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Ordinance No. 024108

Council Bill No. B 360-19 A

AN ORDINANCE

approving a major revision to the "Columbia Mall" PD Development Plan (Hotel Parcel); setting forth conditions for approval; approving a design adjustment to allow a lot line to bisect an existing parking lot; 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 major revision to the "Columbia Mall" PD Development Plan (Hotel Parcel), as certified and signed by the surveyor as follows:

Sheet PD-1 (PD Development Plan [Hotel Parcel])	November 19, 2019
Sheet CP-5 (Target Concept Plan)	March 2007
Sheet C-1 (Site Utility Plan)	November 19, 2019
Conceptual Landscape Plan (Hotel)	November 19, 2019
Columbia Mall Landscape (L 1.0)	November 25, 2019
Columbia Mall Landscape (L 1.1, L1.3—L 1.4)	October 30, 2019
Columbia Mall Landscape (L 1.5—L 1.7)	October 31, 2019

and located on the southwest corner of Stadium Boulevard and Bernadette Drive. Such revision shall replace the Columbia Mall PD Development Plan approved by Ordinance No. 024046 and passed by the City Council on October 21, 2019.

SECTION 2. Approval of the major revision to the PD development plan 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. Subdivider is granted a design adjustment from the requirement of Section 29-5.1(f)(3) of the City Code to allow a lot line to bisect an existing parking lot.

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

PASSED this 16th day of December, 2019.

ATTEST:




City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor