

Introduced by Hindman

First Reading 4-7-08

Second Reading 4-21-08

Ordinance No. 019883

Third Reading 5-5-08
Council Bill No. B 82-08 A

AN ORDINANCE

rezoning property located on the northeast corner of Old Highway 63 and Alfred Street from District R-1 to District O-P; repealing all conflicting ordinances or parts of ordinances; approving the Landmark Hospital O-P Development Plan; setting forth conditions for 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 SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, COONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 174, PAGE 598 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF OLD HIGHWAY 63 AT THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE NORTH RIGHT-OF-WAY LINE OF ALFRED STREET; THENCE WITH SAID EAST RIGHT-OF-WAY LINE, N0°07'00"E, 122.23 FEET; THENCE 420.73 ALONG A 1105.92-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N11°00'55"E, 418.20 FEET TO THE SOUTHWEST CORNER OF MCALESTER PLAZA, RECORDED IN BOOK 34, PAGE 20; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND WITH THE SOUTH LINE OF SAID MCALESTER PLAZA AND SAID SOUTH LINE EXTENDED, N89 °56'50"E, 289.05 FEET TO THE SOUTHEAST CORNER OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1204, PAGE 251; THENCE LEAVING SAID SOUTH LINE, S12°39'25"E, 234.59 FEET TO THE NORTHWEST CORNER OF THE TRACT SHOWN BY THE SURVEY RECORDED IN BOOK 335, PAGE 605; THENCE WITH THE WEST LINE THEREOF, S0 °08'20"W, 299.30 FEET TO THE SOUTHWEST CORNER

OF SAID SURVEY, ON THE NORTH RIGHT-OF-WAY LINE OF SAID ALFRED STREET; THENCE LEAVING SAID WEST LINE AND WITH SAID NORTH RIGHT-OF-WAY LINE, S89 °20'45"W, 419.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.73 ACRES.

will be rezoned and become a part of District O-P (Planned Office District) and taken away from District R-1 (One-Family Dwelling District). Hereafter the property may be used as a long term acute care hospital for human beings. 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 City Council hereby approves the Landmark Hospital O-P Development Plan, dated March 10, 2008, for the property referenced in Section 1 above. The Director of Planning and Development shall use the design parameters set forth in Exhibit A, which is attached to and made a part of this ordinance, as guidance when considering any future revisions to the O-P Development Plan.

SECTION 4. The rezoning of the property described in Section 1 shall be subject to the following conditions:

1. The appearance of the building shall be in conformance with the architectural rendering provided by the applicants and shall be brick on all sides.
2. The subject property and the land to the east, which will be used for storm water management features, shall be final platted prior to the issuance of any building permits. At the time of final platting, easements shall be shown on the plat to accommodate the storm water management facilities and a note on the plat shall specify that the facilities will be maintained by the property owner and not the City.
3. The developer shall extend a City water line from East Walnut Street to the subject site prior to any occupancy permits being granted for the hospital facility. The specific requirements for the water line extension shall be determined by the City's Water and Light Department.
4. The section of Alfred Street adjacent to the subject property shall be improved to a curb and gutter local residential standard prior to any occupancy permits being granted.
5. Light standards shall be no taller than twenty feet and shall have full cutoff fixtures.
6. Air handlers shall have state of the art noise baffling.

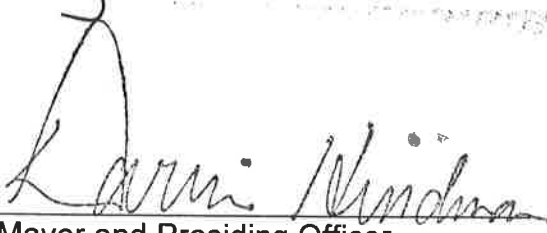
SECTION 5. This ordinance shall be in full force and effect from and after its passage.

PASSED this 5th day of May, 2008.

