

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 379-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 15, 2014

Re: MBS South - Rezoning & O-P development plan (Case #15-15)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Exhibits to Resolution/Ordinance

Supporting documentation includes: Summary of Board/Commission Reports (including maps, O-P development plan, design parameters, statement of intent; 2010 development plan, design parameters & approval ordinance; and 1991 rezoning ordinance), Excerpts from Minutes

Executive Summary

Approval of this request will result in the rezoning of approximately 2.44 acres of land from a mixture of O-P (Planned Office District) and O-1 (Office District) to O-P (Planned Office District), and approval of the MBS South O-P development plan, which will allow for the construction of 27,000 sq.ft. (gross floor area) office building.

Discussion

The applicant is proposing to rezone the subject site to O-P (Planned Office District) and approve an O-P development plan for a two-story (plus basement), 27,000 square foot office building. The site is split-zoned O-P and O-1. A development plan was approved in 2010 to allow for the construction of a surface parking lot to serve as overflow parking for MBS's primary facility on the north side of Ash Street. The parking lot has not been built, and approval of the current proposal would supplant the previously approved plan.

The proposed rezoning from O-P and O-1 to O-P will bring the entire site, including the previously zoned O-P portion, under a common zoning designation and statement of intent. Staff is supportive of the rezoning request since it is consistent and compatible with surrounding office, commercial and multi-family zoning.

The proposed development plan meets all O-P development standards, including landscaping, screening, and tree preservation requirements. The tree preservation area depicted on the west side of the site will protect the intermittent stream that flows along the western property line and serve as a natural buffer between the proposed office building and adjacent apartments. The landscape screen along the south side of the site will buffer the R-3 zoned church property from the development.

At its December 4, 2014 meeting, the Planning and Zoning Commission voted unanimously (6-0) to

City of Columbia

701 East Broadway, Columbia, Missouri 65201



recommend approval of the requested O-P rezoning and development plan. There were no comments or questions from Commissioners, and no one from the public spoke on this request.

A copy of the Planning and Zoning Commission report (including maps, O-P development plan, design parameters, statement of intent; 2010 development plan, design parameters & approval ordinance; and 1991 rezoning ordinance), and excerpts from the meeting's minutes are attached.

Fiscal Impact

Short-Term Impact: No new capital spending is expected within the upcoming 2 years as a result of this proposal.

Long-Term Impact: The development/redevelopment of this site may increase demands upon the adjacent streets, sanitary sewers, storm sewers, water and electric supply lines. The costs associated with meeting these demands will be offset by increased property and/or sales tax revenues and user fees.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development

Strategic Plan Impact: N/A

Comprehensive Plan Impact: Land Use & Growth Management

Suggested Council Action

Approval of the O-P rezoning and development plan

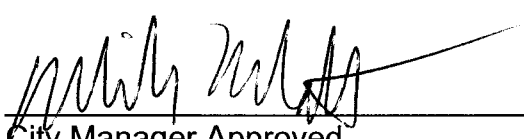
Legislative History

Ord. #013018 (7/1/91): Approved O-P zoning on a majority of the subject site

Ord. #020780 (10/18/10): Approved the "MBS Realty Partners, LP" O-P development plan



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 379-14

AN ORDINANCE

rezoning property located on the south side of Ash Street and approximately 400 feet east of Fairview Road from O-1 to O-P; changing the uses allowed on O-P zoned property located on the south side of Ash Street and east of Fairview Road; approving the statement of intent; approving the MBS South Site Development O-P Development Plan; repealing all conflicting ordinances or parts of ordinances; 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 TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND DESCRIBED AS A PORTION OF LOT 2, BCC PLAT 1 AS RECORDED IN PLAT BOOK 26, PAGE 62, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PLAT RECORDED IN BOOK 26, PAGE 62 OF THE BOONE COUNTY RECORDS; THENCE ALONG EAST LINE OF SAID PLAT S0°05'30"E, A DISTANCE OF 8.04' FEET TO THE POINT OF BEGINNING.

THENCE LEAVING THE POINT OF BEGINNING ALONG EAST LINE OF SAID PLAT S0°05'30"E, A DISTANCE OF 152.68' FEET;

THENCE LEAVING EAST LINE OF SAID PLAT N84°42'00"W, A DISTANCE OF 108.40 FEET;

THENCE N0°05'30"W, A DISTANCE OF 152.68 FEET:

THENCE S84°42'00"E, A DISTANCE OF 108.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 16,477 SQUARE FEET.

will be rezoned and become a part of District O-P (Planned Office District) and taken away from District O-1 (Office District). Hereafter the property may be used for the permitted uses set forth in the statement of intent ("Exhibit A").

SECTION 2. The permitted uses on property in District O-P located on the south side of Ash Street and east of Fairview Road, and further described as follows:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND DESCRIBED AS A PORTION OF LOT 2, BCC PLAT 1 AS RECORDED IN PLAT BOOK 26, PAGE 62, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2 RECORDED IN BOOK 26, PAGE 62 OF THE BOONE COUNTY RECORDS; THENCE ALONG WEST LINE OF SAID LOT S0°14'30"E, A DISTANCE OF 54.39 FEET.

THENCE S02°59'30"E, A DISTANCE OF 98.90 FEET

THENCE LEAVING WEST LINE OF SAID LOT 2 S84°42'00"E, A DISTANCE OF 587.75 FEET;

THENCE N0°05'30"W, A DISTANCE OF 152.68 FEET:

THENCE ALONG SOUTH RIGHT-OF-WAY LINE OF ASH STREET; N84°42'00"W, A DISTANCE OF 592.92 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 89,862.52 SQUARE FEET.

are amended to include the permitted uses set forth in the statement of intent ("Exhibit A").

SECTION 3. The City Council hereby approves the terms and conditions contained in the statement of intent dated November 25, 2014, attached hereto in substantially the same form as "Exhibit A" and made a part of this ordinance. The statement of intent 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 4. The City Council hereby approves the MBS South Site Development O-P Development Plan, as certified and signed by the surveyor on November 26, 2014, for the property referenced in Section 1 and Section 2 above. The Director of Community Development shall use the design parameters set forth substantially in the same form as "Exhibit B," which is attached to and made a part of this ordinance, as guidance when considering any future revisions to the O-P Development Plan. For the property described in Section 2, the design parameters set forth in "Exhibit B" shall replace the design parameters attached to Ordinance No. 020780 passed on October 18, 2010.

SECTION 5. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2015.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



**City of Columbia
Planning Department**

701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Statement of Intent Worksheet

For office use:

Case #: <i>15-15</i>	Submission Date:	Planner Assigned: <i>SM</i>
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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 specific proposed permitted uses.

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.

The maximum gross square feet of the building is 27,000 sf of office area.

3. The maximum building height proposed.

The maximum building height is less than 45 feet

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.

The minimum percentage of the site to be maintained in open space is: landscaping 17% and existing vegetation 13.5% (Tree Preservation Area)

The following items only apply to PUD zoning requests:

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


Date

O-P
*All Permitted Uses in District R-3, subject to the height and area regulations of District R-3.
*Customary accessory uses subject to the provisions of Section 29-27, Accessory Uses.
A hobby may be pursued as an accessory use by the occupant of the premises purely for personal enjoyment, amusement or recreation, provided that the articles produced or constructed are not sold in the ordinary course of business either on or off the premises, and provided such use will not be obnoxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, or otherwise.
Adult day care home.
Agriculture, nurseries and truck gardens, each of which shall be limited to the propagation and cultivation of plants, provided no retail or wholesale business shall be conducted upon the premises, and no obnoxious fertilizer is stored upon the premises, and no obnoxious soil or fertilizer renovation is conducted thereon.
Apartment houses.
Banks, other financial institutions, and travel agencies.
Boarding houses or lodging houses.
Buildings and premises for public utility services or public service corporations.
Churches, mosques and synagogues.
Counseling centers operated by charitable or not-for-profit organizations; excluding halfway houses or any uses connected with penal or correctional institutions.
Drive-up facilities incidental to any permitted uses.
Dwellings, One-Family.
Dwellings, Two-Family.
Family day care homes, day care centers, pre-school centers, nursery school, child play care centers, child education centers, child experiment stations or child development institutions under the following regulations: (see Zoning Regulations for restrictions)
Family day care homes, day care centers, pre-school centers, nursery school, child play care centers, child education centers, child experiment stations or child development institutions.
Fraternity or sorority houses and dormitories.
Garage sales, under the following restrictions: (see Zoning Regulations for restrictions)
Golf courses and golf clubhouses appurtenant thereto, (except miniature golf courses, driving ranges, and other activities operated as a business).
Group Homes for Foster Care.
Group Homes for mentally or physically handicapped, under the following restrictions: see Zoning Regulations for restrictions)
Halfway houses for not more than fifteen (15) occupants (subject to specific requirements of O-P District)
Home occupations which are compatible with the residential character of the neighborhood will be permitted, however, in order to promote peace, quiet and freedom from excessive noise, excessive traffic, nuisance, fire hazard, and other possible effects of commercial uses being conducted in residential areas, all home occupations must meet the following restrictions: (see Zoning Regulations for restrictions)
Hospitals for human beings, medical or dental clinics; sanitariums, and medical laboratories.
Hospitals for small animals, if within an enclosed building.
Office buildings used for administrative functions of business, professions, companies, corporations; and social, philanthropic, elmsosynary, 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 or 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.
Public schools, elementary and secondary, private schools with curriculum equivalent to that of a public elementary or high school, and institutions of higher learning including gymnasiums, stadiums, and dormitories if located on campus. (see Zoning Regulations for additional requirements)
Publicly owned and operated community buildings.
Research and development laboratories, provided there is minimal/insignificant use of hazardous materials based on a risk assessment.
Residential care facilities.
Schools operated as a business within an enclosed building, except trade schools and schools which offer retail goods and services to the public.
Schools operated as a business within an enclosed building, except trade schools and schools which offer retail goods and 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.
Temporary shelter, subject to the following: (see O.P. District regulations).



**City of Columbia
Planning Department**

701 E. Broadway, Columbia, MO
(573) 874-7239 planning@gocolumbiamo.com

Design Parameters Worksheet

For office use:

Case #: <i>15 15</i>	Submission Date:	Planner Assigned: <i>SMA</i>
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Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way.

The minimum distance from the building to the south property line is 12'

2. The minimum distance between the edge of any driveway, parking area, loading area, trash storage area and any adjacent property line or street right-of-way.

The minimum distance from the parking area to the south property line is 12'

3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.

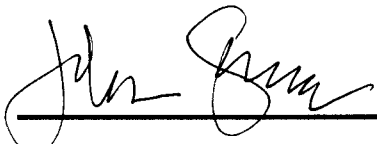
One freestanding sign is proposed for the site with a maximum sign surface area of 48 square feet with a maximum height of 10 feet

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. (not applicable to **M-R** districts)

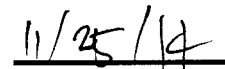
The minimum percentage of the site to be maintained in open space is: landscaping 17% and existing vegetation 13.5% (Tree Preservation Area)

5. The maximum height and number of light poles and type of fixtures.

The maximum height of the light poles will be 25'. The maximum number of light poles will be eight. The type of fixture will be LED full cut off.



Signature of Applicant or Agent



Date



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Summary of Board/Commission Reports (including maps, O-P development plan, design parameters, statement of intent; 2010 development plan, design parameters & approval ordinance; and 1991 rezoning ordinance), Excerpts from Minutes

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 4, 2014

SUMMARY

A request by Simon Associates, Inc. (agent) on behalf of MBS Realty Partners, LP (owner) to rezone approximately 2.44 acres of land from a mixture of O-P (Planned Office District) and O-1 (Office District) to O-P (Planned Office District), and for approval of an O-P development plan to be known as "MBS South". The subject property is located on the south side of Ash Street, approximately 400 feet east of Fairview Road. (Case #15-15)

DISCUSSION

The applicant is proposing to rezone the subject site to O-P (Planned Office District) and approve an O-P development plan for a two-story (plus basement), 27,000 square foot office building. The site is split-zoned O-P and O-1. A development plan was approved in 2010 to allow for the construction of a surface parking lot to serve as overflow parking for MBS's primary facility on the north side of Ash Street. The parking lot has not been built, and approval of the current proposal would supplant the previously approved plan.

The proposed rezoning from O-P and O-1 to O-P will bring the entire site, including the previously zoned O-P portion, under a common zoning designation and statement of intent. Staff is supportive of the rezoning request since it is consistent and compatible with surrounding office, commercial and multi-family zoning.

The proposed development plan meets all O-P development standards, including landscaping, screening, and tree preservation requirements. The tree preservation area depicted on the west side of the site will protect the intermittent stream that flows along the western property line and serve as a natural buffer between the proposed office building and adjacent apartments. The landscape screen along the south side of the site will buffer the R-3 zoned church property from the development.

RECOMMENDATION

Staff recommends the following:

1. Approval of the proposed O-P zoning and associated statement of intent
2. Approval of the O-P development plan and design parameters

ATTACHMENTS

- Locator aerial, topographic, and utility maps
- O-P development plan and design parameters
- Statement of intent
- 2010 approval ordinance, design parameters, and development plan
- 1991 rezoning ordinance

SITE HISTORY

Annexation Date	1955
Existing Zoning District(s)	O-1 and O-P
Land Use Plan Designation	Commercial District
Subdivision/Legal Lot Status	Lot 2, BCC Plat 1

SITE CHARACTERISTICS

Area (acres)	2.44 acres
Topography	Slightly sloping
Vegetation/Landscaping	Tree-covered
Watershed/Drainage	Harmony Creek
Existing structures	None

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	M-R (Research, Development and Office Park District)	MBS facility
South	R-3	Undeveloped church land (Broadway Christian Church)
East	C-1 (Intermediate Business District)	Offices
West	O-P	Academic Employees Credit Union

UTILITIES & SERVICES

Sanitary Sewer	City Public Works
Water	City Water & Light
Electric	City Water & Light
Fire Protection	Columbia Fire Department

ACCESS

Ash Street	North of site
Major Roadway Plan	City-maintained major collector street (improved)
CIP Projects	No capital improvements are planned
Sidewalk	In place

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	No existing or proposed trails adjacent to site
Bicycle/Pedestrian Plan	No existing or proposed bike/ped facilities adjacent to site

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on November 11, 2014.



Public Information Meeting Recap	Number of attendees: 1 Comments/concerns: General questions to verify that nearby apartments would not be negatively impacted
Neighborhood Association(s)	N/A
Correspondence Received	None as of this writing

Report prepared by Steve MacIntyre; approved by Patrick Zenner

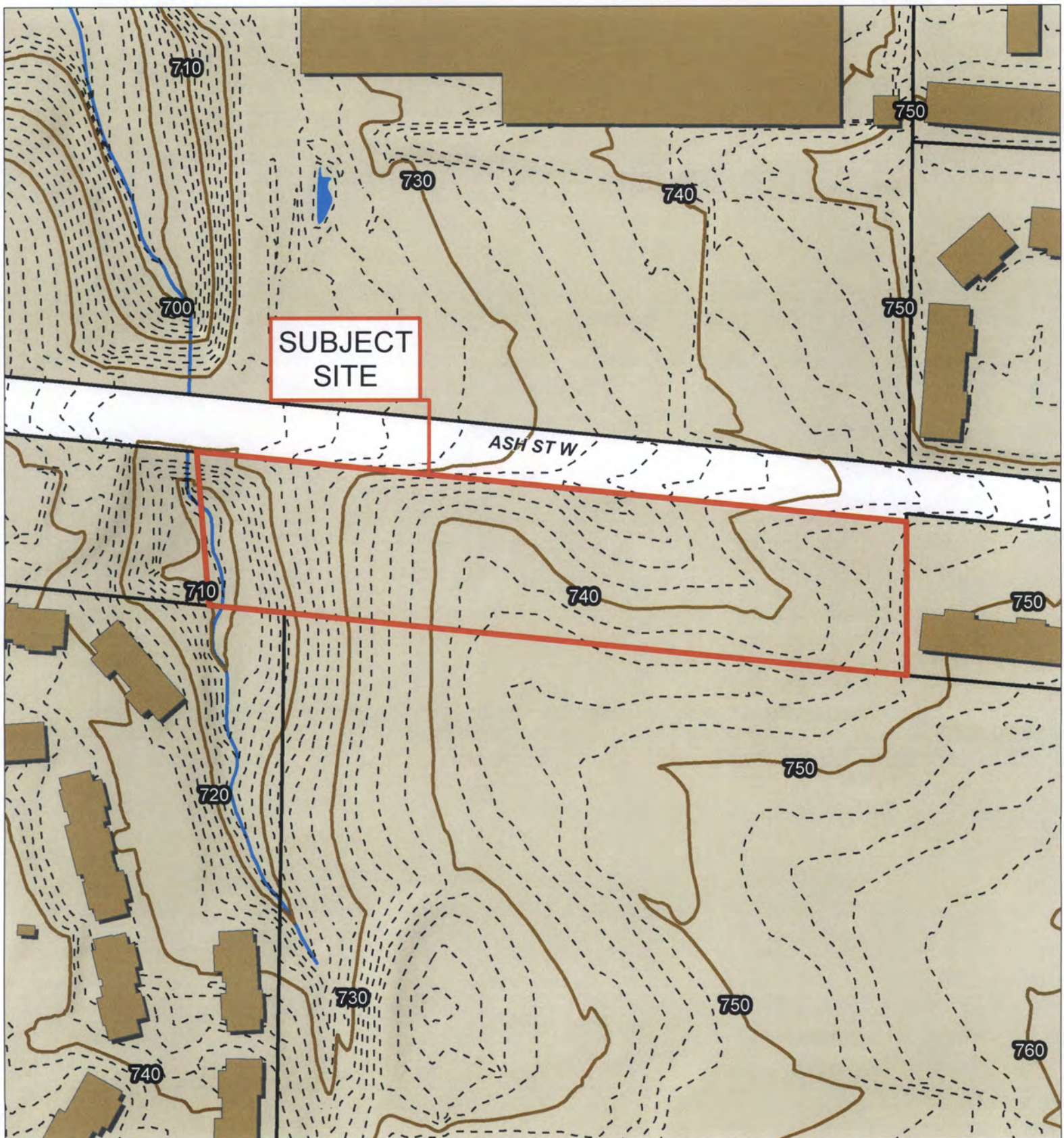


15-15: MBS South O-P Development Plan & Rezoning



 City of Columbia Zoning
 Parcels



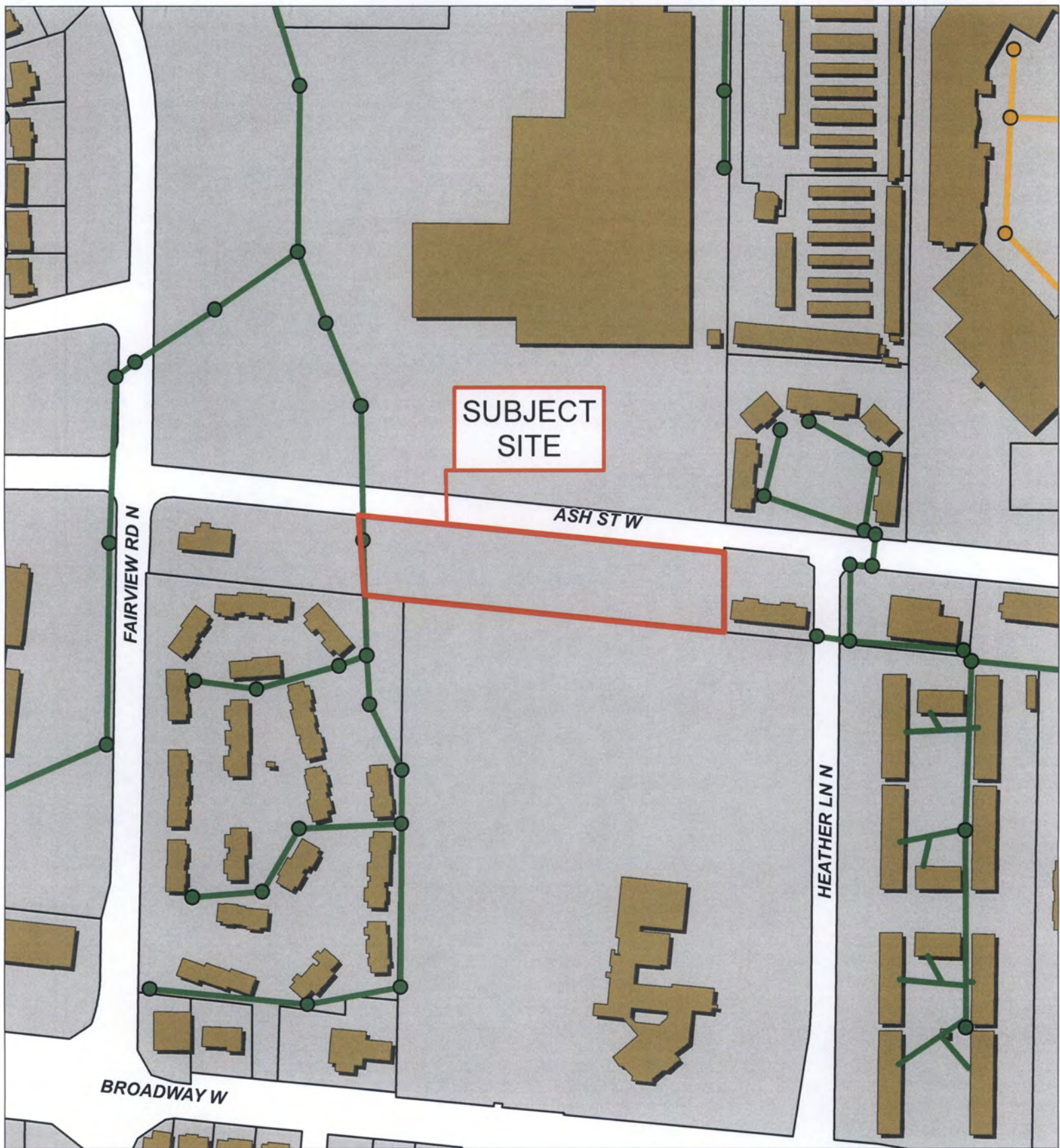


15-15: MBS South O-P Development Plan & Rezoning



- 10 Foot Contour Lines
 Parcels
 Bodies of Water
- 2 Foot Contour Lines
 Building Footprint
 Stream





15-15: MBS South O-P Development Plan & Rezoning



- | | | | | | |
|---|----------------------------|---|-----------------------|---|--------------------|
|  | City Sanitary Structure |  | City Sanitary Line |  | Building Footprint |
|  | Private Sanitary Structure |  | Private Sanitary Line |  | Parcels |





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3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.

One freestanding sign is proposed for the site with a maximum sign surface area of 48 square feet with a maximum height of 10 feet

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. (not applicable to **M-R** districts)

The minimum percentage of the site to be maintained in open space is: landscaping 17% and existing vegetation 13.5% (Tree Preservation Area)

5. The maximum height and number of light poles and type of fixtures.

The maximum height of the light poles will be 25'. The maximum number of light poles will be eight. The type of fixture will be LED full cut off .



Signature of Applicant or Agent

11/25/14
Date



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Planning Department**

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3. The maximum building height proposed.

The maximum building height is less than 45 feet

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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


Date

O-P
*All Permitted Uses in District R-3, subject to the height and area regulations of District R-3.
*Customary accessory uses subject to the provisions of Section 29-27, Accessory Uses.
A hobby may be pursued as an accessory use by the occupant of the premises purely for personal enjoyment, amusement or recreation, provided that the articles produced or constructed are not sold in the ordinary course of business either on or off the premises, and provided such use will not be obnoxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, or otherwise.
Adult day care home.
Agriculture, nurseries and truck gardens, each of which shall be limited to the propagation and cultivation of plants, provided no retail or wholesale business shall be conducted upon the premises, and no obnoxious fertilizer is stored upon the premises, and no obnoxious soil or fertilizer renovation is conducted thereon.
Apartment houses.
Banks, other financial institutions, and travel agencies.
Boarding houses or lodging houses.
Buildings and premises for public utility services or public service corporations.
Churches, mosques and synagogues.
Counseling centers operated by charitable or not-for-profit organizations; excluding halfway houses or any uses connected with penal or correctional institutions.
Drive-up facilities incidental to any permitted uses.
Dwellings, One Family.
Dwellings, Two Family.
Family day care homes, day care centers, pre-school centers, nursery school, child play care centers, child education centers, child experiment stations or child development institutions under the following regulations: (see Zoning Regulations for restrictions)
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Golf courses and golf clubhouses appurtenant thereto, (except miniature golf courses, driving ranges, and other activities operated as a business).
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Hospitals for human beings, medical or dental clinics, sanitariums, and medical laboratories.
Hospitals for small animals, if within an enclosed building.
Office buildings used for administrative functions of business, professions, companies, corporations; and social, philanthropic, ellmosynary, 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 or 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.
Public schools, elementary and secondary, private schools with curriculum equivalent to that of a public elementary or high school, and institutions of higher learning including gymnasiums, stadiums, and dormitories if located on campus. (see Zoning Regulations for additional requirements)
Publicly owned and operated community buildings.
Research and development laboratories, provided there is minimal/insignificant use of hazardous materials based on a risk assessment.
Residential care facilities.
Schools operated as a business within an enclosed building, except trade schools and schools which offer retail goods and services to the public.
Schools operated as a business within an enclosed building, except trade schools and schools which offer retail goods and 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.
Temporary shelter, subject to the following: (see O.P. District regulations)

020780

Permanently Repealed
Filed in Clerk's Office

Introduced by McDavid

First Reading 10-4-10

Second Reading 10-18-10

Ordinance No. 020780

Council Bill No. B 255-10

AN ORDINANCE

approving the O-P Development Plan of MBS Realty Partners, LP; 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 MBS Realty Partners, LP, dated September 27, 2010, located on the south side of Ash Street between Fairview Road and Heather Lane. 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 2. This ordinance shall be in full force and effect from and after its passage.


PASSED this 18th day of October, 2010.

ATTEST:


City Clerk


Mayor and Presiding Officer

APPROVED AS TO FORM:


City Counselor

SIMON ASSOCIATES, INC.
ARCHITECTURE

**MBS Textbook Exchange
O-P Development Plan
Design Parameters
August 2010**

- A. There is no building existing or proposed for this site.
- B. The minimum distance from the edge of any driveway to a property line or street right-of-way is 50'.

The minimum distance from a parking area to a property line or street right-of-way is 10'.

There is no existing or proposed loading area on this site.

There is no existing or proposed trash storage area on this site.

- C. The maximum number of proposed freestanding signs is one (excluding directional signs). The maximum square footage of the sign is 48 square feet, each face, and the maximum height is ten feet.
- D. The minimum percentage of the site to be maintained in landscaping / open space is 30 per cent.
- E. The parking lot will include ten light poles, twenty-eight foot fixture mounting height, 400 watt full cut-off metal halide fixtures.

RECEIVED

SEP 17 2010

PLANNING

013018

Introduced by Nutton
 First Reading 6-17-91 Second Reading 7-1-91
 Ordinance No. 013018 Council Bill No. B 191-91

AN ORDINANCE

amending the Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, by changing and amending the zoning map whereby property located on the south side of West Ash Street, east of Fairview Road, will be rezoned and become a part of O-P, Planned Office District; repealing all conflicting ordinances or parts of ordinances; and fixing the time when this ordinance shall become effective.

Permanent Record
 Filed in Clerk's Office

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 hereby amended and changed so that the following described property, to wit:

The south part of a tract shown by a survey recorded in Book 491, Page 72, and located in the SW 1/4 of Section 10, Township 48 North, Range 13 West, Boone County, Missouri, and being more particularly described as follows:

Commencing at the W 1/4 corner of Section 10-48-13, thence with the section line, S 0°22'W, 1652.18 feet; thence S 84°42'E, 33.10 feet to a point on the east right-of-way line of Fairview Road, said point being the point of beginning; thence continuing with the east right-of-way line of Fairview Road, N 0°22'E, 160.60 feet to a point on the south right-of-way line of West Ash Street; thence with the south right-of-way line of West Ash Street, S 84°42'E, 998.00 feet; Thence S 0°05'30"E, 160.72 feet to a point on the north line of tract 6 of B.C. Survey No. 7642; thence N 84°42'W, 999.29 feet to the point of beginning and containing 3.67 acres.

will be rezoned and become a part of O-P, Planned Office District, and taken away from R-3, Medium Density Multiple-Family Dwelling District, so that hereafter the property may be used for all the purposes permitted in District O-P.

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

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

PASSED this 1st day of July, 1991.

ATTEST:

Laurel H. Daniel
 City Clerk

Mary Anne McCollem
 Mayor and Presiding Officer

APPROVED AS TO FORM:

Fred Beaman
 City Counselor

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
DECEMBER 4, 2014

V) PUBLIC HEARINGS

Case No. 15-15

A request by Simon Associates, Inc. (agent) on behalf of MBS Realty Partners, LP (owner) to rezone approximately 0.38 acres of property zoned O-1 (Office District) to O-P (Planned Office District), and for approval of an O-P development plan with rezoning to adopt a Statement of Intent for a development to be known as "MBS South", on 2.44 acres of land located on the south side of Ash Street, approximately 400 feet east of Fairview Road.

MR. REICHLIN: May we have the staff report, please.

Staff report was given by Mr. Steve MacIntyre of the Planning and Development Department.

Staff recommends:

Approval of the O-P zoning and associated Statement of Intent; and

Approval of the O-P development plan and design parameters.

MR. REICHLIN: Are there any questions of the staff? Seeing none, I'm going to open the Public Hearing.

PUBLIC HEARING OPENED

MR. REICHLIN: I'm going to go out on a limb here and suggest that we don't necessarily need to use the six-minute time frame. Hopefully, we can keep our comments within the three-minute without organized -- what appears to be no organized opposition.

MR. SIMON: My name is John Simon. My offices are at 13 South Sixth Street. I'm here on behalf of MBS Realty Partnership. I think, as Steve pointed out, this is an enhanced plan to what the property was originally owned to do. And so I'm simply here to answer any questions you might have.

MR. REICHLIN: Do you have any questions of this speaker? Seeing none. Thank you.

MR. SIMON: Thank you.

MR. REICHLIN: Anybody else wishing to comment on this matter? No one. I'll close the public hearing.

PUBLIC HEARING CLOSED

MR. REICHLIN: Comments of Commissioner, please?

MR. LEE: It seems to me to be pretty straightforward. It's just an expansion of MBS, who is a good corporate citizen. So I would make a motion to approve Case No. 15-15, a request by Simon Associates on behalf of MBS Realty Partners to rezone approximately 2.44 acres of land from a mixture of O-P and O-1 to O-P and for approval of an O-P development plan to be known as MBS South, including -- my motion includes the staff recommendations.

MR. TILLOTSON: Second.

MR. REICHLIN: May we have a roll call, please.

MR. STRODTMAN: Yes, Mr. Chair.

Roll Call Vote (Voting “yes” is to recommend approval.) Voting Yes: Mr. Strodman, Mr. Tillotson, Ms. Burns, Mr. Lee, Ms. Loe, Mr. Reichlin. Motion carries 6-0.

MR. STRODTMAN: Planning and Zoning’s Recommendation for approval will be forwarded to City Council.