

**AN ORDINANCE**

rezoning property located on the southeast corner of Coats Street and North Boulevard (1200 Coats Street) from District R-3 to District C-P (Planned Business District); repealing all conflicting ordinances or parts of ordinances; approving a revision to the Kardon C-P Plan; 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 LOCATED IN SECTION 12, TOWNSHIP 48 NORTH RANGE 13 WEST CITY OF COLUMBIA, BOONE COUNTY, MISSOURI BEING LOT 11 OF J. C. CONLEY'S ADDITION TO THE CITY OF COLUMBIA AS SHOWN BY THE SURVEY IN BOOK 89 PAGE 6 OF THE BOONE COUNTY RECORDS, ALSO BEING THE TRACT DESCRIBED BY THE DEEDS IN BOOK 454 PAGE 314, BOOK 549 PAGE 828, BOOK 3444 PAGE 126 ALL OF THE BOONE COUNTY RECORDS.

will be rezoned and become a part of District C-P (Planned Business District) and taken away from District R-3 (Medium Density Multiple-Family Dwelling District). Hereafter the property may be used for the following uses:

Automobile repair shops  
All permitted uses in district R-3 (subject to the height and area regulations of district R-3)  
Barber and beauty shops  
Buildings and premises for public utility services or public service corporations  
Dwelling units and home occupations subject to the restrictions set forth in Sec. 29-6(b) of the City Code  
Family day care homes, day care centers, pre-school centers, nursery school, child play care centers, child education centers, child experiment stations or child development institutions  
Laundries, coin-operated

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

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

Pet stores and grooming shops, for small animals

Photographic service shops and studios

Physical fitness centers, private gymnasiums and reducing salons

Printing shops, provided the total mechanical power used in the operation of such printing plant shall not exceed five (5) horsepower

Public administrative buildings

Public libraries

Public museums

Public parks and playgrounds, including public recreation or service buildings within such parks

Public schools, elementary and secondary, private schools with curriculum equivalent to that of a public elementary or high school, and institutions of higher learning including gymnasiums, stadiums, and dormitories if located on the campus

Publicly owned and operated community buildings

Radio and television sales and service

Repair of household appliances

Schools operated as a business within an enclosed building, except trade schools and schools which offer retail goods or services to the public

Schools operated as a business, except trade schools

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

Temporary real estate sales office, located on property being sold and limited to a period of sale, but not exceeding two (2) years without special permit pursuant to the provisions of Sec. 29-23 of the City Code

The statement of intent, marked "Exhibit A," is attached to and made a part of this ordinance. The statement of intent shall also apply to the adjacent property previously

rezoned to C-P located at 1206 Coats Street and 808 North Boulevard (Lot 10 of J.C. Conley' s Addition).

SECTION 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. The City Council hereby approves the revision to the Kardon C-P Plan, dated June 8, 2011, for the property referenced in Section 1 above and for property previously zoned C-P located at 1206 Coats Street and 808 North Boulevard. The Director of Planning and Development shall use the design parameters set forth in Exhibit B, which is attached to and made a part of this ordinance, as guidance when considering any future revisions to the C-P Development Plan, and replaces the design parameters attached to Ordinance No. 016103 passed on August 2, 1999.

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

PASSED this 18th day of July, 2011.

# Bock Engineering Associates

5500 Mexico Gravel Road  
Columbia, MO 65202-7999

573-814-3606  
Cell 573-489-4985

June 14, 2011

RECEIVED  
JUN 16 2011  
PLANNING DEPT

Mr. Steve MacIntyre  
Planner  
Planning and Development  
City of Columbia, MO  
701 E. Broadway  
P.O. Box 6015  
Columbia, MO 65205-6015

RE: Rezoning of Kardon Property, 808 North Blvd, 1200 – 1206 Coats Street,  
Lots 10 and 11 J.C. Conley's Addition Columbia, MO Project No. 11-51

Dear Mr. MacIntyre,

Please accept this letter as the Statement of Intent for the C-P zoning district proposed on Lots 10 and 11 of J.C. Conley's Addition. Attachment "A" is a map showing the location of the properties we are proposing to rezone.

