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February 23, 2024

Mayor and City Council
City of Columbia
701 East Broadway
Columbia, MO 65205

RE: Proposed Text Revision
Specific Use Standard for Hotels

Dear Mayor and City Council:

On behalf of the Puri Group, we request an amendment to the Unified Development Code (UDC) to allow hotels to exceed maximum building height in specific locations near arterial nodes and freeways. Please find enclosed our recommended text edits to the proposed text amendments to Section 29-Table 3.2, 29-3.3(vv), and 29-Table 4.1-2 of the UDC. The following provides our summary of the proposed edits:

1. Table 29-3.2: The section in the Permitted Use Table that applies to hotels is proposed to reference a specific use standard.
2. 29-3.3(vv): Hotels often require a building height greater than 45 feet as defined in the M-C district. Therefore, we recommend that with additional setback, Hotels should be permitted to exceed the maximum height requirement.
3. Table 29-4.1-2: The Dimensional Standards for Mixed Use Districts Table is proposed to include a specific standard to allow additional height defined in specific use standard.

This addition to the UDC enables future development of Columbia near arterial nodes and freeways to expand vertically rather than generating greater urban sprawl. This vertical expansion allows more opportunities for reduction in impervious area and more green space. Taller structures can create vertical interest along Interstate 70, Highway 63, and Stadium Boulevard.

The attached amendment provides recommended language to be included in the code. We appreciate your time reviewing these proposed amendments.

Sincerely,

Matthew A. Kriete, P.E.
Missouri Professional Engineer 2007028811

Enclosures
cc: 1-ESS File

Proposed Text Revisions – Dimensional Standards for Mixed Use Districts
FEBRUARY 15,2024

Table 29-3.2: Permitted Use Table

Guest Accommodations														
Bed and Breakfast		C	C		C	P	P	P					Per PD Approval	(s)
Hotel							P	P	P	P				(vv)
Travel Trailer Park							C				C			

Section 29-3.3: Use-Specific Standards

(vv) *Primary use of land and buildings: Hotel.* This use shall be subject to the following additional standards:

(1) Hotels in the M-C district are permitted to exceed the maximum height requirement by providing an additional setback of 1 foot above the District Mixed Use building minimum for each five feet of additional building height see 29-Table 4.1-2 [5].
    (i) The maximum height for hotels shall be eight stories.
(2) Locations where this applies.
    (i) Within 1,000 feet of Interstate 70;
    (ii) Within 1,000 feet of Highway 63;
    (iii) Within 500 feet of Stadium boulevard.
(3) Neighborhood Protection Standards apply see section 29-4.7.

Table 4.1-2: Dimensional Standards for Mixed Use Districts							
	District						
Standard	M-OF	M-N [1]		M-C [2]		M-BP	M-DT
		Current	Pedestrian	Current	Transit		
Lots							
Minimum Lot Area (sq. ft.)							See section 29-4.2 for M-DT Dimensional Standards
Lot Area	0	0	0	0	0	0	
Lot Width at Building Line[3]	0	0	0	0	0	0	
Building Setbacks (ft.)							
Front Yard							
General	Min. 25	Min. 25	Min 0 Max. 10 [4]	Min. 25	Min. 0 Max. 10 [4]	Min. 15	
From Arterial and Collector Streets	Min. 25	Min. 25	Min. 0 Max. 10 [4]	Min. 25	Min. 0 Max. 10 [4]	Min. 25	
Side Yard							
General	Min. 0	Min. 0	Min. 0	Min. 0	Min. 0	Min. 0	
Adjacent to R District	Min. 10	Min. 10	Min. 10	Min. 20	Min. 20	Min. 20	
Corner Lot with Frontage on Arterial or Collector Street	Min. 15	Min. 15	Min. 0	Min.15	Min. 10	Min. 25	
Corner Lot with Frontage on Other Streets	Min. 15	Min. 15	Min. 0	Min. 15	Min. 10	Min. 20	
Rear Yard							
General	Min. 25	Min. 0	Min. 0	Min. 0	Min. 0	Min. 0	
Adjacent to R District		Min. 10	Min. 10	Min. 20	Min. 20	Min. 20	
Maximum Height (ft.)							
Primary Building See also section29-4.7 Neighborhood Protection Standards	45	35	35	45 [5]	55 [5]	45	

[1] All M-N lands are subject to Current Standards Until they request application of the Pedestrian Standards and that request is approved under section 29-6.4(j).
[2] All M-C lands are subject to Current standards until they request application of the Transit Standards, and that request is approved under section 29-6.4(j).
[3] If direct driveway access is proposed to lots fronting collector or arterial streets see section 29-5.1(f)(1)(iv)(d).
[4] 75% of building frontage width must be located between minimum and maximum setback distances.
[5] Height may extend maximum allowed in accordance with Specific use Standards (Section 29-3.3) and that each building setback is increased one foot above the District Mixed Use building minimum for each five feet of additional building height above the Mixed Use building maximum.