

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 203-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: 7/20/2015

Re: BCFPD Station #14 - Development Plan Amendment (Case 15-140)

Documents Included With This Agenda Item

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

Supporting documentation includes: Commission report (including locator maps, the development plan, design parameters, previously approved plans, and rezoning ordinance), and meeting excerpts

Executive Summary

If approved, the C-P (Planned Business District) development plan would be amended to increase the allowable gross floor area (GFA) and show the limits of a proposed 2,600 square foot fire station addition to include beds and a workout/training area. (Case #15-140)

Discussion

The applicant is proposing approval of a 2,629 square foot addition to the existing 3,502 square foot fire station to accommodate eight beds and a workout/training room for on-duty firefighters. The original C-P development plan was approved in 2001, and included design parameters which limited the maximum gross building floor area to no greater than 6,000 square feet. The proposed building expansion would result in a gross floor area of 6,131 square feet. A 2006 amendment to the C-P plan allowed for a 700 square foot addition that was never built.

The current request includes revised design parameters which would increase the potential maximum gross building area to 10,000 square feet and guarantees that a minimum of 85% of the total site be maintained in open space.

At its July 9, 2015 meeting, the Planning and Zoning Commission voted 7-0 to recommend approval of the amended development plan and design parameters. Neither the Commission nor members of the public expressed any concerns about the proposal. One Commissioner questioned why a note on the original 2001 plan that depicted the "clearing limit" of natural vegetation had not been included on the revised plans. It was explained that this depiction is no longer used or required, and that natural preservation areas and set-asides are designated by other means. No members of the public spoke on this request.

A copy of the Commission report (including locator maps, the development plan, design parameters, previously approved plans, and rezoning ordinance), and meeting excerpts are attached.

City of Columbia

701 East Broadway, Columbia, Missouri 65201



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: None

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: N/A

Strategic Plan Impact: N/A

Comprehensive Plan Impact: N/A

Suggested Council Action


Approval of the amended C-P development plan and associated design parameters

Legislative History

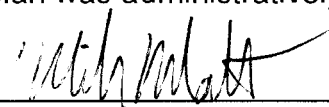
1998: Site was annexed into the city and assigned C-P zoning (Ordinance #015623)

2001: Original C-P development plan and design parameters were approved (Ordinance #016721)

2006: A minor amendment to the C-P development plan was administratively approved



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 203-15

AN ORDINANCE

approving a major revision to the C-P Plan for Boone County Fire Protection District Station #14 located on the northeast corner of Scott Boulevard and Vawter School Road; 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 a major revision to the C-P Plan for Boone County Fire Protection District Station #14, as certified and signed by the architect on June 17, 2015. The property is located on the northeast corner of Scott Boulevard and Vawter School Road and contains approximately 3.36 acres. The revision allows for construction of a 2,629 square foot addition to the existing 3,502 square foot fire station for a total maximum gross building floor area of 6,131 square feet. The revised design parameters submitted by applicant, marked "Exhibit A," is attached to and made a part of this ordinance and replaces the design parameters attached to Ordinance No. 016721 passed on January 2, 2001. The revised design parameters shall be binding on the owners until such time as Council shall release such conditions on design and construction of the property and shall further be used as guidance by the Director of Community Development when considering any future revisions to the C-P Plan.

SECTION 2. 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

Design Parameters Worksheet

For office use:

Case #: <i>15-140</i>	Submission Date: <i>6/17/15</i>	Planner Assigned: <i>SM</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.

30 feet

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.

Minimum of 20 feet for proposed parking areas. Minimum of 5 feet for proposed driveways. Existing parking areas and driveways may remain as is.

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

There shall be no permanent freestanding signs.

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)

Landscaping:	30% of total open space
Existing Vegetation:	70% of total open space
Total open space:	85% of total site

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

No freestanding light poles are proposed for this project. Exterior lighting will be provided by existing and proposed wall pack exterior lighting.

6. The maximum building height of any building.

35 feet.

7. The maximum gross square feet of building floor area.

10,000 square feet.



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Commission report (including locator maps, the development plan, design parameters, previously approved plans, and rezoning ordinance), and meeting excerpts

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 9, 2015

SUMMARY

A request by the Boone County Fire Protection District (owner) for a major amendment to the C-P (Planned Business District) development plan known as "Boone County Fire Protection District Station #14." The subject site is located on the northeast corner of Scott Boulevard and Vawter School Road, and is addressed 3900 S Scott Boulevard. (Case #15-140)

DISCUSSION

The applicant is proposing approval of a 2,629 square foot addition to the existing 3,502 square foot fire station to accommodate eight beds and a workout/training room for on-duty firefighters. The original C-P development plan was approved in 2001, and included design parameters which limited the maximum gross building floor area to no greater than 6,000 square feet. The proposed building expansion would result in a gross floor area of 6,131 square feet. A 2006 amendment to the C-P plan allowed for a 700 square foot addition that was never built.

