

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

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

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

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

Council Bill No. B 249-06

**AN ORDINANCE**

approving the O-P Development Plan of Boone Hospital Center Bass Avenue Parking Lot; 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 O-P Development Plan of Boone Hospital Center Bass Avenue Parking Lot, dated May 25, 2006, located on the south side of Bass Avenue, between Shockley Street and South William Street. 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 O-P Development Plan.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

ATTEST:

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

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

APPROVED AS TO FORM:

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

CONSULTING  
ENGINEERS

# TRABUE, HANSEN & HINSHAW, Inc.

1901 Pennsylvania  
Columbia, MO 65202

May 26, 2006

Chuck Bondra  
Columbia Planning and Development  
701 East Broadway  
Columbia, MO 65205

Dear Chuck,

The Design Parameters for the Bass Avenue Parking Lot O-P Plan are included below.

**Design Parameters:**

- a. Minimum distance between any building and any adjacent property line or street ROW = N/A
- b. Minimum distance between:
  - o Edge of driveway and property line/ROW = 6 feet
  - o Edge of parking area and property line/ROW = 6 feet
  - o Edge of loading area and property line/ROW = N/A
  - o Edge of trash storage area and property line/ROW = N/A
- c. Maximum number of freestanding signs on site = 1 directional sign
- d. Minimum percentage of the site to be maintained in landscaping = 15%
- e. Maximum height and number of light poles and types of fixtures:
  - o Height = 25'
  - o Number of light poles = 8
  - o Type of fixtures: Downward facing shoe box fixtures

This plan was prepared based upon the list of requirements in the City Zoning Regulations for the O-P planned district.

Please let me know if you have any questions.

Sincerely,  
Trabue, Hansen & Hinshaw Inc.

*Benjamin M. Nielsen 5/26/06*

Benjamin M. Nielsen, EI  
Project Engineer

RECEIVED

MAY 26 2006

PLANNING DEPT.

Source

Timothy Teddy

**TO:** City Council

**FROM:** City Manager and Staff

**DATE:** June 9, 2006

**RE:** A proposed O-P (Planned Office District) development plan known as "Boone Hospital Center Bass Avenue Parking Lot O-P Development Plan." The subject property, which is approximately 1.39 acres in size, is located on the south side of Bass Avenue, between Shockley Street and South William Street. The proposed O-P development plan is for an enlargement and redesign of the two existing Boone Hospital Center parking lots. (Case 2-OP-06)



Fiscal Impact

YES

NO



Other Info.

EXECUTIVE SUMMARY

This proposal would allow for expansion and reconfiguration of an existing Boone Hospital Center parking lot.

At its meeting of June 8, 2006, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of the proposed O-P development plan.

No one from the public spoke in opposition to the proposal.

A staff report, locator map, reduced copies of the plan and excerpts from the minutes of the Planning and Zoning Commission meeting are attached.

SUGGESTED COUNCIL ACTION

The Planning and Zoning Commission recommends approval of the proposed O-P development plan.

## Boone Hospital Center Bass Avenue Parking Lot O-P Plan

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
JUNE 8, 2006**

**ITEM NO.** 2-0P-06**NAME OF DEVELOPMENT**

Boone Hospital Center Bass Avenue Parking Lot O-P Plan

**PROPERTY OWNER**

Boone Hospital Center (owner/developer)

**LOCATION**

On the south side of Bass Avenue, between Shockley Street and South William Street

**PROPERTY SIZE**

Approximately 1.39 acres

**EXISTING ZONING**

O-P (Planned Office District)

**GENERAL DESCRIPTION OF PROPOSED DEVELOPMENT**

Reconfiguring and enlarging two existing Boone Hospital Center parking lots, with the resultant parking lot consisting of 152 parking spaces

**EXISTING CONDITIONS**

	<b><u>ZONING</u></b>	<b><u>LAND USE</u></b>
SITE	O-P	Multi-family residential and parking lots
NORTH	R-3 & O-1	Single-family residential and parking lot for medical office
SOUTH	R-3, R-4 & O-1	Single-family residential and parking lot for hospital
EAST	O-1	Boone Hospital Center
WEST	R-3	Multi-family residential

## **ACCESS**

Access to the site is off Bass Avenue, an improved local residential street; off South William Street, an improved neighborhood collector street; and, off Shockley Street, an improved local residential street.

Proposed internal circulation and driveway locations are adequate.

## **PEDESTRIAN CIRCULATION**

Sidewalks are in place along the South William Street and Bass Avenue frontages. There is no sidewalk in place along Shockley Street. Since the property is already subdivided, and since Shockley Street is classified as a local residential street, there is nothing to trigger a requirement to construct a sidewalk along the Shockley Street frontage. It should be noted that there are no sidewalks on either side of the entire length of Shockley Street.

## **ON-SITE PARKING**

This development will consist of a 152-space parking lot for Boone Hospital Center.

Twelve bicycle spaces are required for the 152-space parking lot. Fourteen bicycle spaces (two 7-space bicycle racks) are shown on the plan.

