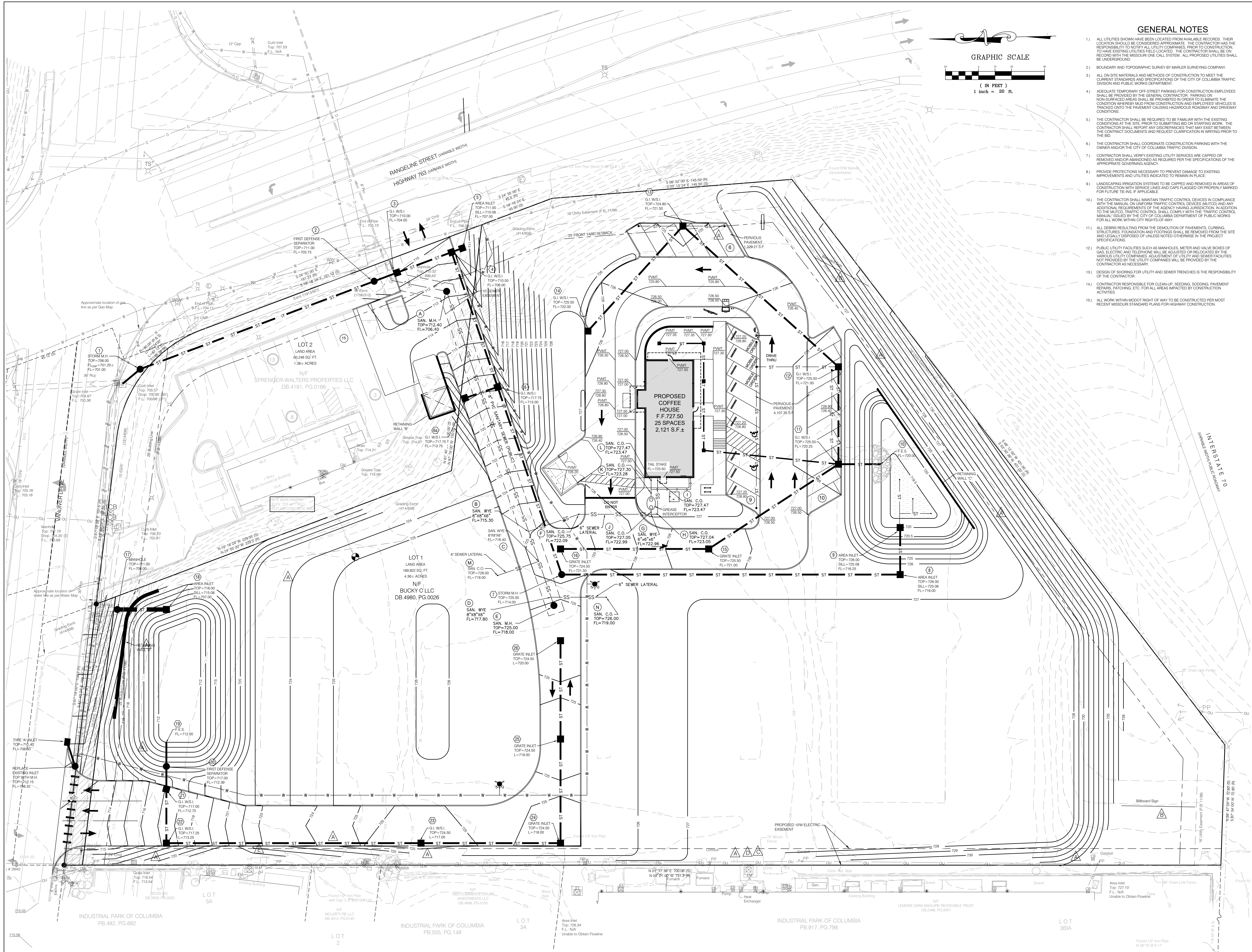
CAPACITY OR INTEREST IN PROPERTY Attorney For the Applicant