The current request includes revised design parameters which would increase the potential maximum gross building area to 10,000 square feet and guarantee that a minimum of 85% of the total site be maintained in open space.

Staff is not opposed to the request since the subject site contains ample natural vegetation and open space to screen the site from adjacent development, and the site does not abut any residential property.

The plan meets all C-P district use and development standards, and is in approvable form.

RECOMMENDATION

Approval of the amended C-P development plan and design parameters

ATTACHMENTS

- Locator maps
- Proposed C-P development plan & design parameters
- 2006 C-P development plan minor amendment (unbuilt)
- 2001 C-P development plan & approval ordinance (including design parameters)
- 1998 C-P rezoning ordinance

SITE HISTORY

Annexation Date	1998
Existing Zoning District(s)	C-P (Planned Business District)
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Lot 1, BCFPD Subdivision, Plat No. 1

SITE CHARACTERISTICS

Area (acres)	3.36 acres
Topography	Flat to steeply sloping
Vegetation/Landscaping	Lawn and natural vegetation, including mature trees
Watershed/Drainage	Hinkson Creek
Existing structures	3,502 square foot firehouse, and cellular tower

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	A-1 (Agricultural District)	City parkland
South	C-P (Planned Business District)	Undeveloped
East	C-P	Fuel station/undeveloped retail
West	County A-R (Agriculture-Residential)	Undeveloped

UTILITIES & SERVICES

All City services are available to the site, except electricity, which is provided by Boone Electric Cooperative.

ACCESS

Scott Boulevard	West side of site
Major Roadway Plan	Major Arterial
CIP Projects	None. A major upgrade, including bridge replacement and round-about at the Vawter School Road intersection was completed in 2015.
Sidewalk	In place

Vawter School Road	South side of site
Major Roadway Plan	Major Arterial
CIP Projects	None
Sidewalk	In place

PARKS & RECREATION

Neighborhood Parks	Jay Dix Station (north of site, across Hinkson Creek)
Trails Plan	No proposed trails adjacent to site
Bicycle/Pedestrian Plan	No proposed bike/ped facilities adjacent to site

PUBLIC NOTIFICATION

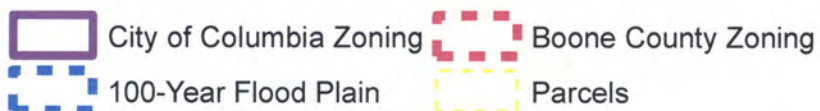
All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on June 16, 2015.