## **PUBLIC UTILITIES**

All City utilities are available to the subject site.

## **SITE CHARACTERISTICS**

The east and west sides of the site are developed with Boone Hospital Center parking lots. The central part of the site is developed with an old residential structure on the north side of the site, consisting of apartment units and a newer brick apartment building on the south side of the site. The site is gently sloping and is in the Hinkson Creek drainage basin.

## **LANDSCAPING/STORM WATER MANAGEMENT**

A landscape plan has been approved by the Public Works Department. The plan shows that 17 percent of the site will be in open space. Fifteen percent is the minimum requirement.

A storm water management plan has been approved by the Public Works Department.

**SIGNS**

The O-P District has no specific sign requirements. Signs for the site are included in the approved O-P development plan. In this case, signage will consist only of directional signs that would be in compliance with District O-1.

**ON-SITE LIGHTING**

The existing parking lots, which encompass the east and west sides of the site, have eight existing light poles. Seven will remain in place and one will be relocated. The lights are not more than 25 feet in height and have "shoebox" type, downward facing fixtures.

**CITY-RECOGNIZED NEIGHBORHOOD ASSOCIATIONS AFFECTED**

East Campus

**PARKLAND NEEDS/GREENBELT**

Neighborhood parkland is not an issue in this case.

There is no designated greenbelt on or adjacent to the subject site.

**DISCUSSION**

The east and west sides of the subject site consist of two Boone Hospital Center parking lots, which have previously-approved O-P plans. The center part of the site contains older multi-family structures and was rezoned from R-4 to O-P in March 2006. The proposed O-P development plan now before the Commission will allow for enlargement and redesign resulting in one contiguous, 152-space parking lot for Boone Hospital Center. The extra parking is needed by the Hospital due to the expiration of a lease arrangement the Hospital had with Stephens College. The Stephens College parking lot is now needed by the College and can no longer be leased to Boone Hospital Center.

The O-P development plan meets all Zoning Ordinance requirements and staff has identified no problems.

**STAFF RECOMMENDATION**

Approval of the O-P development plan

Report prepared by 

Approved by 

# Boone Hospital Center Bass Avenue Parking Lot Columbia, Boone, Missouri

# OP-Development Plan

Revision No.	Date	Description
1	05/25/06	ISSUED FOR CONSTRUCTION
2	05/25/06	REVISED

### SHEET INDEX

- OP-0 Cover
- OP-1 Overall Site Plan
- OP-2 Parking Lot Site Plan
- OP-3 Landscape Plan
- OP-4 Storm Water/ Erosion Control Plan

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MAY 25 2006

PLANNING DEPT.

### APPROVALS

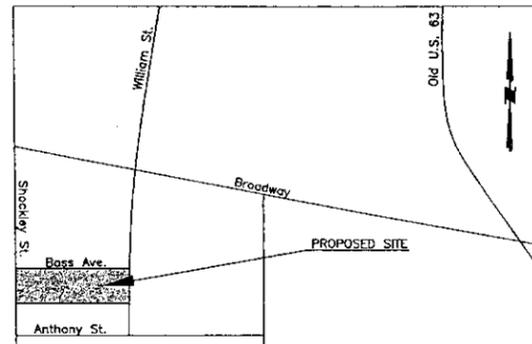
APPROVED BY THE PLANNING AND ZONING COMMISSION  
THIS DAY \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006  
  
JERRY WADE - CHAIRMAN

APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL  
THIS DAY \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006  
  
DARWIN A. HINDMAN, MAYOR  
  
SHEELA AMIN, CITY CLERK

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF MISSOURI

*John V. Huss*  
  
 5/25/2006

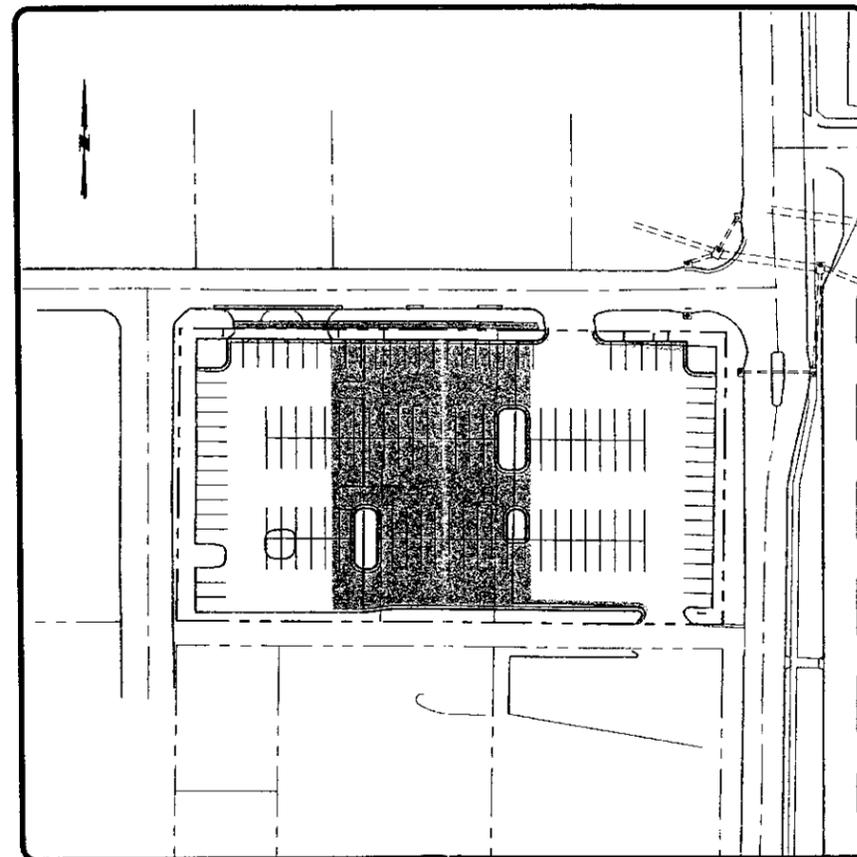
### SITE LOCATION MAP



AREA: 1.39 ACRES  
 PERVIOUS AREA = 9,092 SQ FT  
 IMPERVIOUS AREA = 51,448 SQ. FT  
 MIN LANDSCAPING = 15%  
 PARKING SPACES 152 PROVIDED  
 PARCEL ZONING O-P

LOT DESCRIPTION:  
 3 TRACTS OF LAND, CONTAINING PARTS OF LOTS 7, 8, 9, 10, AND 11 IN ANTHONY'S ADDITION TO THE CITY OF COLUMBIA LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 48, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND CONTAINING 1.39 ACRES.

RECORD OWNERS:  
 Boone Hospital Center  
 1600 E. Broadway  
 Columbia, MO. 65201-5897



**THinc**  
 Consulting Engineers  
 TRABUE, HANSEN &  
 HINSHAW, INC.  
 1301 Pennsylvania Dr.  
 Columbia, MO 65202  
 Phone (573) 814-1500  
 Fax (573) 814-1128

BOONE HOSPITAL CENTER  
 Bass Avenue Parking Lot  
 Cover

Client Proj # 0000  
 THinc Proj # 062003  
 Engineer: J.V.H.  
 Designer: B.M.K.  
 Drafter: G.R.K.  
 Plotted: 05/25/2006  
 DWG. OP-0  
 SHT. 1 of 5

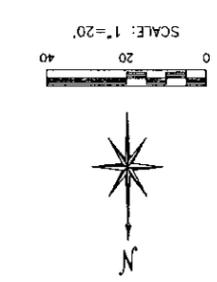
DWG OP-1  
SHT. 2 OF 5

Client Proj # 0000  
Thruout Proj # 00203  
JAH  
BHM  
GHN  
05/25/2006

BOONE HOSPITAL CENTER  
Bass Avenue Parking Lot  
Overall Site Plan

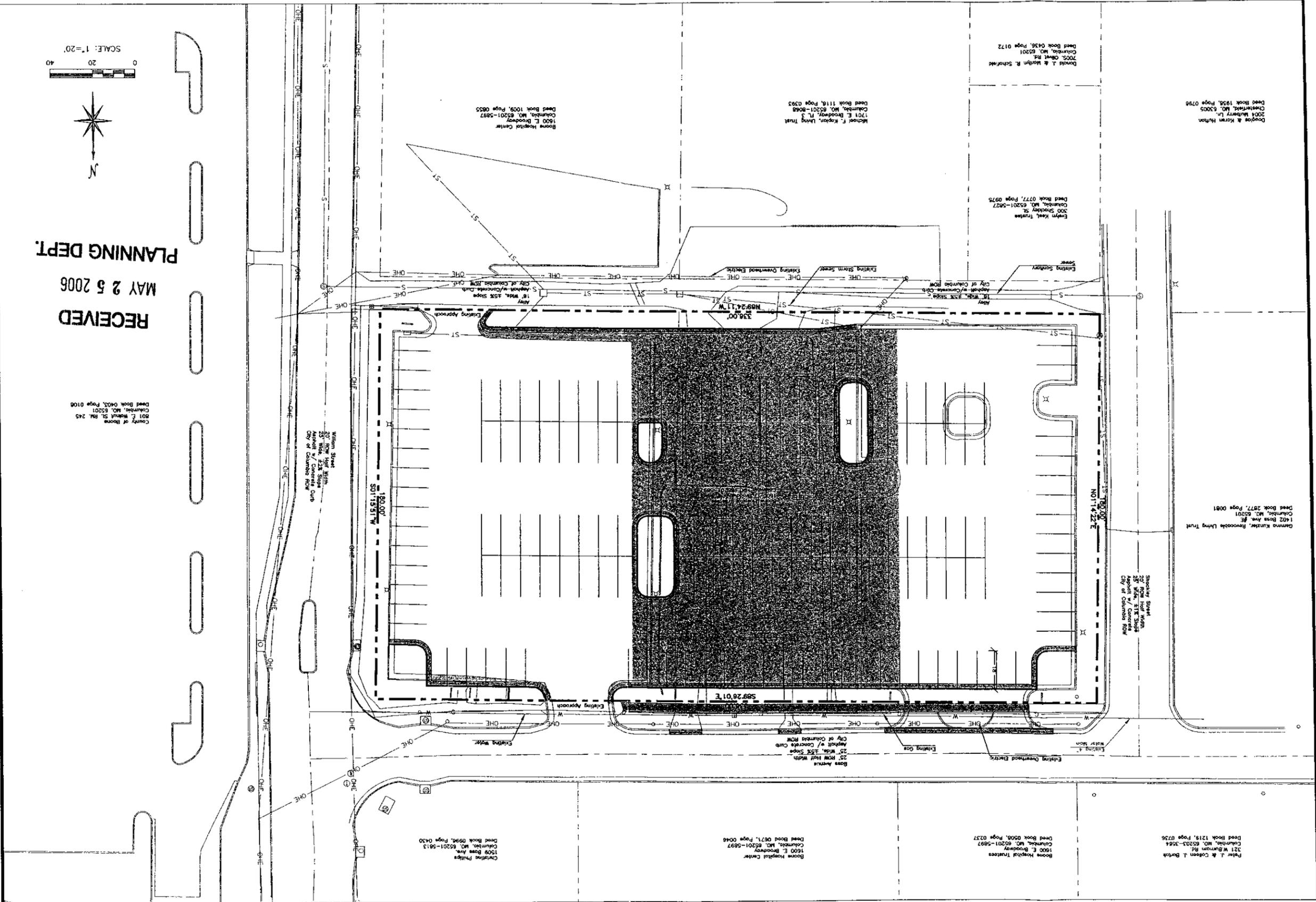
THHinc  
Consulting Engineers  
TRAUBE, HANSEN &  
HINSHAW, INC.  
1921 Pennsylvania Dr  
Columbia, MO 65202  
Phone (573) 814-1000  
Fax (573) 814-1200

Revised	No.	Date	Description	Initials
1	1	5/25/06	Issue for Review	JAH
2	2	5/25/06	Issue for Review	JAH



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County of Boone  
801 E. Walnut St. Rm. 245  
Columbia, MO, 65201  
Deed Book 0403, Page 0106



Peter J. & Colleen J. Berkley  
321 W. Burton Rd.  
Columbia, MO 65203-3564  
Deed Book 1215, Page 0736

Boone Hospital Trustees  
1600 E. Broadway  
Columbia, MO 65201-5997  
Deed Book 0671, Page 0046

Christina Phillips  
1509 Bass Ave.  
Columbia, MO 65201-5613  
Deed Book 0596, Page 0430

Danna Kirster, Revocable Living Trust  
1422 Bass Ave. #2  
Columbia, MO 65201  
Deed Book 2877, Page 0081

Shipping Street  
25' Wide, 31'x Slope  
Asphalt w/ Concrete Curb  
City of Columbia ROW

William Street  
20' Wide, 2.2% Slope  
Asphalt w/ Concrete Curb  
City of Columbia ROW

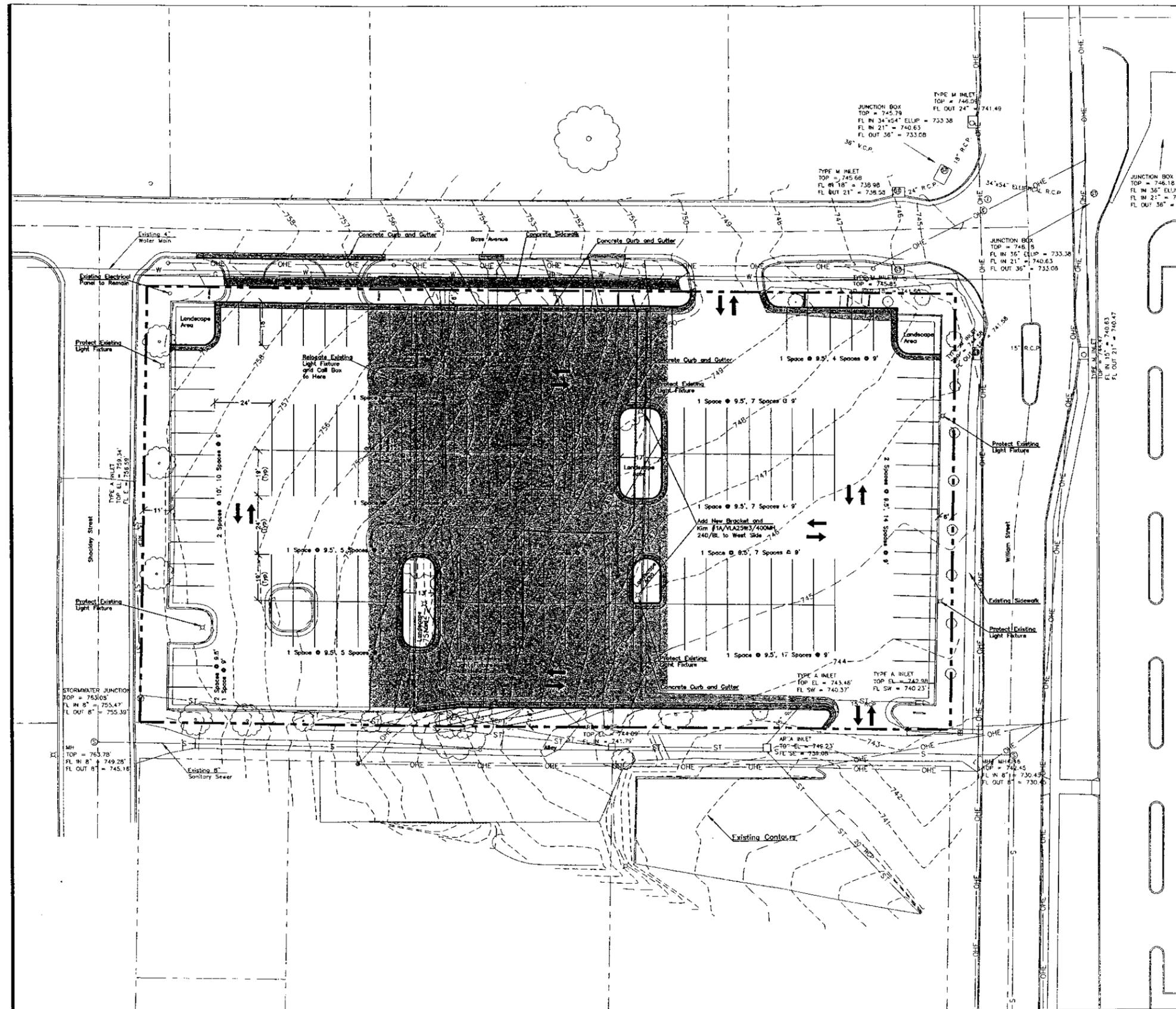
Donald J. & Marilyn R. Schorke  
7005 Chest Rd.  
Columbia, MO 65201  
Deed Book 0436, Page 0172

Evelyn Keel, Trustee  
200 Snodderly St.  
Columbia, MO 65201-5975  
Deed Book 0777, Page 0976

Michael F. Kepton, Living Trust  
1701 E. Broadway, Fl. 3  
Columbia, MO 65201-8065  
Deed Book 1116, Page 0395

Boone Hospital Center  
1600 E. Broadway  
Columbia, MO 65201-5997  
Deed Book 1009, Page 0855

Douglas & Karen Hutson  
2004 Mabury Ln.  
Crestwood, MO 63005  
Deed Book 1956, Page 0796



- Parking:**
- Total Provided: 152 spaces
  - ADA Requirements: 0 spaces required, 0 spaces provided
  - Bicycle Parking: 12 spaces required, 14 spaces provided

**Detached Signage:**  
 Directional Signs in Accordance with O-1 Regulations.

- Proposed On-Site Lighting:**
- 7 Existing Light Fixtures to be Protected
  - 1 Existing Light Fixture to be Relocated
  - 8 Existing Shoe Box Lights
    - Downward Facing
    - Not exceeding 25' in Height

**Lighting Design by:**  
 Malicoat-Winslow Engineering, Columbia, MO

**Flood Plain:**  
 No Portion of this Tract Lies Within a Regulatory Flood Plain.

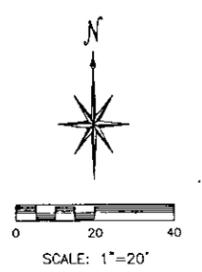
**Storm Drainage:**  
 Conceptual Layout Shown. Will be Designed for Land Disturbance Permit.

Revision No.	Date	Description
1		Initial
2		
3		
4		
5		
6		
7		
8		
9		
10		



5/25/2006  
**THinc**  
 Consulting Engineers  
 TRABUE, HANSEN &  
 HINSHAW, INC.  
 1801 Pennington Dr.  
 Columbia, MO 65202  
 Phone (573) 614-1568  
 Fax (573) 614-1129

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 PLANNING DEPT.



BOONE HOSPITAL CENTER  
 Bass Avenue Parking Lot  
 Parking Lot Site Plan

Client Proj # 0000  
 THinc Proj # 053203  
 Engineer: JVH  
 Designer: BMN  
 Drafter: GRK  
 Plotted: 05/25/2006  
 DWG. OP-2  
 SHT. 3 OF 5

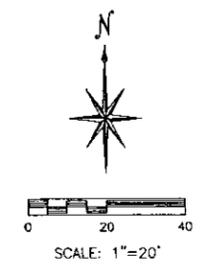
Revision No.	Date	Description
1		
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8		
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10		

- Landscaping Requirements:**  
 Paved Area = 51,573.1 sq ft
- 29-25(e) (1) Requires 15% of Total Area Landscaped  
 7,735 sq ft required (15%)  
 8,975 sq ft provided (17%)
  - 29-25(e) (3) Requires 6' landscaping strip for all paved areas within 20' of ROW.  
 Provided by strips around parking lot.
  - 29-25(e) (3) Requires 1 tree per 50 LF of paving.  
 29-25(e) (4) Requires 1 tree per 4,500 sq ft of paved area.  
 23 trees required  
 18 trees protected  
 12 trees provided
  - 29-25(e) (7) Requires 30% of trees be medium/large deciduous.  
 8 trees provided
  - Four categories of Planting Materials must be used in landscaped areas.  
 Planting Materials Used:  
 a. Medium / Large Deciduous Trees  
 b. Small Deciduous / Ornamental Trees  
 c. Evergreen Shrubs  
 d. Ground Cover Plants  
 e. Grass Seeding or Sod  
 f. Perennial Flowers  
 g. Ornamental Grasses
6. All 'PJM' Azaleas are to be 5 gallons.



THHinc  
 Consulting Engineers  
 TRABUE, HANSEN &  
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 1301 Pennsylvania Dr.  
 Columbia, MO 65202  
 Phone (573) 874-1558  
 Fax (573) 874-1528

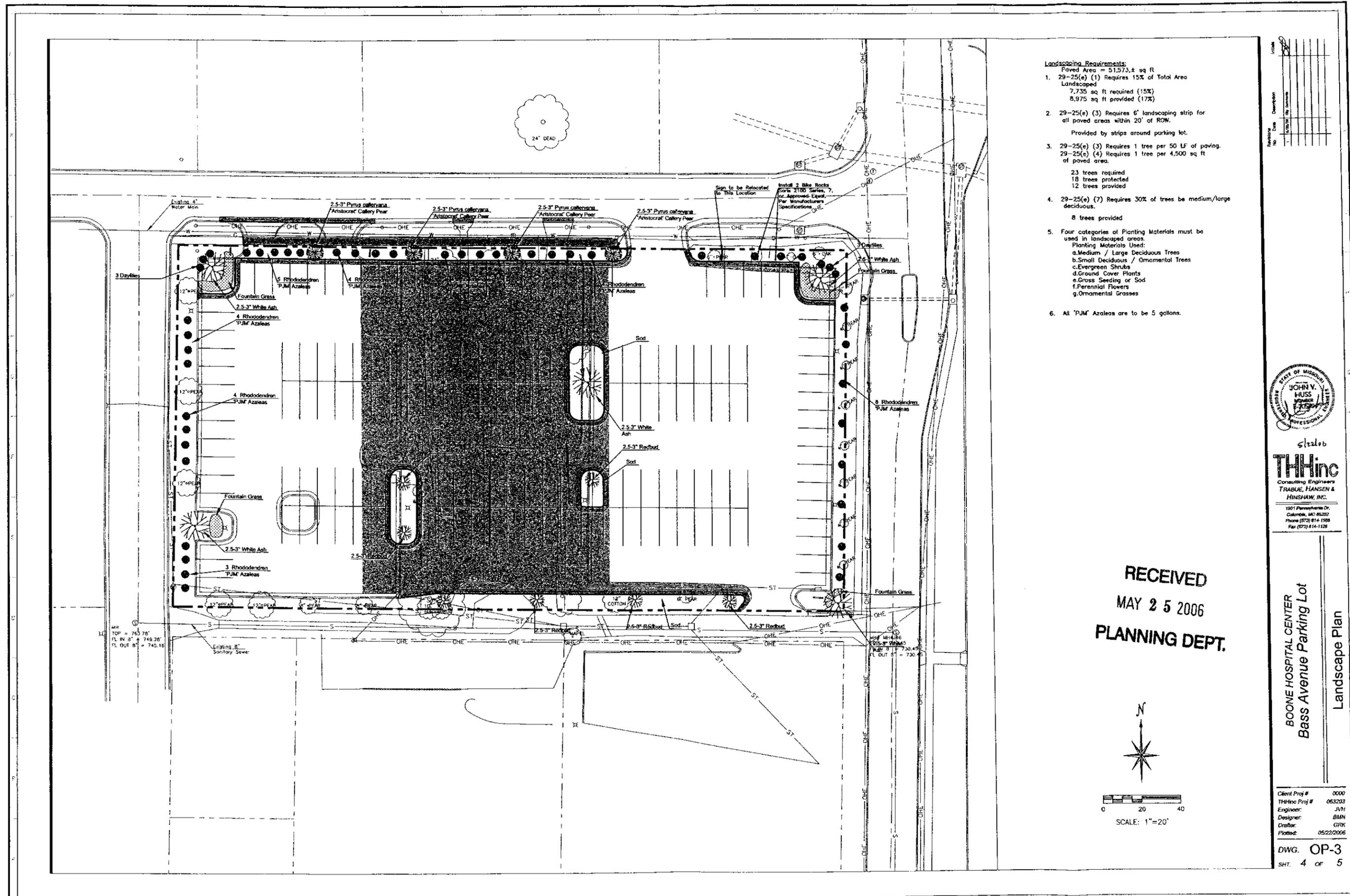
RECEIVED  
 MAY 25 2006  
 PLANNING DEPT.

