

016256

Permanent Record
Filed in Clerk's Office

Introduced by Hindman

First Reading 11-1-99 Second Reading 11-15-99

Ordinance No. 016256 Council Bill No. B 401-99

AN ORDINANCE

rezoning property located at 716 West Broadway from District R-1 to District PUD-3 and District HP; designating the property as a landmark; approving the PUD site plan of The Taylor House Bed and Breakfast; approving a side yard setback modification; repealing all conflicting ordinances or parts of ordinances; 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:

Lot One (1) of the replat of Lot "B" of Taylor's Subdivision according to the plat thereof recorded in Plat Book 3, Page 47, Records of BOONE COUNTY, MISSOURI. Said replat being a minor subdivision plat located in the City of Columbia, Missouri as shown and described by the plat thereof recorded in Plat Book 31, Page 98, RECORDS OF BOONE COUNTY, MISSOURI.

will be rezoned and become a part of District PUD (Planned Unit Development) with a development density not exceeding three dwelling units per acre and District HP (Historic Preservation Overlay District) and taken away from District R-1 (One-Family Dwelling District). The zoning district map shall designate the property PUD-3. Hereafter the property may be used for a bed and breakfast establishment subject to the criteria set forth in Section 29-10(b) of the Code of Ordinances and two dwelling units. The statement of intent submitted by applicant, marked "Exhibit A" is attached to and made a part of this ordinance.

SECTION 2. The Taylor House Bed and Breakfast located on the property described in section 1 is designated as a landmark. The following historical and architectural features shall be subject to regulation:

- Front and side porches, all elements, including front stairs

- All windows visible from Broadway
- All exterior surfaces, including, but not limited to: foundation, weatherboards, and all exterior trim
- Roof profiles
- Front door, and all three sets of interior pocket doors
- Dining room, all woodwork
- Existing mantels

SECTION 3. The City Council hereby approves The Taylor House Bed and Breakfast PUD site plan for the property referenced in Section 1 above.

SECTION 4. The City Council approves a 10-foot setback on the west property line.

SECTION 5. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

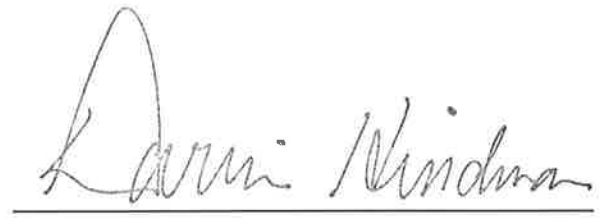
SECTION 6. This ordinance shall be in full force and effect from and after its passage.

PASSED this 15th day of November, 1999.

ATTEST:

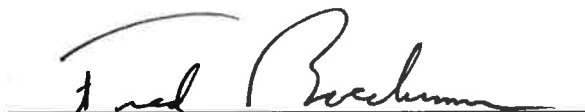


City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor

October 18, 1999

City of Columbia Planning and Zoning Commission
Columbia City Council
Post Office Box N
Columbia, Missouri 65205

RE: Statement of Intent for Taylor House Bed & Breakfast – PUD-3

Dear Commissioners and Councilpersons:

This letter is to serve as the revised statement of intent for the above referenced project. Per Section 29-10(d)(2):

- a. An existing three-story home will be rehabilitated into a five-guestroom bed and breakfast and a third-floor apartment for the owners. Also, a five-car garage with an apartment upstairs will be constructed on the lot. This apartment is for Robert's mother. The five-car garage is for the guests of the bed and breakfast.
- b. The maximum number of dwelling units is 2 (permanent). The density for this 0.70 acre lot would then be 2.86 units/acre. Therefore, PUD-3 zoning is being requested.
- c. The maximum building height being proposed is 37' (existing three-story structure). Additional structures, including the proposed detached garage, shall be no more than 25' high.
- d. Nine total parking spaces are proposed. The parking ratio is 2 spaces/dwelling unit (=4) and 1 space/guest room (=5) totaling nine spaces required. The minimum percentage of the entire site to be maintained in open space (landscaped) is 60%. The plan currently shows 70%. The City requirement is 15%. There is no point of entry from Lindell.
- e. Due to the limited area covered by this PUD, the amenities are limited to a large garden area with a landscaped pond with a fountain, stepping stone path and benches.
- f. This PUD will be only one lot that will remain its current 0.70-acre. This lot already has 25' building setback lines along the north and south ends (adjacent to rights-of-way). The 25' perimeter landscaping buffer is shown on all but the furthest west line of the site. The minimum setback for the west line is requested to be 10' with parking spaces and garage allowed as shown. This request for deviation from the standard 25' perimeter buffer will be detailed in a separate letter. We request that the ornamental features (shallow pond, arbor, etc.) on the plan be specifically allowed in the perimeter setback as shown. The minimum distance between buildings will be 32' (neglecting the portico).