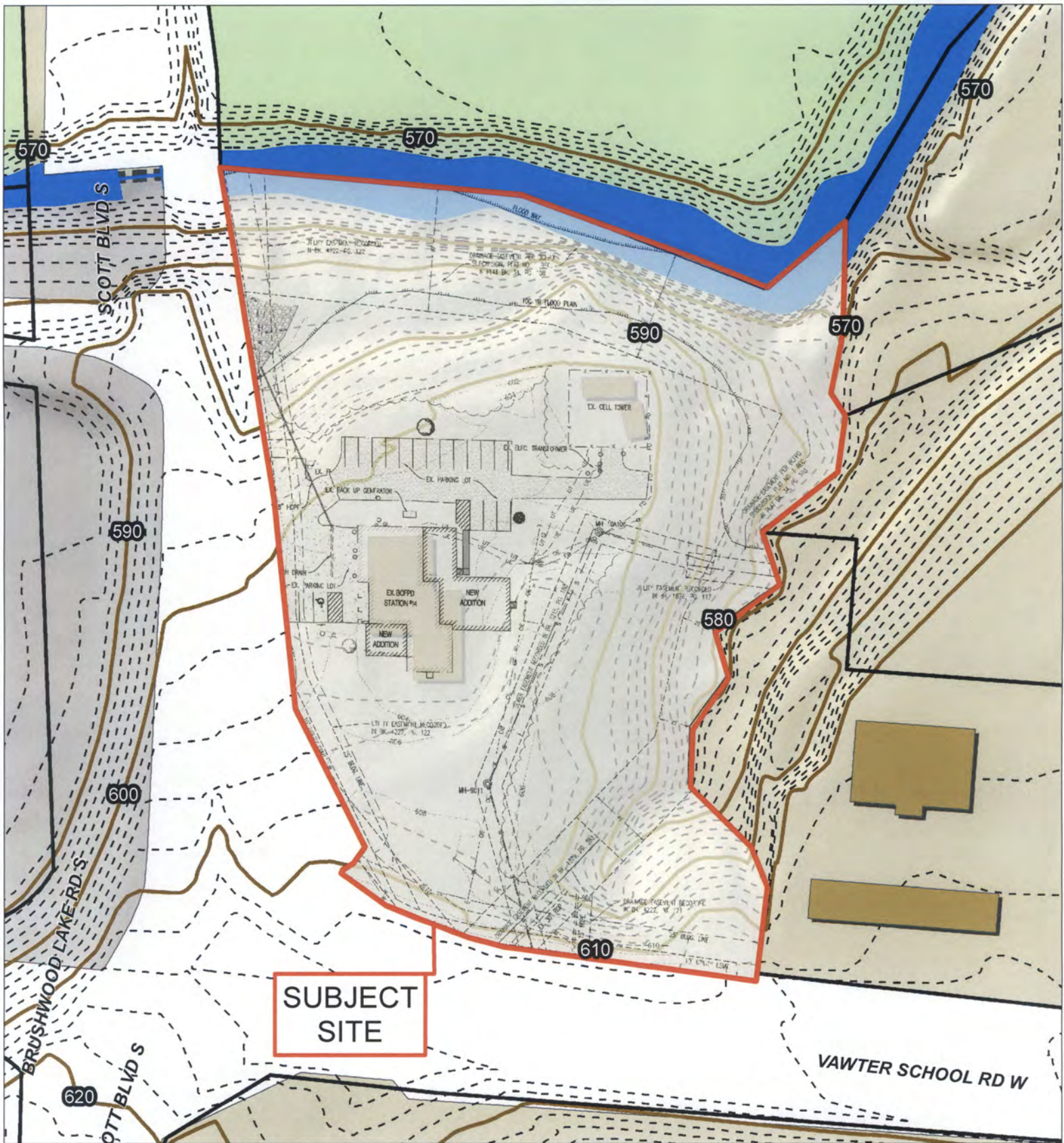
Public Information Meeting Recap	Number of attendees: Applicant's representative Comments/concerns: None
Neighborhood Association(s)	Copperstone and Spring Creek Homeowners' Associations
Correspondence Received	None as of this writing

Report prepared by Steve MacIntyre; approved by Patrick Zenner



15-140: BCFPD Station #14 Major C-P Plan Amendment





15-140: BCFPD Station #14 Major C-P Plan Amendment



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





15-140: BCFPD Station #14 Major C-P Plan Amendment



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



AMENDED C-P PLAN FOR BOONE COUNTY FIRE PROTECTION DISTRICT STATION #14

LOCATED IN SECTION 28, TOWNSHIP 48 NORTH, RANGE 13 WEST
COLUMBIA, BOONE COUNTY, MISSOURI
CITY PROJECT #16-140

NOTES

1. TRACT CONTAINS 3.36 ACRES.
2. EXISTING ZONING IS C-P.
3. PART OF THIS TRACT IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY FEMA FIRM, PANEL NUMBER 0500000000, DATED MARCH 17, 2011.
4. NO PREEXISTING LIGHT POLES ARE PROPOSED FOR THIS PROJECT. EXISTING LIGHTING WILL BE PROVIDED BY EXISTING & PROPOSED MAIL BOX EXTERIOR LIGHTING.
5. NO REGULATED STREAM BUFFER IS IDENTIFIED ON THIS TRACT AS PER SEC. 104-120 OF THE CITY OF COLUMBIA CODE OF ORDINANCES. ANY LAND INCLUDED IN A FINAL PLAN APPROVED BEFORE JANUARY 1, 2017 SHALL BE EXEMPT. THE FINAL PLAN FOR BOONE SUBDIVISION PLAT NO. 1 WAS RECORDED IN DECEMBER 3, 2000 PER PLAT BOOK 24, PAGE 106.
6. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 30' MEASURED BY THE CITY OF COLUMBIA REGULATIONS.
7. PER ILL. REG. 6.01 OF THE CITY OF COLUMBIA STORMWATER MANUAL, SITES UP TO 3,000 SQUARE FEET OF IMPERVIOUS AREA ARE NOT REQUIRED TO HAVE DETENTION. A NONPOINT SOURCE QUALITY BMP SHALL BE PROVIDED. THE SITE CONCEPT OF 2,000 SQUARE FEET OF ADDED IMPERVIOUS AREA (BUILDING, DRIVEWAY & SIDEWALK). APPROVED NONPOINT WATER QUALITY BMP WILL BE PROVIDED.
8. ALL DRIVE, SIDEWALK, AND ACCESS WELLS ARE SUBJECT TO FIRE DEPARTMENT APPROVAL AT THE TIME OF FINAL DESIGN.
9. NO DEVELOPMENT SIGNAGE IS PROPOSED FOR THIS PROJECT.

