

020293  
Permanent Record  
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Introduced by Hindman

First Reading 6-1-09

Second Reading 6-15-09

Ordinance No. 020293

Council Bill No. B 137-09

**AN ORDINANCE**

approving a revision to the C-P development plan of Warren Funeral Chapel; 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 the revision to the C-P development plan of Warren Funeral Chapel, dated May 15, 2009. The property is located at 12 East Ash Street and contains approximately 0.8 acre. This revision allows for construction of a 2,508 square foot addition to the existing structure and expansion of the parking lot.

SECTION 2. 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 C-P Development Plan.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

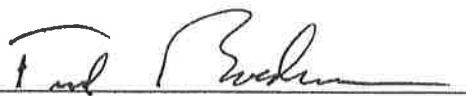
PASSED this 15th day of June, 2009.

ATTEST:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Counselor

**MARSHALL ENGINEERING AND SURVEYING, INC.**

300 SAINT JAMES STREET • COLUMBIA, MISSOURI 65201-4962 • PHONE (573) 875-8832 • FAX (573) 875-1039 • [marshall@marshalleng.com](mailto:marshall@marshalleng.com)  
BRANCH OFFICE: 1612 NW MOCK AVENUE, SUITE B • BLUE SPRINGS, MISSOURI 64015 • PHONE/FAX (816) 220-0606

May 18, 2009

City of Columbia  
Director of Planning and Development

RE: Certification of C-P Plan submittal requirements at 12 E. Ash Street Columbia, MO 65201

This letter is to certify that the plans submitted for the above referenced site conforms to the detailed list of requirements for C-P zoned property to the best of my knowledge and belief. It is the clients request to add a 2,508 sf addition on the west side of the existing building to allow more room for funeral visitation. Additional parking or landscaping will be provided only as required by city storm water regulations or landscaping requirements. The proposed pavement on the east side of the parking lot, shown shaded, shall be removed and replaced with pervious pavement for both storm water options. The pervious pavement option, shown shaded, on the west side of the parking lot is a new pavement option or if needed as an option a rain garden that would be placed north of the existing parking lot to conform to the city storm water requirements.

This letter is also for the set of design parameters for said property in the following areas.

1. The minimum distance from any future building to an adjacent property lines is 3.3'. The minimum distance from the edge of new drive to an adjacent property line is not applicable as no new drive is proposed. The minimum distance from the loading area or trash storage to an adjacent property line is not applicable as no new loading area nor trash storage is proposed. The minimum distance from the edge of proposed parking area to an adjacent property line is 7.8 feet.
2. The minimum open space as defined by the City of Columbia Zoning ordinance is to be 27.6 percent post development. This equates to 10 percent vegetative or grassed area and 17.6 percent landscaped.
3. At this time there is no intention of adding lights to the site per conversations with the owner and the architect. Lighting will only be added as necessary to comply with City of Columbia regulations.
4. The top of the addition will match the roofline of the existing building at 22' in height.

Sincerely,

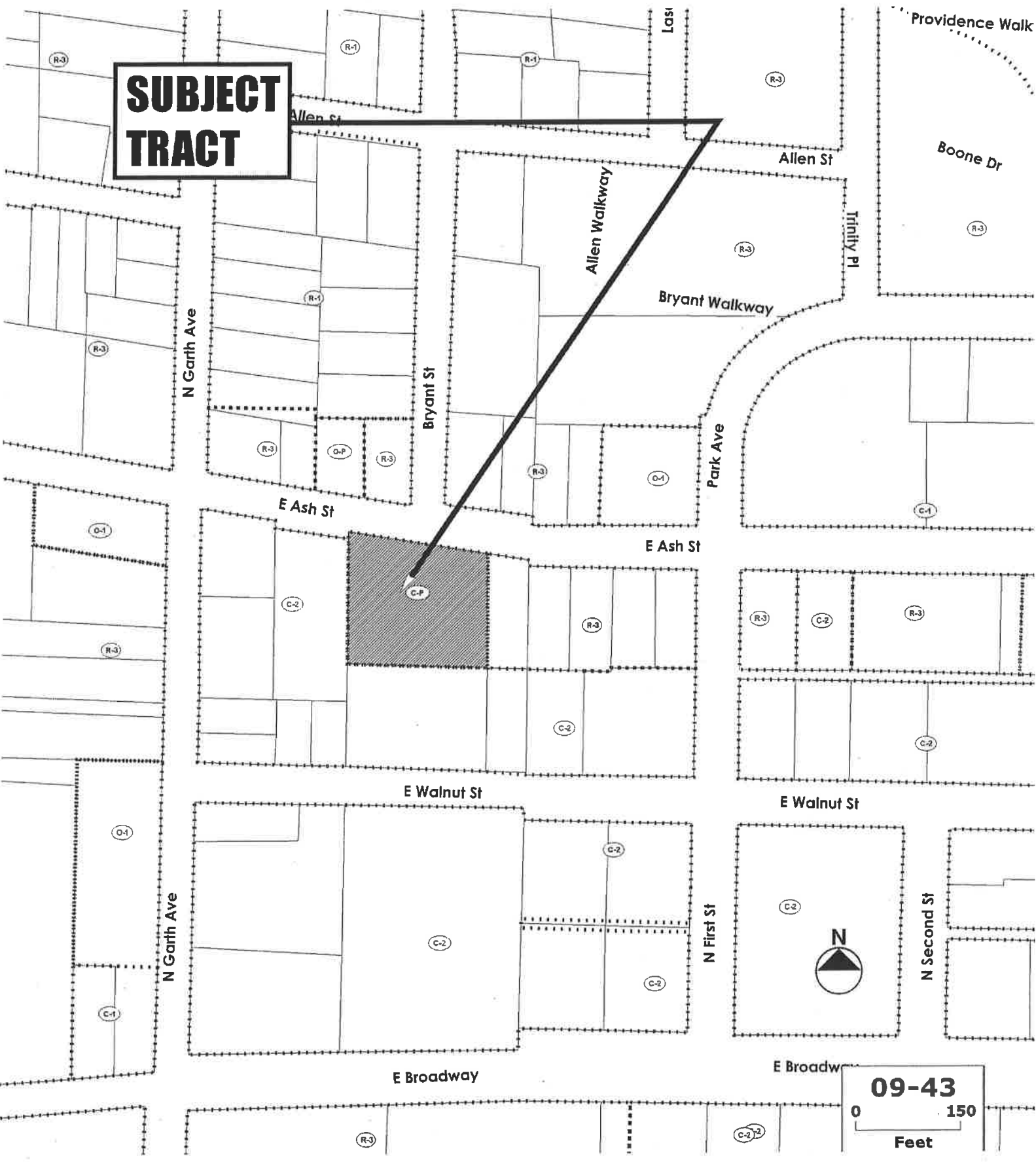
Marshall Engineering and Surveying, Inc.

By:



William L. Marshall, PE  
573/875-8832

**SUBJECT TRACT**



**09-43**  
0 150  
Feet