

019437

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Introduced by Hindman

First Reading 2-19-07

Second Reading 3-5-07

Ordinance No. 019437

Council Bill No. B 65-07 A

AN ORDINANCE

rezoning property located north of the intersection of Scott's Boulevard and State Route KK from District R-1 to District C-P; repealing all conflicting ordinances or parts of ordinances; setting forth a condition of approval; 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:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 2804, PAGE 11 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER AS SHOWN BY CORNER DOCUMENT NUMBER 600-29429; THENCE WITH THE WEST LINE OF SAID SECTION 4, N0°16'50"W, 19.45 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH THE WEST LINE OF SAID SECTION, N0°16'50"W, 564.45 FEET; THENCE LEAVING SAID WEST LINE, S75°19'15"E, 188.64 FEET; THENCE S14°40'45"W, 25.10 FEET; THENCE S26°00'00"E, 342.51 FEET; THENCE S0°31'30"E, 181.46 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE KK; THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LINE, S89°27'35"W, 325.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.33 ACRES.

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

- Alcoholic beverage sales by the package or as an accessory use to a restaurant
- Barber and beauty shops
- Cleaning, pressing and dyeing establishments, provided that no explosive cleaning fluids shall be used
- Pet stores and grooming shops, for small animals
- Photographic service shops and studios
- Physical fitness centers, private gymnasiums and reducing salons
- Radio and television sales and service
- Repair of household appliances
- Restaurants, cafes or cafeterias, which provide no form of entertainment
- Shoe repair shops
- 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.
- Accessory uses, including drive-up facilities, customarily incidental to any of the above uses
- Bicycle repair shops
- Car washes, coin-operated or attendant-operated
- Service stations, provided all fuel storage tanks are located underground

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 rezoning of the property described herein shall be subject to the following condition:

1. Any offsite traffic improvements as determined necessary by the City traffic engineer shall be made by the developer at the time of C-P development plan submittal.

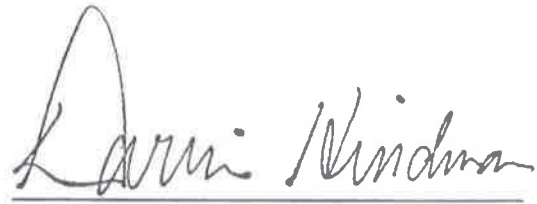
SECTION 4. This ordinance shall be in full force and effect from and after its passage.

PASSED this 5th day of march, 2007.

ATTEST:




City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor

HICKMAN TRACT
STATEMENT OF INTENT
PROPOSED C-P REZONING

RECEIVED
FEB 09 2007
PLANNING DEPT.

a. Proposed Uses From: District C-1, Intermediate Business District:

All Permitted Uses in District O-1.

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

Barber and beauty shops.

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

Pet stores and grooming shops, for small animals.

Photographic service shops and studios.

Physical fitness centers, private gymnasiums and reducing salons.

Radio and television sales and service.

Repair of household appliances.

Restaurants, cafes or cafeterias, which provide no form of entertainment.

Shoe repair shops.

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.

Accessory uses, including drive-up facilities, customarily incidental to any of the above uses.

From District C-2, Central Business District:

Bicycle repair shops.

Car washes, coin-operated or attendant-operated.

Service stations, provided all fuel storage tanks are located underground.