LEGAL DESCRIPTION

BOONE SUBDIVISION, PLAT NO. 1 RECORDED IN PLAT BOOK 24, PAGE 106, RECORDS OF BOONE COUNTY, MISSOURI.

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 2015.

STEPHEN REEDMAN, VICE CHAIRPERSON

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS _____ DAY OF _____, 2015.

ROBERT MAGNUS, MAYOR

SHELIA AAR, CITY CLERK

THE STATE OF MISSOURI

BOONE COUNTY

RECORDED

DECEMBER 3, 2015

BOOK 24, PAGE 106

RECORDED

DECEMBER 3, 2015

BOOK 24, PAGE 106

RECORDED

DECEMBER 3, 2015

BOOK 24, PAGE 106

RECORDED

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BOOK 24, PAGE 106

RECORDED

DECEMBER 3, 2015

BOOK 24, PAGE 106

RECORDED

DECEMBER 3, 2015

OWNER:
BOONE COUNTY FIRE
PROTECTION DISTRICT
2201 I-70 DRIVE NW
COLUMBIA, MO 65202
(573) 442-5000

PREPARED BY:
CRONKETT
ENGINEERING CONSULTANTS
1000 North Indian Boulevard
Columbia, Missouri 65202
(573) 442-5000
www.cronkettengineering.com

11/20/2015 CRONKETT
05/17/2015 WALKER, MCKEL
06/17/2015 CITY COMMISSION

LEGEND

- EXISTING SET CENTER
- EXISTING SET CORNER
- CURB
- EXISTING SANITARY DRAIN
- PROPOSED SANITARY DRAIN
- MANHOLE/CELESTIAL
- PROPOSED MANHOLE
- PROPOSED LAIR FILL
- PROPOSED TREE REMOVAL
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PAVING LINE
- EXISTING

PARKING CALCULATIONS:

SPACES REQUIRED:	
EXISTING BUILDING:	
4 - 1 BEDROOM AT 1.0 SPACES/BEDROOM	4 SPACES
AND 100' DRIVE AT 1.0 SPACES/100' D.F.	1 SPACE
1,000' DRIVE APPROXIMATELY 1.0 SPACES/100' D.F.	2 SPACES
PROPOSED BUILDING:	
8 - 1 BEDROOM AT 1.0 SPACES/BEDROOM	8 SPACES
TOTAL SPACES REQUIRED:	12 SPACES
ACCESSIBLE SPACES REQUIRED:	1 SPACE
SPACES PROVIDED:	
TOTAL SHARED SPACES PROVIDED:	12 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED:	1 SPACE
TOTAL SPACES PROVIDED:	13 SPACES

PERVIOUS AREA:

TOTAL LOT AREA:	148,028 S.F. (3.36 AC)
EXISTING IMPERVIOUS AREA:	15,889 S.F. (0.36 AC)
PROPOSED IMPERVIOUS AREA:	18,447 S.F. (0.42 AC)
PROPOSED PERVIOUS AREA (OPEN SPACE):	138,692 S.F. (3.16 AC)

NOTE: PERVIOUS AREA CALCULATIONS HAVE REFLECTED THE SITE PLAN ON THIS SHEET. ANY SUBSEQUENT CHANGE TO IMPERVIOUS AREA SHOULD BE ADDRESSED IN A C-P DEVELOPMENT PLAN AMENDMENT. IMPERVIOUS AREA SHALL NOT EXCEED 10%.

LANDSCAPE COMPLIANCE:

EXISTING PAVED AREA:	10,802 SQ. FT.
PROPOSED PAVED AREA:	0 SQ. FT.
TOTAL PAVED AREA:	10,802 SQ. FT.
LENGTH OF PROPOSED PARKING WITHIN 30' OF R/W:	0 L.F.
TREES REQUIRED @ 1 TREE PER 4,000 S.F.:	0 TREES
TOTAL TREES REQUIRED:	0 TREES
TOTAL TREES REQUIRED:	0 TREES
LENGTH OF PROPOSED PARKING WITHIN 30' OF R/W:	0 L.F.
TREES REQUIRED @ 1 TREE PER 4,000 S.F.:	0 TREES
TOTAL TREES REQUIRED:	0 TREES
EXISTING TREES:	1 TREE
TOTAL TREES PROVIDED:	1 TREE
LENGTH OF DEVELOPMENT ADJACENT TO RESIDENTIAL ZONE:	0 L.F.
LENGTH OF PARKING WITHIN 30' OF R/W TO BE SCREENED (YES):	0 L.F.

PLANTING NOTES:

QUANTITY	PLANT SPECIES
1	LARGE TREE
1	MEDIUM TREE

LANDSCAPING / TREE PRESERVATION NOTES:

1. ALL DISTURBED AREAS SHALL BE SEED & MULCH AFTER CONSTRUCTION.
2. LANDSCAPING MAY BE ENHANCED BY THE DEVELOPER AT THE END BACKSET ALLOWANCE.
3. ALL PLANT MATERIALS AND FINAL LANDSCAPE PLAN SHALL BE IN ACCORDANCE WITH THE LANDSCAPING GUIDELINES AND ORDINANCES OF THE CITY OF COLUMBIA.
4. LANDSCAPING SHALL COMPLY WITH SECTIONS 128-48 (4) AND (5), 28-12.1 (4) (B), AND 28-21 (4) (B) AND (4) OF THE CITY OF COLUMBIA CODE OF ORDINANCES.





**City of Columbia
Planning Department**

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

Design Parameters Worksheet

For office use:

Case #: 15-140	Submission Date: 6/17/15	Planner Assigned: SM
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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.

30 feet

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.

Minimum of 20 feet for proposed parking areas. Minimum of 5 feet for proposed driveways. Existing parking areas and driveways may remain as is.

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

There shall be no permanent freestanding signs.

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)

Landscaping:	30% of total open space
Existing Vegetation:	70% of total open space
Total open space:	85% of total site

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

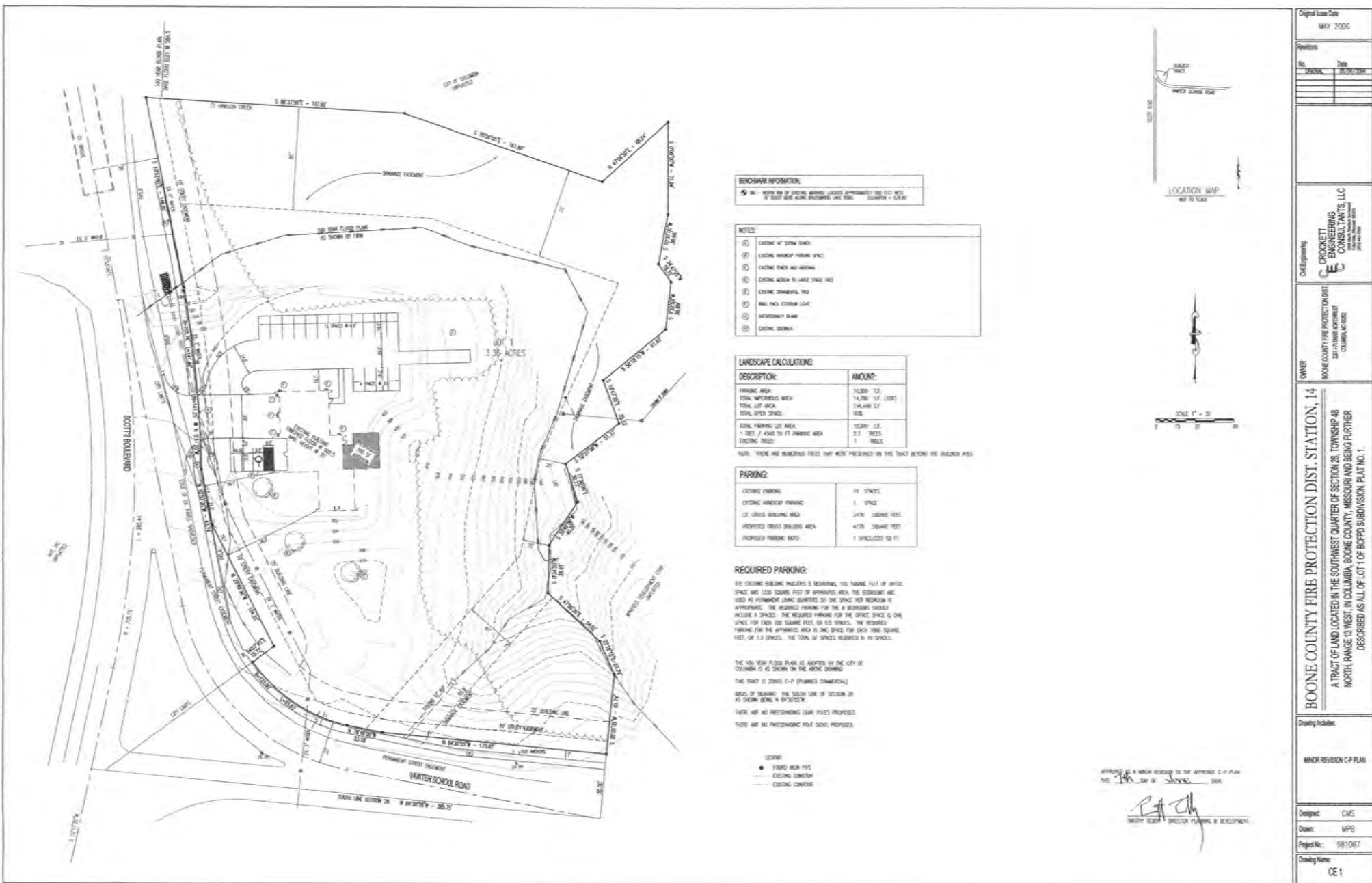
No freestanding light poles are proposed for this project. Exterior lighting will be provided by existing and proposed wall pack exterior lighting.

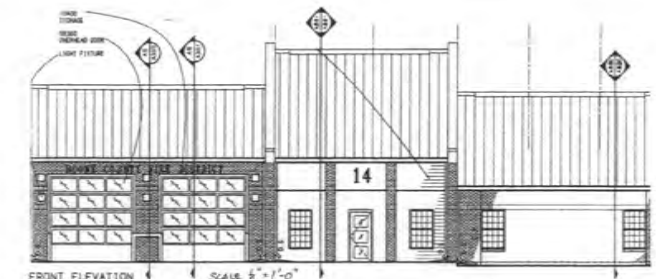
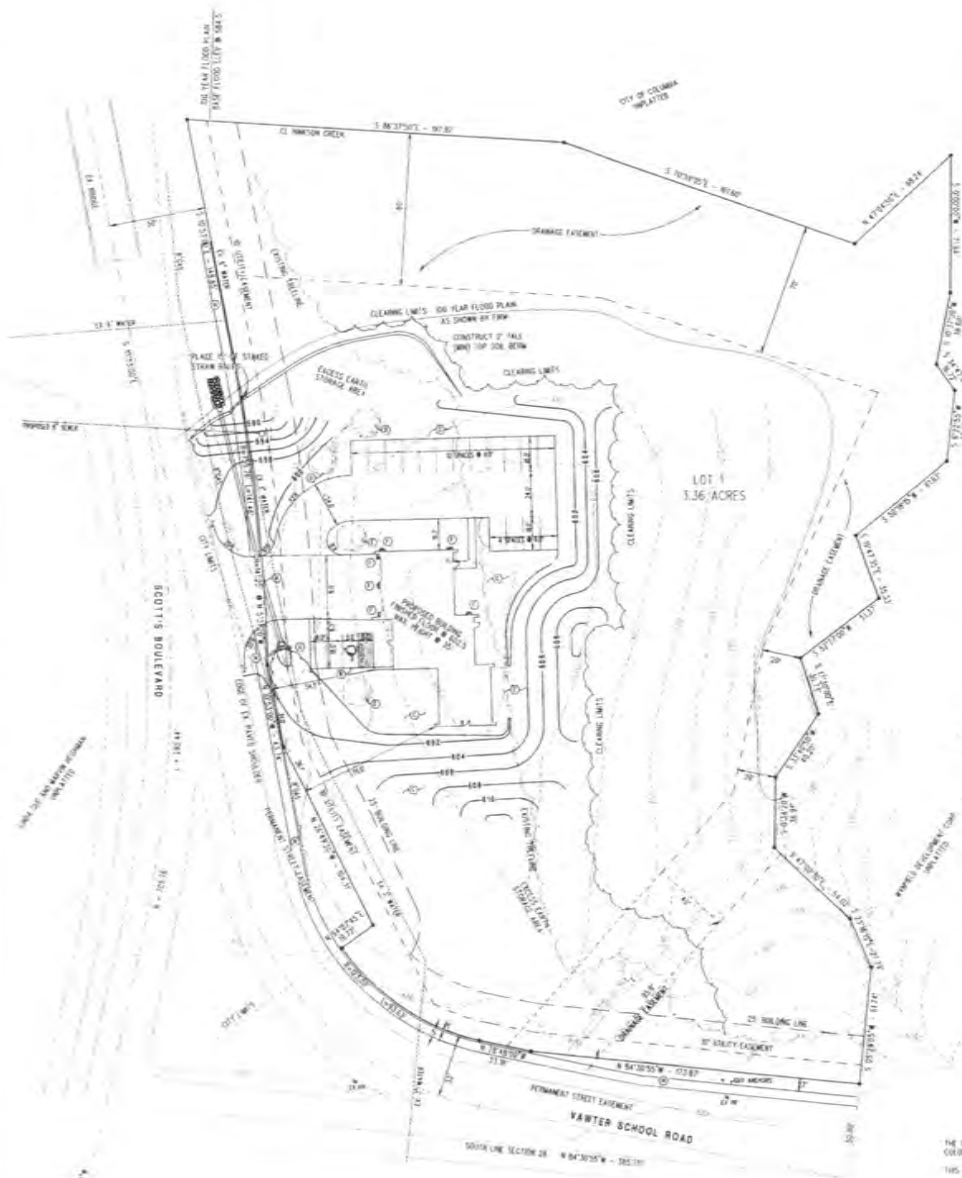
6. The maximum building height of any building.

