

019604

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Introduced by Hindman

First Reading 8-6-07

Second Reading 8-20-07

Ordinance No. 019604

Council Bill No. B 237-07 A

AN ORDINANCE

approving a revision to the C-P Development Plan for Columbia Mall (Target); approving less stringent landscaping requirements; allowing a reduction in the required number of parking spaces; and fixing the time when this ordinance shall become effective.

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

SECTION 1. The City Council hereby approves a revision to the C-P Development Plan for Columbia Mall (Target), dated July 12, 2007, located on the northwest corner of West Worley Street and Stadium Boulevard.

SECTION 2. The City Council approves less stringent landscaping requirements than those set forth in Section 29-25(e)(1) of the Zoning Regulations so that only 9.6 percent of the total land area of the tract shall be required to be landscaped. This approval is subject to the following conditions:

1. The applicant will eliminate the current storm water detention facility located north of Worley Street and south of the ring road running along the south side of the mall and replace it with an underground storm water detention facility.
2. The underground storm water detention facility shall have a detention capacity at least equal to the capacity of the current facility and the quality of the water draining from the new facility shall be at least as good as the water draining from the current facility.
3. When the applicant constructs the parking lot over the detention facility, the parking lot will be paved with pervious material.
4. When the applicant undergrounds the storm water facility, it shall erect a retaining wall running along Worley Street, east to west, that has an attractive, rock wall appearance.
5. The applicant shall install landscaping strips at the top and bottom of the retaining wall and landscape such strips with landscaping approved by the City arborist.

6. The applicant shall place landscaping islands within the parking lot over the detention facility. These islands shall be landscaped with materials approved by the City arborist, but which do not present maintenance hazards for or interfere with the use of the pervious pavement.
7. The applicant shall pave the parking area with poured pervious pavement, which is placed on an engineered soil, gravel and rock underlayment approved by the public works department.
8. The applicant shall establish a schedule and requirements for maintenance of the pervious pavement in the storm water facility which are approved by the City's public works department and shall keep records of all such maintenance and provide the records to the public works department on its request.
9. The applicant shall monitor, in a reasonably practicable manner, as approved by the public works department, the water quality of water passing through the pervious pavement (if this can be practically accomplished) and the water quality of, and the discharges from the storm water facility outfalls, in order that the public works department can use the pervious pavement installed for this facility as a test of the effectiveness of, and the operations of, and the maintenance requirements for pervious pavement.

SECTION 3. Because the Columbia Mall has many covered areas that do not generate the need for parking, the City Council approves a reduction in the number of parking spaces required by Section 29-30(b)(1) of the Zoning Regulations so that the calculation of parking spaces may be based on the gross leaseable area of the shopping center rather than the gross floor area. The following shall not be included in gross leaseable area:

1. The pedestrian concourses (provided that the areas of kiosks used to sell merchandise shall be included in gross leaseable area), hallways, the Café Court, and other common and public areas.
2. Five percent (5%) of the gross floor area of anchor stores which have gross floor areas of 40,000 square feet or more.

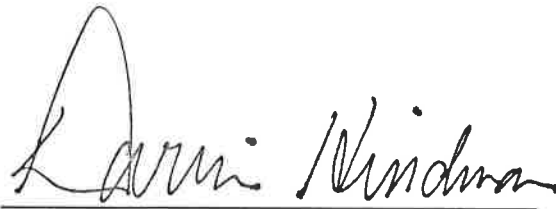
SECTION 4. This ordinance shall be in full force and effect from and after its passage.

PASSED this 20th day of August, 2007.

ATTEST:




City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor