

Introduced by NawserFirst Reading 7-6-09Second Reading 7-20-09Ordinance No. 020333Council Bill No. B 180-09**AN ORDINANCE**

rezoning property located on the northeast corner of Holly Avenue and Andy Drive (2207 Holly Avenue) from District C-P to District O-P; repealing all conflicting ordinances or parts of ordinances; approving less stringent yard, screening and parking requirements; 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 small tract located in Northeast Quarter (NE $\frac{1}{4}$) of Section Six (6), Township Forty-eight (48), Range Twelve (12), Boone County, Missouri and more particularly described as follows: Starting at the Northeast corner of Section 6, thence South along the division line between Sections 5 and 6, 1004 feet; thence West along a County road, known as Vandiver Road, 725 feet, the point of beginning of this survey; thence North (along and with the West line of a survey made by Byron Hewitt and recorded as survey #7572, Boone County survey records) 290.4 feet; thence West 150 feet; thence South 290.4 feet; thence East 150 feet to the point of beginning. Containing one (1) acre.

will be rezoned and become a part of District O-P (Planned Office District) and taken away from District C-P (Planned Business District). Hereafter the property may be used for all permitted uses in District R-1 and a mortuary, excluding a crematory. The statement of intent, marked Exhibit A," is attached to and made a part of this ordinance. This is a simplified O-P under Section 29-13.1(g). A development plan and design parameters shall not be required.

SECTION 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. The City Council approves less stringent yard requirements than those set forth in Section 29-13.1(d)(2)c.2. of the Zoning Regulations so that a 2.5-foot side yard shall be allowed along the east property line.

SECTION 4. The City Council approves less stringent screening requirements than those set forth in Section 29-13.1(d)(6) of the Zoning Regulations so that the existing screening fences and vegetation shall remain undisturbed along the east and north property lines.

SECTION 5. The City Council approves less stringent parking requirements than those set forth in Section 29-30(h)(1) of the Zoning Regulations so that a 3-foot setback shall be allowed along the east property line.

SECTION 6. The rezoning of the property described in Section 1 shall be subject to the following conditions:

1. A sidewalk shall be constructed along the full length of the Holly Avenue street frontage within six months of the passage of this ordinance.
2. The parking lot lines shall be repainted within 60 days of the effective date of this ordinance and that the number of parking spaces shall not be decreased.

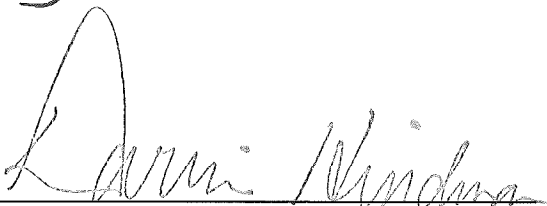
SECTION 7. This ordinance shall be in full force and effect from and after its passage.

PASSED this 20th day of July, 2009.

ATTEST:



City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor

Statement of Intent for the C-P Property located at 2207 Holly Avenue.

A. Uses Proposed;

All uses allowed in District R-1.

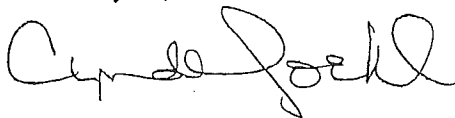
A mortuary, excluding a crematory.

B. The maximum gross square feet is already existing at 6543 square feet.

C. The maximum building height is 35 feet.

D. The minimum percentage of the site to be maintained in open space is 25%.

Thank you,



Cyndi Goehl, agent

RECEIVED

JAN 12 2009

PLANNING DEPT