Please refer to the PUD plan and landscaping plan for further details. If you have any specific questions regarding this project, please feel free to contact me at 573-817-1310 or Christina Luebbert of Marshall Engineering and Surveying at 573-875-8832. Thank you for your time and attention to our project.

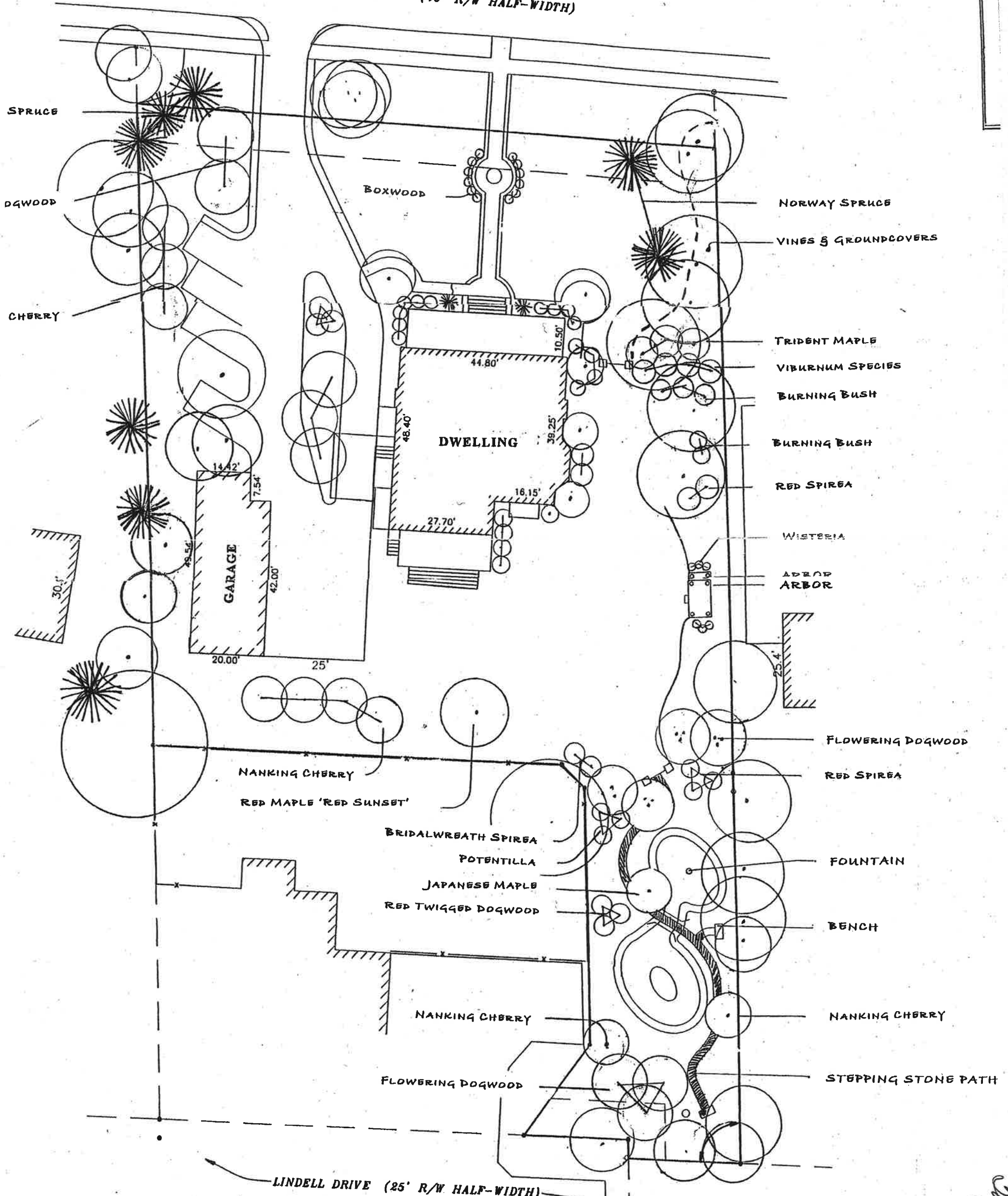
Sincerely,

Deborah and Robert Tucker



SCALE: 1" = 20'

WEST BROADWAY (40' R/W HALF-WIDTH)



(Landscape Plan)