ATTEST:



City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor

STATEMENT OF INTENT AND DESIGN PARAMETERS
BY
WHITE OAK REAL ESTATE INVESTMENTS OF COLUMBIA LLC
FOR
REZONING OF 4.73 ACRE TRACT LOCATED AT THE NORTHEAST CORNER
OF THE INTERSECTION OF OLD HIGHWAY 63 AND ALFRED STREET
COLUMBIA, MO
07218.01

RECEIVED
MAR 10 2008
PLANNING DEPT.

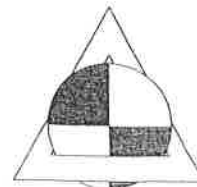
Date of Request: January 14, 2008
Revised: February 19, 2008
February 21, 2008
March 7, 2008

Legal Description: A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 174, PAGE 598 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Location: the northeast corner of the intersection of Old Highway 63 and Alfred Street

Requested Zoning: O-P



Proposed Allowable Use of Tract: Long Term Acute Care Hospital for human beings

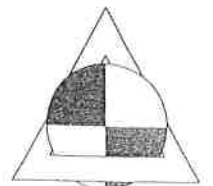
Standards and Criteria/Design Characteristics and Statement of Intent of Tract:

I. Intended Density and Intended Use of Tract

- A. Intended Density: A single building 42 bed hospital containing approximately 32,000 square feet
- B. Intended Use of Tract: Long Term Acute Care Hospital

2. Standards and Criteria

- A. Design Characteristics: The design characteristics for the structure to be placed on the subject tract shall be as follows.
 - a. Architectural Characteristics: The architectural appearance of the building placed on the subject tract must substantially be in compliance with the architectural elevation rendering that is attached.
 - b. Finish Materials: The exterior faces of the building placed on the subject tract will be constructed of brick, stone or manmade stucco. Landscaping, at a minimum, as indicated on the Landscaping Plan will be installed.
 - c. Maximum Building Height Proposed: the maximum height of the building will be 35 feet.
 - d. Total number of parking spaces proposed and parking ratio: During the busiest time of the day, there would be 80 employees, 3 doctors, and 20 visitors for a total of 103 spaces. This exceeds the requirements of Section 29-30 of the Zoning Ordinance dealing with off-street parking, but operation of similar facilities by the applicant has shown that the proposed spaces are needed.
- B. Minimum Percentage of Tract to be Maintained in Open Space such as landscaping and/or Natural Vegetation: There will be a minimum of 45% open space shown on the Development Plan.
- C. General Description of the Minimum Building Setbacks from the Street: The Development Plan proposes a setback of 45 feet from Alfred Street, 54 feet from Old Highway 63, and 70 feet from the east property line.



- D. Storm Water Management Plan: The Development Plan will comply with the current Storm Water Ordinance.
- E. Vehicular Access: The primary driveway into the facility will be from Old Highway 63 and a second driveway off Alfred Street.
- F. Pedestrian Access: The Development Plan proposes to construct a 5' sidewalk along Old Highway 63 and a 5' sidewalk along Alfred Street. An internal sidewalk is planned from Old Highway 63 into the development.
- G. Signage: The proposed primary masonry monument sign is shown on the Development Plan. The masonry directional signs will be about half the size of the primary monument sign. All signage will meet O-1 requirements.
- H. Exterior Lighting: Exterior lighting will meet the current Outdoor Lighting Ordinance.

Design Parameters for Development of the O-P Plan:

- a. The minimum setbacks are as follows.
 - From the R/W of Old Highway 63 -- 54 feet
 - From the R/W of Alfred Street -- 45 feet
 - From an adjacent property line -- 70 feet
 - There is only one building on the lot.
- b. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way is 8 feet.
- c. The maximum number of freestanding signs on the site is 3. The maximum square footage of sign surface area is 32 square feet and about 6 feet above ground level. The signs will be monument type as shown on sheet 1 of the O-P Plan.
- d. The minimum percentage of the site to be maintained in open space and/or landscaping is 45 per cent.
- e. The maximum height of light poles is 25 feet. The maximum number of light poles is 10. The fixtures will be shoe box (cutoff) type as show on sheet 1 of the O-P Plan.

