

Introduced by Hindman

First Reading 10-19-09

Second Reading 11-2-09

Ordinance No. 020460

Council Bill No. B 314-09 A

020460  
Permanent Record  
Filed in Clerk's Office

**AN ORDINANCE**

changing the uses allowed on C-P zoned property located on the northwest corner of Providence Road and Third Avenue (1001 North Providence Road); setting forth conditions for approval; approving less stringent parking requirements; 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 C-P zoning on the following property:

Per Warranty Deed Book 1354, Page 142.

Lot Sixty-seven (67) of ODOM GUITER'S SUBDIVISION and PARK ADDITION to City of Columbia, Missouri, as shown on plat of said subdivision recorded in Plat Book 1, Page 16, Boone County, Missouri Records.

Per Warranty Deed Book 1331, Page 467.

Lot Sixty-eight (68) in GUITAR'S SUBDIVISION and PARK ADDITION to City of Columbia, as recorded in Plat Book 1, Page 16, Boone County, Missouri Records.

which currently allows an auto parts store only, is amended to add the following allowed uses:

Offices for professional and business use involving the sale or provision of services, but not the sale or rental of goods, including but not limited to:

- (1) Artists, sculptors, photographers.
- (2) Authors, writers, composers.
- (3) Lawyers, engineers, planners, architects, realtors, accountants, insurance agents, brokers, and other consultants in similar professions.
- (4) Ministers, rabbis, priests, or other clergy members.
- (5) Physicians, dentists, chiropractors, or other licensed medical practitioners.

(6) Seamstresses, tailors.

(7) Teachers of private lessons in art, music, or dance.

Barber and beauty shops including the retail sale of beauty supplies.

Photographic service shops and studios.

Office buildings used for the administrative functions of businesses, professions, companies, corporations; and social, philanthropic, eleemosynary, or governmental organizations or societies.

Counseling centers operated by charitable or not-for-profit organizations; excluding halfway houses or any use connected with penal or correctional institutions.

The statement of intent, marked "Exhibit A," is attached to and made a part of this ordinance.

SECTION 2. The approval of the additional uses allowed on the C-P zoned property described in Section 1 is subject to the following conditions:

1. The hours of operation shall be restricted to 7:00 a.m. through 7:00 p.m.
2. Property owner shall submit and implement a high-level landscaping plan subject to council approval.

SECTION 3. The City Council approves less stringent parking requirements than those set forth in Section 29-30 of the Zoning Regulations so that 21 parking spaces may be provided rather than the required 23 spaces.

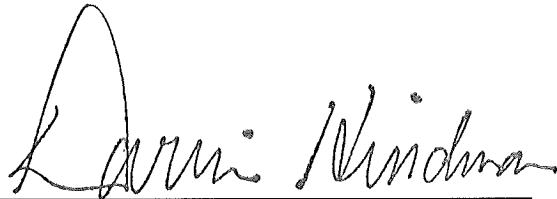
SECTION 4. This ordinance shall be in full force and effect from and after its passage.

PASSED this 2nd day of November, 2009.

ATTEST:



City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor



**City of Columbia**  
**Planning Department**  
 701 E. Broadway, Columbia, MO  
 (573) 874-7239 [planning@gocolumbiamo.com](mailto:planning@gocolumbiamo.com)

**Second Amended Statement of Intent Worksheet**  
**(for PUD, O-P, C-P, M-R, & M-P zoning requests)**

Case #: 09-92	Submission Date: 10/14/09	Planner Assigned: SM
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Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:

**RECEIVED**

OCT 14 2009

PLANNING DEPT

1. The uses proposed.
  - a. Auto parts store; currently approved at 21 spaces.
  - b. Offices for professional and business use involving the sale or provision of services, but not the sale or rental of goods.
    - i. Beauty and Barber shops. (service – 2 spaces per operator station)
    - ii. Cleaning, pressing and dyeing establishments. (service – 1/300)
    - iii. Laundries, coin operated. (service - 1/300)
    - iv. Photographic service shops and studios. (service – 1/200 to 1/300)
    - v. Professional and Business Office. (service – 1/300)
    - vi. Charitable/Philanthropic Counseling Center. (service – 1/400)

Subject to the parking provisions of section 29-30 and 29-17(d)(5).

The Land Use Plan is “Neighborhood District.” Mr. and Mrs. Kardon are requesting that the Planning and Zoning Council grant them a variance from Sec. 29-30 “Off-street Parking Regulations,” to allow a reduction from 23 parking spaces to 21 parking spaces, per Sec. 29-17(d)(5). The site plan, completed according to design specifications, included a large indoor storage space that resulted in a reduced number of parking spaces (i.e. 21) being required and built on the site. Mr. and Mrs. Kardon have submitted a simplified C-P rezoning request that would increase the permitted uses on the property to those that require one parking space per 300 sq. ft. Given that the building's square footage is 6,882 sq. ft., this parking ratio would result in a need for 23 parking spaces. We propose the installation of a bike parking rack with a minimum of five (5) spaces in order to offset the requested parking reduction.

2. The maximum gross square feet of building floor area proposed. If PUD zoning is requested, indicate type(s) of dwelling units & accessory buildings, and maximum number of dwelling units & development density.

**6,882 ft<sup>2</sup>.**

3. The maximum building height proposed.

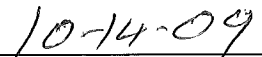
**16 feet.**

4. The minimum percentage of the site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation.

**25% or 5,066 ft<sup>2</sup>.**

**Note: At the discretion of the applicant, the statement of intent may include other aspects of the proposed development.**

  
\_\_\_\_\_  
**Signature of Applicant or Agent**

  
\_\_\_\_\_  
**Date**