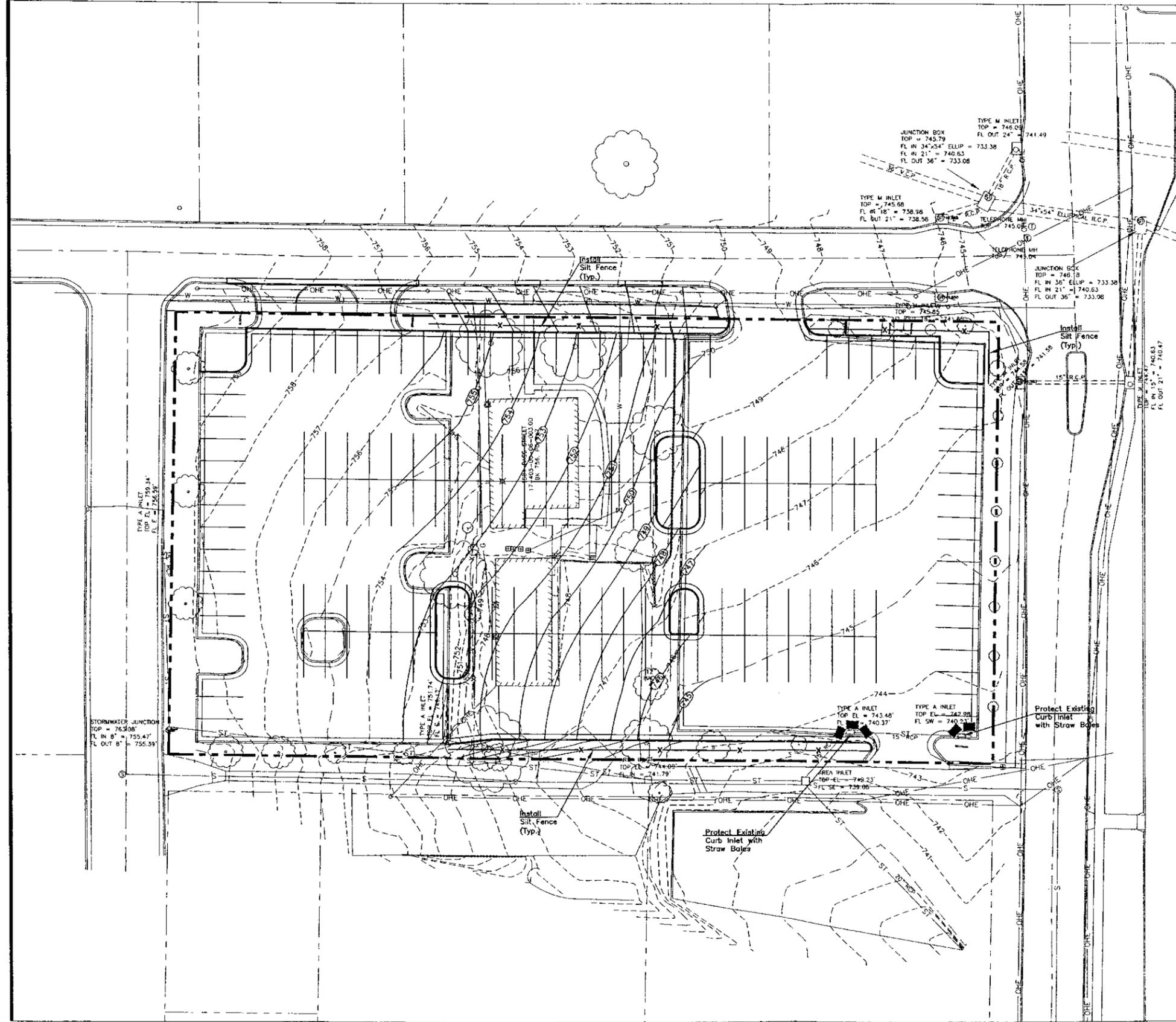


BOONE HOSPITAL CENTER  
 Bass Avenue Parking Lot  
 Landscape Plan

Client Proj # 0000  
 THHinc Proj # 063203  
 Engineer: J.V.H.  
 Designer: BMN  
 Drafter: GRK  
 Plotted: 05/22/2006

DWG. OP-3  
 SHT. 4 OF 5



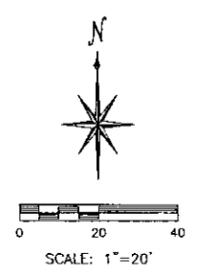


Revision No.	Date	Description	Initials
1	1/22/06	Per Comments	



5/22/06  
**THinc**  
 Consulting Engineers  
 TRABUE, HANSEN &  
 HINSHAW, INC.  
 1901 Pennsylvania Dr.  
 Columbia, MO 65202  
 Phone (573) 814-1608  
 Fax (573) 814-1122

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**PLANNING DEPT.**



**BOONE HOSPITAL CENTER**  
**Bass Avenue Parking Lot**  
**Storm Water/ Erosion Control Plan**

Client Proj # 0000  
 THinc Proj # 063203  
 Engineer: JVN  
 Designer: BMN  
 Drafter: GRK  
 Plotted: 05/22/2006  
**DWG. OP-4**  
**SHT. 5 OF 5**

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**June 8, 2006**

**2-OP-06 A proposed O-P development plan known as "Boone Hospital Center Bass Avenue Parking Lot O-P Development Plan." The subject property, which is approximately 1.39 acres in size, is located on the south side of Bass Avenue between Shockley Street and South William Street.**

MR. WADE: May we have a staff report, please?

