Introduced by _____

First Reading _____   Second Reading _____

Ordinance No. _____   Council Bill No. _____B 73-21_____

AN ORDINANCE

amending Chapter 29 of the City Code to correct a scrivener's
error as it relates to optional development standards approval
in the Unified Development Code (UDC); 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. Chapter 29 of the Code of Ordinances of the City of Columbia,
Missouri, is hereby amended as follows:

Material to be deleted in ~~strikeout~~; material to be added underlined.

Sec. 29-6.4. Specific regulatory procedures.

(a)   *Zoning compliance.* Each application under this chapter that does not require
one or more of the specific regulatory procedures in subsections (b) through (q) below shall
be reviewed for zoning compliance. Zoning compliance checks shall be conducted by the
department, and applications shall be approved if they comply with this chapter. The
department's decision may be appealed to the board pursuant to section 29-6.3(f).

. . .

(j)   *Optional development standards approval.*

(1)   *Applicability.*
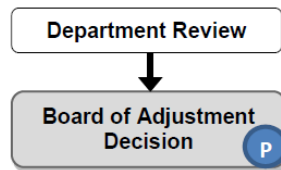
(i)   The provisions of this section apply to:

      (A)   Property owners in the R-2 district that apply to have the development of their property subject to the "cottage" development standards rather than the "current" development standards as shown in Table 29-2-3 and Table 4.1-1 ~~4.2-1~~.

      (B)   Property owners in the M-N district that apply to have the development of their property subject to the "pedestrian" development standards rather than the "current" development standards as shown in Table 29-2-7 and Table 4.1-2.

      (C)   Property owners in the M-C district that apply to have the development of their property subject to the "transit" development standards rather than the "current" development standards as shown in Table 29-2-8 and Table 4.1-2.

(ii)   Any such application shall request that the city approve the application of all of the optional development standards available for the zone district in which the property is located, as listed in Tables 29-2-3, 29-2-7, 29-2-8, 4.1-1, and 4.1-2 respectively. The board may not approve an application requesting application of some but not all of the optional development standards listed in the applicable tables for the zone district where the property is located.

(2)   *Procedure.*

(i)   The department shall review the application and make a recommendation to the board, which shall hold a public hearing on the application.

(ii)   If approved by the board, the applicability of the optional development standards shall be indicated by recording a notice with the recorder of deeds.

(iii)   The owner of property for which optional development standards have been approved subject to this section 29-6.4(j) may apply to have the "current" development standards reapplied to the property, and the board may approve that application, through the same process and using the same criteria used to approve the optional development standards.

(3)   *Criteria for approval.* The board may approve an application for optional development standards if it determines that the following criteria have been met:

(i)   The use of optional development standards is consistent with the intended character of the area as shown and described in the city's adopted comprehensive plan;

(ii)   The use of the optional development standards will provide adequate off-street parking for the permitted uses available in the zone district where the property is located, and will not result in significant increases in off-site parking on sections of local neighborhood streets other than those immediately fronting the applicant's property; and

(iii)   The use of the optional development standards will not create additional traffic congestion or risks to public health and safety in the surrounding area.

. . .

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2021.

ATTEST:

_____   _____
City Clerk   Mayor and Presiding Officer

APPROVED AS TO FORM:

_____
City Counselor