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

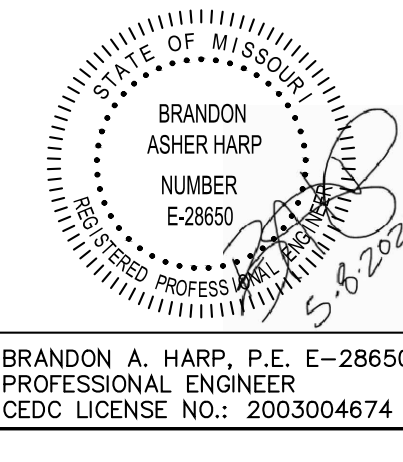
Legal Description for Parking Variance Application

LOT ONE (1) OF CROSSROADS NORTH SUBDIVISION PLAT ONE (1) AS SHOWN BY
THE PLAT RECORDED IN PLAT BOOK 11, PAGE 98, RECORDS OF BOONE COUNTY,
MISSOURI



GENERAL NOTES

- 1) ALL UTILITIES SHOWN HAVE BEEN LOCATED FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- 2) BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING COMPANY.
- 3) ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF COLUMBIA TRAFFIC DIVISION AND PUBLIC WORKS DEPARTMENT.
- 4) ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- 5) THE CONTRACTOR SHALL BE REQUIRED TO BE FAMILIAR WITH THE EXISTING CONDITIONS AT THE SITE. PRIOR TO SUBMITTING BID OR STARTING WORK, THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES THAT MAY EXIST BETWEEN THE CONTRACT DOCUMENTS AND REQUEST CLARIFICATION IN WRITING PRIOR TO THE BID.
- 6) THE CONTRACTOR SHALL COORDINATE CONSTRUCTION PARKING WITH THE OWNER AND/OR THE CITY OF COLUMBIA TRAFFIC DIVISION.
- 7) CONTRACTOR SHALL VERIFY EXISTING UTILITY SERVICES ARE CAPPED OR REMOVED AND/OR ABANDONED AS REQUIRED PER THE SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCY.
- 8) PROVIDE PROTECTIONS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES INDICATED TO REMAIN IN PLACE.
- 9) LANDSCAPING IRRIGATION SYSTEMS TO BE CAPPED AND REMOVED IN AREAS OF CONSTRUCTION WITH SERVICE LINES AND CAPS FLAGGED OR PROPERLY MARKED FOR FUTURE TIE-INS, IF APPLICABLE.
- 10) THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL DEVICES IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY ADDITIONAL REQUIREMENTS OF THE AGENCY HAVING JURISDICTION. IN ADDITION TO THE MUTCD, TRAFFIC CONTROL SHALL COMPLY WITH THE TRAFFIC CONTROL MANUAL ISSUED BY THE CITY OF COLUMBIA DEPARTMENT OF PUBLIC WORKS FOR ALL WORK WITHIN CITY RIGHTS-OF-WAY.
- 11) ALL DEBRIS RESULTING FROM THE DEMOLITION OF PAVEMENTS, CURBING, STRUCTURES, FOUNDATION AND FOOTINGS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF UNLESS NOTED OTHERWISE IN THE PROJECT SPECIFICATIONS.
- 12) PUBLIC UTILITY FACILITIES SUCH AS MANHOLES, METER AND VALVE BOXES OF GAS, ELECTRIC AND TELEPHONE WILL BE ADJUSTED OR RELOCATED BY THE VARIOUS UTILITY COMPANIES. ADJUSTMENT OF UTILITY AND GUY WIRE FACILITIES NOT PROVIDED BY THE UTILITY COMPANIES WILL BE PROVIDED BY THE CONTRACTOR AS NECESSARY.
- 13) DESIGN OF SHIELDING FOR UTILITY AND SEWER TRENCHES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 14) CONTRACTOR RESPONSIBLE FOR CLEAN-UP, SEEDING, SODDING, PAVEMENT REPAIRS, PATCHING, ETC. FOR ALL AREAS IMPACTED BY CONSTRUCTION ACTIVITIES.
- 15) ALL WORK WITHIN MODIFIED RIGHT OF WAY TO BE CONSTRUCTED PER MOST RECENT MISSOURI STANDARD PLANS FOR HIGHWAY CONSTRUCTION.