1. The proposed use of Lot 11 is for C-1 uses listed on Attachment "B", and an Auto Repair Shop. The C-P plan use shall be changed from Automotive Repair Shop, and C-1 uses on Attachment "B".
2. We are proposing a building addition of 4350 square feet. The maximum square footage of all buildings on both lots is 12,950.
3. Maximum height of the building shall be 24 feet.
4. The minimum percentage of the site to be maintained in open space is 15%. Of that open space, 6.34% is left in existing vegetation, and 8.66% is to be landscaped as part of this project.
5. The hours of operation shall be 7:00 AM to 6:00 PM. These hours allow customers to drop off and pick up cars before and after work.

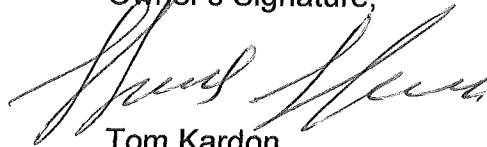
I would appreciate your favorable consideration of this request.

Sincerely,



Richard L. Bock, P.E.

Owner's Signature,



Tom Kardon

# ATTACHMENT " B " P 1 of 2

<b>C-1 Permitted Uses</b>
<del>*Accessory uses, including drive-up facilities, customarily incidental to any of the above uses.</del>
<del>*All Permitted Uses in District R-3, subject to the height and area regulations of District R-3.</del>
<del>*Customary accessory uses, including drive-up facilities, subject to the provisions of Section 29-27 of this chapter.</del>
<del>A hobby may be pursued as an accessory use by the occupant of the premises purely for personal enjoyment, amusement or recreation, provided that the articles produced or constructed are not sold in the ordinary course of business either on or off the premises, and provided such use will not be obnoxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, or otherwise.</del>
<del>Adult day care homes.</del>
<del>Agriculture, nurseries and truck gardens, each of which shall be limited to the propagation and cultivation of plants, provided no retail or wholesale business shall be conducted upon the premises, and no obnoxious fertilizer is stored upon the premises, and no obnoxious soil or fertilizer renovation is conducted thereon.</del>
<del>Alcoholic beverage sales by the package or as an accessory use to a restaurant.</del>
<del>Alcoholic beverage sales in the original package or by the drink on licensed premises shall be permitted in restaurants or similar places where substantial quantities of food are served, all in compliance with the alcoholic beverage regulations of Chapter 4 of this Code.</del>
<del>Apartment houses.</del>
<del>Banks, other financial institutions, and travel agencies.</del>
<del>Barber and beauty shops.</del>
<del>Boarding houses or lodging houses.</del>
<del>Buildings and premises for public utility services or public service corporations.</del>
<del>Churches, mosques and synagogues.</del>
<del>Cleaning, pressing and dyeing establishments, provided that no explosive cleaning fluids shall be used.</del>
<del>Counseling centers operated by charitable or not-for-profit organizations, excluding any use connected with penal or correctional institutions.</del>
<del>Customary accessory uses subject to the provisions of Section 29-27, Accessory Uses.</del>
<del>Dwellings, One-Family.</del>
<del>Dwellings, Two-Family.</del>
<del>Family day care homes, day care centers, pre-school centers, nursery school, child play care centers, child education centers, child experiment stations or child development institutions under the following regulations: (see Zoning Regulations for restrictions)</del>
<del>Family day care homes, day care centers, pre-school centers, nursery school, child play care centers, child education centers, child experiment stations or child development institutions.</del>
<del>Fraternity or sorority houses and dormitories.</del>
<del>Garage sales, under the following restrictions: (see Zoning Regulations for restrictions)</del>
<del>Golf courses and golf clubhouses appurtenant thereto, (except miniature golf courses, driving ranges, and other activities operated as a business).</del>
<del>Group care homes for mentally retarded children.</del>
<del>Group Homes for Foster Care.</del>
<del>Group Homes for mentally or physically handicapped, under the following restrictions: see Zoning Regulations for restrictions.</del>
<del>Home occupations which are compatible with the residential character of the neighborhood will be permitted, however, in order to promote peace, quiet and freedom from excessive noise, excessive traffic, nuisance, fire hazard, and other possible effects of commercial uses being conducted in residential areas, all home occupations must meet the following restrictions: (see Zoning Regulations for restrictions)</del>
<del>Hospitals for human beings, medical or dental clinics, sanitariums, and medical laboratories.</del>
<del>Laundries, coin operated.</del>
<del>Office buildings used for the administrative functions of businesses, professions, companies, corporations; and social, philanthropic, eleemosynary, or governmental organizations or societies.</del>
<del>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:</del>
<del>(1) Artists, sculptors, photographers.</del>
<del>(2) Authors, writers, composers.</del>
<del>(3) Lawyers, engineers, planners, architects, realtors, accountants, insurance agents, brokers, and other consultants in similar professions.</del>
<del>(4) Ministers, rabbis, priests, or other clergy members.</del>
<del>(5) Physicians, dentists, chiropractors, or other licensed medical practitioners.</del>
<del>(6) Seamstresses, tailors.</del>
<del>(7) Teachers or private lessons in art, music, or dance.</del>
<del>Pet stores and grooming shops, for small animals.</del>
<del>Photographic service shops and studios.</del>