*Angela Moore
1981 - 1982*

THE TAYLOR HOUSE - BED AND BREAKFAST

A PLANNED UNIT DEVELOPMENT

LEGEND

- PROPERTY LINE
- - - ADJOINING PROPERTY OR R/W LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- S SANITARY SEWER LINE
- W WATER LINE
- E OVERHEAD ELECTRIC LINE
- UT UNDERGROUND TELEPHONE LINE
- G GAS LINE
- F FENCE LINE
- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING 3/4" IRON PIPE
- EXISTING 5/8" REBAR
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING WATER METER
- EXISTING UTILITY POLE
- EXISTING GUY WIRE AND ANCHOR
- EXISTING TELEPHONE MANHOLE
- EXISTING GAS METER
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUB
- R/W RIGHT-OF-WAY
- PVC POLYVINYL CHLORIDE
- F.F. FIRST FLOOR

DESCRIPTION:
 LOT 1 OF THE REPLAT OF LOT B OF TAYLOR'S SUBDIVISION, COLUMBIA, MISSOURI, AS SHOWN IN PLAT BOOK 31, PAGE 98 OF THE BOONE COUNTY RECORDS.

LOT DIMENSIONS SHOWN ARE PER REPLAT OF LOT B.
 LOT AREA: 0.70 ACRE
 DENSITY: PUD-3 (2 PERMANENT UNITS/0.70 ACRE)

OWNERS:
 ROBERT AND DEBORAH TUCKER
 825 EAST BROADWAY
 COLUMBIA, MISSOURI 65201
 (573) 817-1311

EXISTING ZONING: R-1 BY MAP (NON-CONFORMING R-2)
 PROPOSED ZONING: PUD-3 AND H-P OVERLAY

FLOODPLAIN STATEMENT:
 ON THIS DATE, THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 290035 0011 C REVISED DECEMBER 28, 1982, WAS REVIEWED. THIS REVIEW SHOWED THAT LOT 1 OF THE REPLAT OF LOT B OF TAYLOR'S SUBDIVISION, COLUMBIA, MISSOURI, IS NOT CONTAINED IN ANY DESIGNATED FLOOD HAZARD AREA.

PER SECTION 29-10(C)(7), IT IS REQUESTED THAT THE COMMISSION AND CITY COUNCIL REDUCE THE 25' PERIMETER SETBACK TO TEN (10) FEET ALONG THE WEST LINE OF THE SITE AND ALLOW THE OTHER ORNAMENTAL FEATURES AS SHOWN, DUE TO THE UNIQUE CONDITIONS OF THIS ONE-LOT PUD.

PROPOSED PHASING SCHEDULE:
 YEAR ONE: REHAB MAIN HOUSE, CONSTRUCT GARAGE STRUCTURE, ALL PAVING, GATES, ARBORS, BENCHES AND LANDSCAPING POND.
 YEAR TWO: FINISH APARTMENT ABOVE GARAGE AND FINISH LANDSCAPING.

LAND USE SUMMARY:
 TOTAL AREA OF LOT = 30,700 SQUARE FEET (0.70 ACRE)
 AREA OF MAIN HOUSE (FOOTPRINT INCL. PORCH, PROPOSED DECK AND PORTICO) = 3003 SQUARE FEET
 AREA OF PROPOSED GARAGE (FOOTPRINT) = 949 SQUARE FEET
 PAVED AREA (DRIVES, WALKS, ETC.) = 4933 SQUARE FEET
 LANDSCAPED AREA = 21,815 SQUARE FEET (INCLUDING APPROXIMATELY 675 SQUARE FEET IN LANDSCAPING POND)
 PERCENT AREA LANDSCAPED = 71%

LANDSCAPING PLAN SHOWN ON SHEET 2 OF 2.

PARKING REQUIRED:
 1 SPACE/GUEST ROOM x 5 GUEST ROOMS = 5
 2 SPACES/RESIDENTIAL DWELLING x 2 APARTMENTS = 4
 TOTAL SPACES REQUIRED = 9

PARKING PROVIDED:
 5 GARAGE PARKING SPOTS + 4 OPEN PARKING SPOTS = 9

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____ 1999.

JERRY WADE
 CHAIR

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____ 1999.

