

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 117-14

**AN ORDINANCE**

changing the uses allowed on C-P zoned property located on the east side of Colony Drive and south of Chapel Hill Road; approving a revised statement of intent; 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 permitted uses on property in District C-P located on the east side of Colony Drive and south of Chapel Hill Road, and further described as follows:

Lot 14A, THE COLONIES PLAT 5 as recorded in Plat Book 26, Page 3 and Lots 503 and 504, Administrative Plat, THE COLONIES PLAT 5-B as recorded in Book 1621, Page 444, all located in the SW ¼ of Section 23, Township 48 North, Range 13 West, Columbia, Boone County, Missouri and containing 5.20 acres.

are amended to include the permitted uses set forth in the statement of intent.

SECTION 2. The City Council hereby approves the terms and conditions contained in the revised statement of intent dated April 28, 2014, marked "Exhibit A," which is attached to and made a part of this ordinance, which replaces the statement of intent attached to Ordinance No. 018031 passed on April 5, 2004, and it shall be binding on the owners until such time as the Council shall release such limitations and conditions on the use of the property.

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

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

ATTEST:

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City Clerk

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Mayor and Presiding Officer

APPROVED AS TO FORM:

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City Counselor



**City of Columbia  
Planning Department**

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## Statement of Intent Worksheet

For office use:

Case #:	Submission Date:	Planner Assigned:
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**Please provide the following information, which shall serve as the statement of intent for the proposed planned district zoning:**

1. The uses proposed. *See attached list of O-I uses, as well as a list of C-Puses that have already been approved for this property. (shown as Exhibit B)*
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. *No greater than 26,000 Square Feet*
3. The maximum building height proposed. *No greater than 45' (from the street level)*
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. *No less than 15%*

**The following items only apply to PUD zoning requests:** *N/A*

5. The total number of parking spaces proposed and the parking ratio per dwelling unit.
6. Any amenities proposed, such as swimming pools, golf courses, tennis courts, hiking trails or club houses.
7. A general description of the plan including minimum lot sizes, if applicable, minimum building setbacks from perimeter and interior streets, other property lines and minimum setbacks between buildings.

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

  
Signature of Applicant or Agent

*4/28/14*  
Date

Hospitals, medical or dental clinics and medical laboratories  
Bakeries  
Bicycle repair shops  
Restaurants, cafes and cafeterias  
Barber and beauty shops  
Photographic service shops and studios  
Physical fitness centers  
Private gymnasiums and reducing salons  
Schools operated as a business except trade schools  
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  
All permitted uses in district R-3 (subject to the height and area regulations of district R-3)  
Adult day care home  
Apartment houses  
Banks, other financial institutions, and travel agencies.  
Boardinghouses or lodging houses  
Churches, mosques and synagogues  
Counseling centers operated by charitable or not-for-profit organizations; excluding halfway houses or any use connected with penal or correctional institutions  
Customary accessory uses subject to the provisions of section 29-27, accessory uses  
Family day care homes, day care centers, preschool centers, nursery schools, child play care centers, child education centers, child experiment stations, or child development institutions  
Golf courses and golf clubhouses appurtenant thereto (except miniature golf courses, driving ranges, and other activities operated as a business)  
Group care homes for mentally retarded children  
Group homes for foster care  
Group homes for mentally or physically handicapped (see restrictions set forth in zoning regulations)  
Hospitals for human beings, medical or dental clinics, sanitariums, and medical laboratories.  
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  
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  
Publicly owned and operated community buildings  
Residential care facilities  
Schools operated as a business within an enclosed building, except trade schools and schools which offer retail goods or services to the public  
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 of adjustment