Staff report was given by Mr. Charles Bondra of the Planning and Development Department. Staff recommends approval of the O-P development plan.

MR. WADE: Are there any questions of staff?

**PUBLIC HEARING OPENED**

MR. WADE: Anyone wishing to speak in support of this proposal, please come forward.

MR. HUSS: Good evening. My name is John Huss. I'm with Trebeau, Hanson, and Hinshaw, offices 1901 Pennsylvania, here representing Boone Hospital Center. It's been a long evening. I'll just avail myself to any questions the Commission may have.

MR. WADE: Anyone have any questions of this speaker?

MR. RICE: Why did you sit through the whole meeting?

MR. HUSS: As long as it took me to find a parking space tonight, I wasn't going to miss it. And, Jerry, I do remember the gas station there, and, in fact, since that time, another thing, Harold Warren was trying to build his mortuary at that site, and couldn't figure out with that box through the middle how to get the site developed.

MR. WADE: Yes.

MR. HUSS: So, there's been a couple of different things that have been tried to fill in that area. Anything from the Commission this evening?

MR. WADE: Is this the last surface paving that we're going to see from Boone County over here, hopefully?

MR. HUSS: I believe it's the last in this area. No. Because they do have some that they're looking, that will be redeveloped as surface lots in their office plaza to the north, but they do have planned two additional parking structures in the office plaza to the north to take up much of the parking. Part of what has happened is when Boone Hospital overlaid their parking lot about a year and a half ago, they had to bring all their parking spaces up to current city standard as far as the width of the spaces and the aisle width, and they ended up losing quite a few stalls at the hospital proper. So, they have somewhat of

a shortage of parking to serve their needs.

MR. WHEELER: If that's the case, how could they get any narrower? I mean --

MR. HUSS: I agree.

MR. LAMB: They were narrow before.

MR. HUSS: Yeah. They actually widened them from about eight and a quarter to eight and a half foot to nine foot, so they're actually wider than they used to be, surprisingly.

MR. WADE: Thank you.

MR. HUSS: Thank you.

MR. WADE: Mr. Lamb? Did you have a question for him?

MR. LAMB: No, just a comment.

MR. WADE: Oh, okay.

MR. LAMB: I just want to use this opportunity to raise the issue of multi-story-parking facilities again.

MR. BARROW: Should we close the public hearing first?

MR. LAMB: Okay. That was a comment to the speaker.

MR. SAYRE: I stayed to speak for John.

MR. WADE: Thank you. The public hearing is closed.

#### **PUBLIC HEARING CLOSED**

MR. WADE: Mr. Lamb?

MR. LAMB: I would like to use this opportunity to raise the issue of multi-story-parking facilities again. We've raised it before and it's something that I believe we should remain focused on at every opportunity.

MR. WADE: Mr. Barrow?

MR. BARROW: Well, I just want to bemoan more surface parking in an existing neighborhood, and I'm hoping that since it's zoned L-1, this is a temporary thing, and they can build an office building over the top of it.

MR. WADE: Ms. Curby?

MS. CURBY: I concur. I drove by this site and looked all around me, and it was a sea of asphalt in, you know, in a neighborhood, and it was disarming, so I support encouraging parking structures.

MR. WADE: Mr. Wheeler?

MR. WHEELER: Well, I'm just going to tag on there and say I agree, and I'm also going to say that I think we should recommend approval of the O-P development plan.

MR. WADE: Is that a motion?

MR. WHEELER: That is a motion.

MS. CURBY: Second.

MR. WADE: Okay. It's been moved and seconded. I've got to make a quick comment. I don't have to say much. They probably have my comments over the past 15 years on surface parking lots by Boone County on record. I will -- I'm going to vote for this for the very first time in almost -- in 13 years, but I intend it to be my last vote for surface parking lot at Boone County. I look forward to another exciting night like we had earlier when I could support a parking garage. Any further discussion on the motion? Roll call, please.

MR. LAMB: The motion has been made and seconded to recommend approval of Item 2-OP-06, a proposed O-P development plan known as "Boone Hospital Center Bass Avenue Parking Lot O-P Development Plan." The subject property, which is approximately 1.39 acres in size, is located on the south side of Bass Avenue between Shockley Street and South William Street.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Rice, Mr. Wade, Mr. Wheeler, Mr. Barrow, Mr. Cady, Ms. Curby, Mr. Lamb. Motion carries 7-0.**