BRANDON A. HARP, P.E., E-28550
 PROFESSIONAL ENGINEER
 CEDC LICENSE NO.: 2003004674

CEDC
 CIVIL ENGINEERING
 DESIGN CONSULTANTS

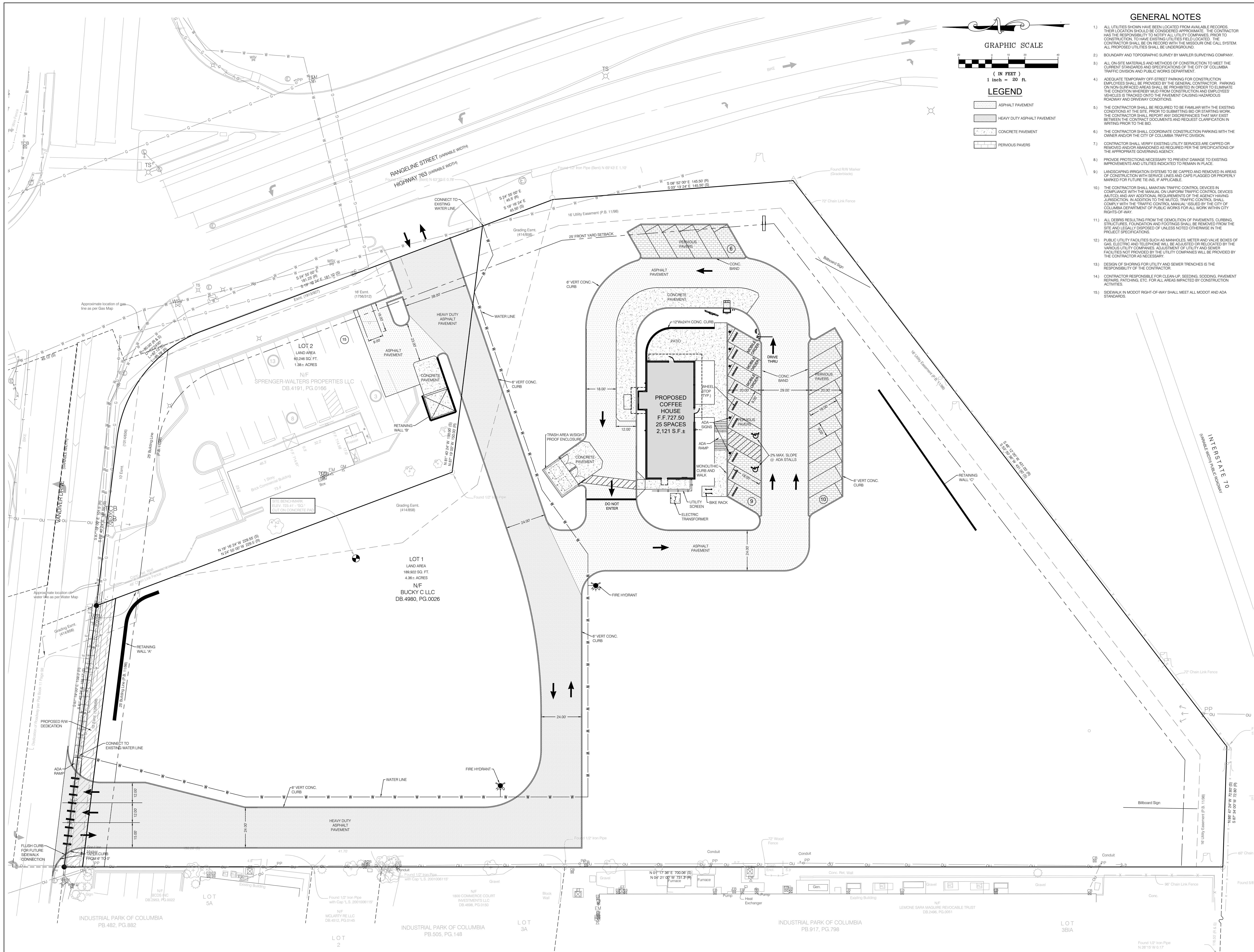
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 Suite 100
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 Fax: 314.729.1404
 www.cedc.net