35 feet.

7. The maximum gross square feet of building floor area.

10,000 square feet.





Product/Manufacturer: "Formed Plastic Lumber", Genert Incorporated
 1. Size
 2. Lumber: 1 foot
 3. Numbers: 3 feet
 4. Color/paints
 5. Landscape style: Architectural
 6. Color: Forest Green

PROPOSED PARKING:	
PROPOSED PARKING	15 SPACES
PROPOSED HANDICAP PARKING	1 SPACE
GROSS BUILDING AREA	2470 SQUARE FEET
PROPOSED PARKING RATIO	1 SPACE/160 SQ. FT.

REQUIRED PARKING:
 THE PROPOSED BUILDING INCLUDES 4 BEDROOMS, 100 SQUARE FEET OF OFFICE SPACE AND 1330 SQUARE FEET OF APPARATUS AREA. THE REQUIRED PARKING FOR THE 4 BEDROOMS SHOULD INCLUDE ONE SPACE FOR EACH CONNECTIVE UNIT OR 4 SPACES. THE REQUIRED PARKING FOR THE OFFICE SPACE IS ONE SPACE FOR EACH 200 SQUARE FEET OR 1 SPACE. THE REQUIRED PARKING FOR THE APPARATUS AREA IS ONE SPACE FOR EACH 600 SQUARE FEET, OR 1 SPACE. THE TOTAL OF SPACES REQUIRED IS 15 SPACES.

LEGEND:
 - EXISTING CONTOUR
 - PROPOSED CONTOUR

BENCHMARK INFORMATION:
 42 IN - NORTH END OF EXISTING MARKER LOCATED APPROXIMATELY 500 FEET WEST OF 22011 2610 RUNC BROWNSIDE LANE ROAD ELEVATION = 579.00

LANDSCAPE CALCULATIONS:	
DESCRIPTION:	AMOUNT:
PARKING AREA:	15,500 S.F.
TOTAL IMPERVIOUS AREA:	14,000 S.F. (132)
TOTAL LOT AREA:	194,400 S.F.
TOTAL OPEN SPACE:	180,400
TOTAL PARKING LOT AREA:	10,500 S.F.
1 TREE / 4000 SQ. FT. PARKING AREA	2.5 TREES
TREES PROPOSED:	4 TREES

- INSTRUCTIONS TO THE CONTRACTOR:**
1. SET 10' HIGH WITH ITS EACH END.
 2. SPECIAL PLOTS WITH HANDICAP PARKING SIGN.
 3. GRASS AREA AS SHOWN BY CONTOUR; THE GRASS, SETS AND MARKS ALL SETBACKS MEAS.
 4. PLACE MEDIAN TO LARGE DRIVE TREE AS SHOWN. 3 REQUIRED.
 5. PLACE BROWNSIDE TREES AS SHOWN. 2 REQUIRED.
 6. WALL PACE EXTERIOR LIGHT.
 7. METAL TALL OF 5'6" POLE REMOVED BY TRUCK BUILT BY AS SHOWN WITH A MINIMUM OF 10 BILLS.
 8. COINTEGRATE 3 P.C.E. WALL AS SHOWN.