ATTACHMENT "B" P 2 OF 2

Physical fitness centers, private gymnasiums and reducing salons.
Printing shops, provided the total mechanical power used in the operation of such printing plant shall not exceed five (5) horsepower.
Public administrative buildings.
Public libraries.
Public museums.
Public parks and playgrounds, including public recreation or service buildings within such parks.
Public police and fire stations.
Public schools, elementary and secondary, private schools with curriculum equivalent to that of a public elementary or high school, and institutions of higher learning including gymnasiums, stadiums, and dormitories if located on campus. (see Zoning Regulations for additional requirements)
Publicly owned and operated community buildings.
Radio and television sales and services.
Repair of household appliances.
<del>Residential care facilities:</del>
<del>Restaurants, cafes or cafeterias which provide live or recorded music, provided that such music is played indoors only and further provided that the music from any such restaurant, cafe or cafeteria shall not be plainly audible at the property line of the property on which the building housing such restaurant, cafe or cafeteria is located.</del>
<del>Restaurants, cafes or cafeterias, which provide no form of entertainment.</del>
Schools operated as a business within an enclosed building, except trade schools and schools which offer retail goods or services to the public.
Schools operated as a business, except trade schools.
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.
Temporary real estate sales office, located on property being sold and limited to a period of sale, but not exceeding two (2) years without special permit from the Board.

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JUN 16 2011

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June 14, 2011

Mr. Steve MacIntyre  
Planner  
Planning and Development  
City of Columbia, MO  
701 E. Broadway  
P.O. Box 6015  
Columbia, MO 65205-6015

RE: Rezoning of Kardon Property, 808 North Blvd, 1200 – 1206 Coats Street,  
Lots 10 and 11 J.C. Conley's Addition Columbia, MO

Dear Mr. MacIntyre,

Please accept this letter as the Design Parameters to make a major modification to the C-P plan of Lot 10 for Tom and Pam Kardon covering addresses of 808 North Blvd, and 1206 Coats Street, and rezone 1200 Coats Street, Lot 11, from R-3 to C-P. Attached is a copy of the proposed site plan for your use.

1. The minimum distance between any building and any adjacent property line or street ROW:
 

North Blvd: 22 feet	Rear Coats Street (Alley): 55 feet	
Coats Street: 55 feet	South Property Line Lot 11: 30 feet	
2. The minimum distances to paved areas (parking, driveway, loading, trash storage, etc.)
 

North Blvd: 0 feet	Rear Coats Street (Alley): 6 feet	
Coats Street 6 feet	South Property Line Lot 11: 15 feet	
3. There is one existing free standing sign on Northwest of Lot 10. It is 81 square feet in area, 16 feet high and is 18 feet from North Blvd and 5 feet from Coats St. This sign was in place before Coats St. was improved. The city put a radius on the street at the corner making the sign closer to the street. One new sign is proposed at the Southwest corner of lot 10. It and any future new signs shall meet O-1 zoning district standards in Sec. 23-25 for free standing signs and O-1 sign standards of Sec. 23-51.1 for wall, canopy, and awning signs.
4. The minimum percentage of the site to be maintained in open space is 15%. Of that open space, 6.34% is left in existing vegetation, and 8.66% is to be landscaped as part of this project.
5. There will be one light pole 20 ft. tall with 2 fixtures near the east boundary. It will be a dusk to dawn light installed by city water and light dept. There will be three (3) building mounted outdoor lights to light the parking lot. Two in front and one in back of the building addition. All outside lighting shall comply with Sect 29-30.1 Outdoor Lighting Regulations.

I would appreciate your favorable consideration of this request.

Sincerely,



Richard L. Bock, P.E.

Owner's Signature



Thomas Kardon