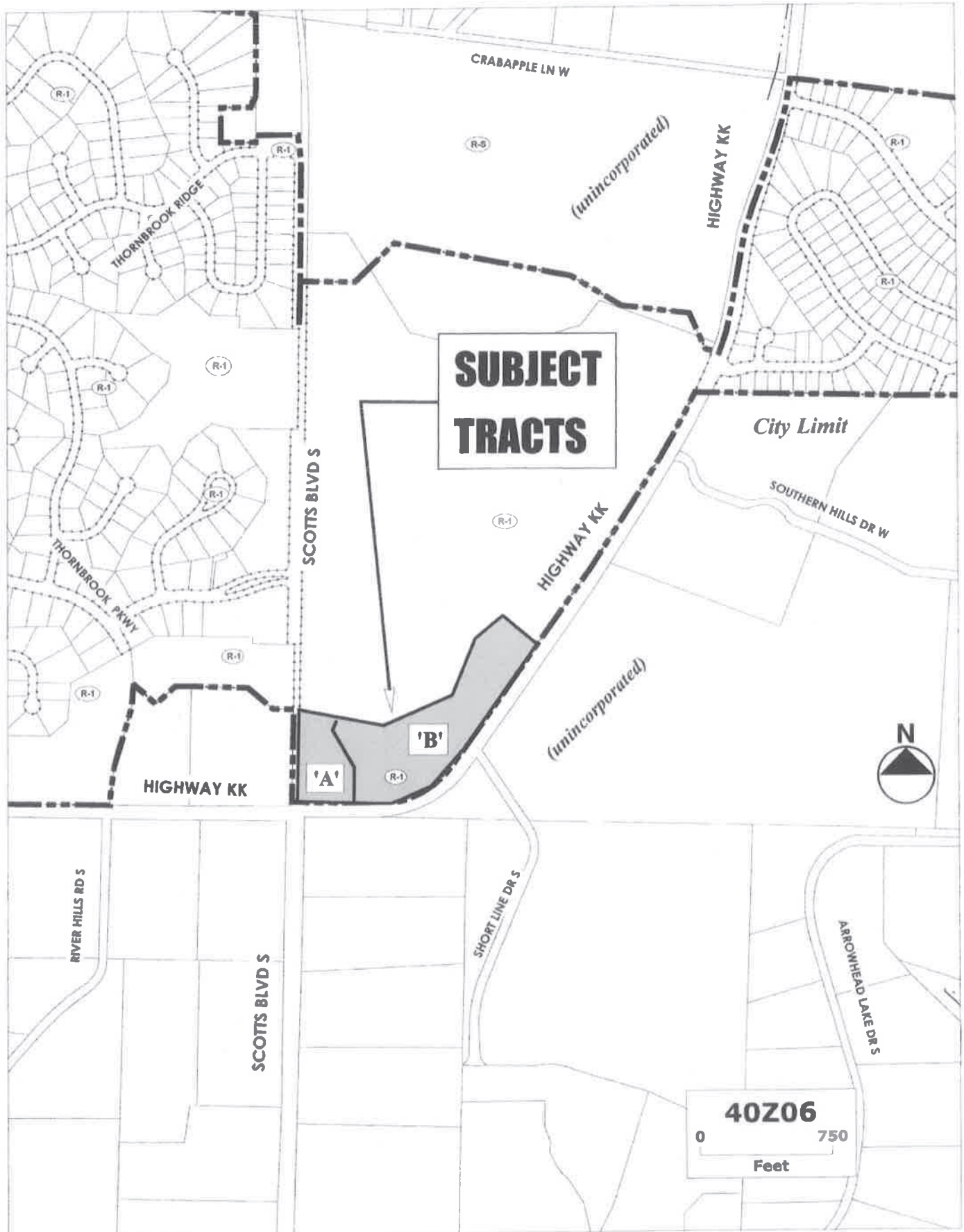
b. The maximum gross square feet of building floor area will be 20,000 square feet.

c. The maximum building height will be 35 feet.

d. The minimum percentage of the site to be maintained in open space will be 30%.

e. The total land area for non-residential uses, including buildings, parking and drives shall not exceed two acres, with the remaining 1.33 acres of the site to be set aside for non-commercial use such as public street right-of-way or public or private open space.

f. Signs proposed at the time of the C-P Plan submittal shall be in compliance with C-3 District requirements, and any free standing signs shall be restricted to monument signs.



SUBJECT TRACTS

City Limit

40Z06

0 750
Feet



SCOTTS BLVD S

HIGHWAY KK

HIGHWAY KK

SCOTTS BLVD S

RIVER HILLS RD S

SHORT LINE DR S

ARROWHEAD LAKE DR S

CRABAPPLE LN W

THORNBROOK RIDGE

THORNBROOK PKWY

SOUTHERN HILLS DR W

(unincorporated)

(unincorporated)

R-1

R-1

R-1

R-1

R-1

'A'

'B'

R-1

R-5

R-1

R-1

R-1