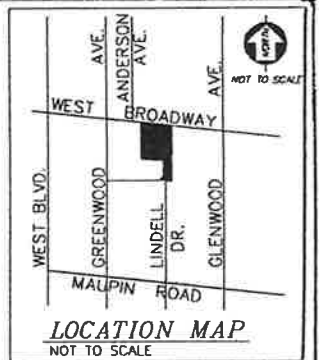
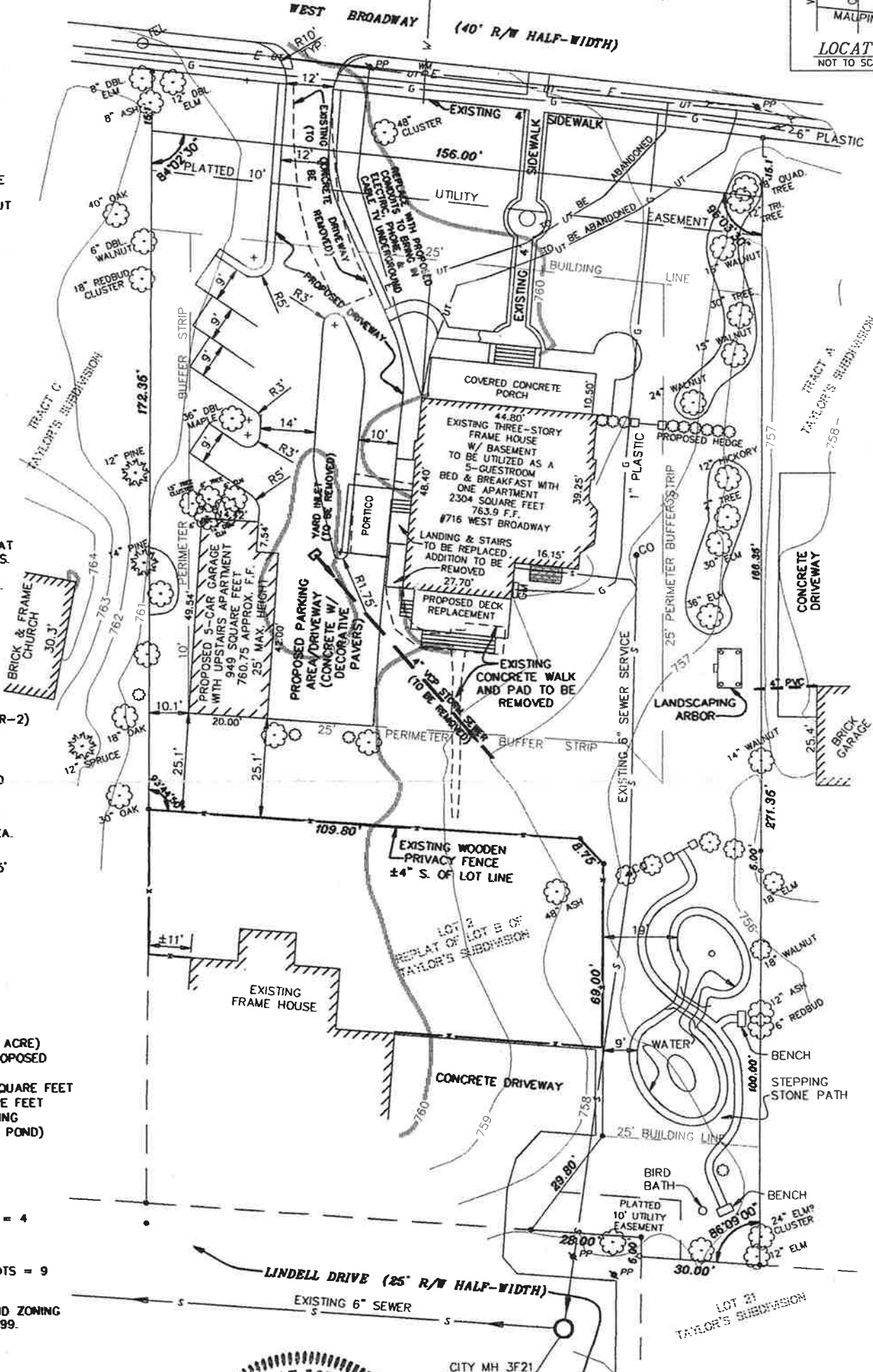
DARWIN HINDMAN
 MAYOR

PENNY ST. ROMAINE
 CITY CLERK



10-21-99

NOTE: EXISTING 6" CAST IRON WATER MAIN ON NORTH SIDE OF WEST BROADWAY



Date	By	Description	Appvd/B
10/18/99	CLL	CHANGES PER MEETING COMMENTS	WLM
9/27/99	CLL	CHANGES PER CITY COMMENTS	WLM
REVISIONS			
PROJECT: ROBERT AND DEBORAH TUCKER, COLUMBIA, MO			
SHEET TITLE: PUD PLAN			
DATE: 9/7/99	DR BY: CLL	CHECKED BY: WLM	JOB NO: 99008
MARSHALL ENGINEERING & SURVEYING			SHEET: 1
P.O. BOX 7397, 300 ST. JAMES STREET, COLUMBIA, MISSOURI 65205			2

RECEIVED
 OCT 21 1999
 Planning Department