**SITE IMPROVEMENT PLANS FOR
 STARBUCKS**
 900 VANDIVER DRIVE
 COLUMBIA, MO 65202

Proj. #	1781
No.	80% SBUX SET
Description	04/28/20
Date	05/08/20
City Submittal	

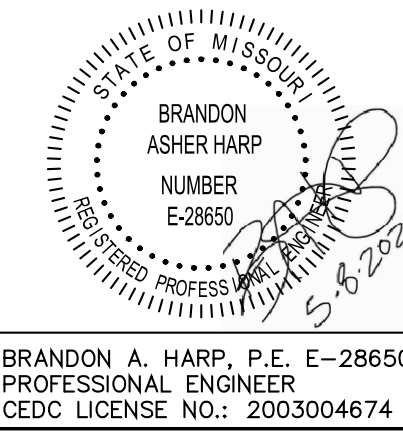
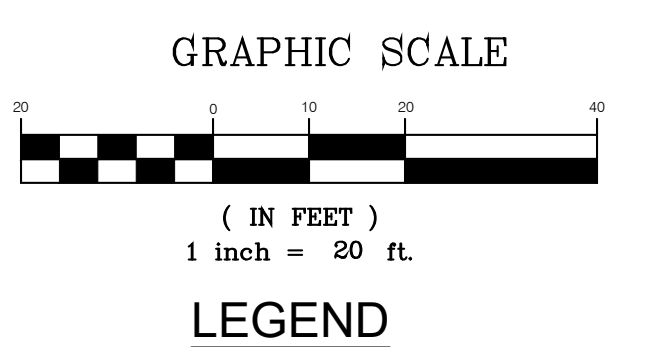
**SITE AND GRADING
 PLAN**

C04



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- 4) ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
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- 15) SIDEWALK IN MIDDLE RIGHT-OF-WAY SHALL MEET ALL MDDOT AND ADA STANDARDS.



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**SITE IMPROVEMENT PLANS FOR
STARBUCKS**
900 VANDIVER DRIVE
COLUMBIA, MO 65202

Proj. #	1781
No.	80% SBUX SET
Description	04/28/20
Date	05/08/20
City Submittal	

**SITE GEOMETRY
AND UTILITY PLAN**

C05



June 12, 2020

Ms. Alison Gauch
Civil Engineering Design Consultants
10820 Sunset Office Drive
St. Louis, Missouri 63127

Re: Denial Letter – Starbucks, 900 Vandiver Drive

Dear Ms. Gauch:

This letter is to inform you that the proposed building and site plans for the construction of a Starbucks submitted to the City on May 14, 2020, and identified as Permit # BLDC-002314-2020, at the above referenced location are hereby denied for the following reasons:

1. The number of parking spaces provided on the site (25 spaces) is in excess of 200 percent of the minimum number of required parking spaces per Table 4.3-1 of the Unified Development Code. The minimum number of required spaces is 1 space/150 square feet of gross floor area for a restaurant with a drive-through, which totals 11 parking spaces required for a gross floor area of 2,121 square feet. Section 29-4.3(e)(3) requires a variance by the Board of Adjustment for parking in excess of 200 percent of the minimum number of parking spaces. The site would be permitted up to 22 spaces; a variance is required for spaces in excess of 22 spaces.

If you desire to pursue your request 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,

Clint Smith, Senior Planner
City of Columbia – Community Development Department

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 6045
Columbia, Missouri 65203

🌐 CoMo.gov
CoMo.gov/community-development

Our vision: Columbia is the best place for everyone to live, work, learn and play.