THE 100 YEAR FLOOD PLAN AS ADOPTED BY THE CITY OF COLUMBIA IS AS SHOWN ON THE ABOVE DRAWING.
 THIS TRACT IS ZONED C-4 (PLANNED COMMERCIAL).
 BASIS OF BEARING: THE SOUTH LINE OF SECTION 28 AS SHOWN BEING N 84°30'00"W.
 THERE ARE NO FREESTANDING LIGHT POLES PROPOSED.
 THERE ARE NO FREESTANDING POLE SIGNS PROPOSED.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA
 MISSOURI, THIS 22nd DAY OF December, 2000.
Larry H. Hinkle
 LARRY H. HINKLE - CHAIRMAN
 DARRIN A. HINDMAN - MAYOR
 VICKIE A. SANDHOLM
 JEFFREY ST. BOWMAN - CITY CLERK



Original Issue Date:
 October 23, 2000

Revisions:

No.	Date
1	10-27-2000
2	11-28-2000
3	12-20-2000

Prepared By:
CROCKETT ENGINEERING CONSULTANTS
 1000 N. 10th Street
 Columbia, MO 65201
 314.744.1100

Check and Approved:
 BOONE COUNTY FIRE PROTECTION DISTRICT
 2201 17th DRIVE, NEARLYST
 COLUMBIA, MO 65203

Project:
BOONE COUNTY FIRE PROTECTION DISTRICT STATION 14

Drawing Includes:
 C-P Plan

Designed: [Signature]
 Drawn: [Signature]
 Plan: 881057-13
 Drawing No.: S-1

016721

Introduced by Hindman

First Reading 12-18-00

Second Reading 1-2-01

Ordinance No. 016721

Council Bill No. B 419-00

AN ORDINANCE

approving the C-P Development Plan of Boone County Fire Protection District - Station 14; 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 C-P Development Plan of Boone County Fire Protection District - Station 14, dated November 30, 2000, located on the northeast corner of Vawter School Road and Scott's Boulevard. 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. Approval of the C-P Development Plan shall be deemed to satisfy the requirements for a Preliminary Plat of a Subdivision.

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

PASSED this 2nd day of January, 2001.

ATTEST:

Senny Suzanne
City Clerk

Larry Hindman
Mayor and Presiding Officer

APPROVED AS TO FORM:

Fred Bushman
City Counselor

Permanent Record
City of Columbia, Missouri
City Clerk's Office

**CROCKETT
ENGINEERING
CONSULTANTS**

2608 N. Stadium Blvd.
Columbia, Missouri 65202
Phone: 573-447-0292
Fax: 573-447-3981
Email: Crocketteng@aol.com

RECEIVED
OCT 23 2000
PLANNING DEPT.

BILL R. CROCKETT, Registered Professional Engineer & Land Surveyor

Roy Dudark
Director of Planning and Development
City of Columbia

October 23, 2000

RE: Design parameters for the Boone County Fire Protection District, Station 14 C-P Plan

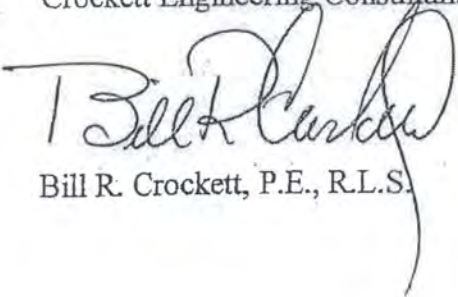
Dear Mr. Dudark

A set of design parameters has been developed for the Boone County Fire Protection District, Station 14 C-P Plan as detailed below.

- a) The maximum gross building area shall be 6000 square feet.
- b) The minimum distance from any building to the adjacent property line or right-of-way line shall be 50'.
- c) The maximum height of any building shall be 35 feet.
- d) All proposed parking areas shall be a minimum of 20 feet from adjacent property lines and right-of-way lines. All proposed driveways shall be a minimum of 5 feet from adjacent property lines and right-of-way lines.
- e) A minimum of 70% of the site shall remain as open space.
- f) There shall be no permanent freestanding signs. A construction sign may be installed prior to occupancy of the building. The maximum area of the construction sign shall be 32 square feet.
- g) A minimum of 70% of the site shall be maintained as open space for landscaping.

These parameters are respectfully submitted for the above referenced C-P Plan.

Sincerely,
Crockett Engineering Consultants


Bill R. Crockett, P.E., R.L.S.

015623

Permanent Record
Filed in Clerk's Office

Introduced by Hindman
First Reading 5-18-98 Second Reading 6-1-98
Ordinance No. 015623 Council Bill No. B 149-98

AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing certain unincorporated territory located in Boone County, Missouri; amending the Zoning District Map established and adopted by Section 29-4 of the City Code by placing the property annexed in Districts C-P and R-1; amending the Land Use Plan; 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 finds that a verified petition was filed with the City on April 8, 1998, requesting the annexation of land which is contiguous and compact to the existing corporate limits of the City and which is described in Section 4 of this ordinance. This petition was signed by Loren David Baurichter, the sole owner of the fee interest of record in the land proposed to be annexed. A public hearing was held concerning this matter on May 18, 1998. Notice of this hearing was published more than seven days prior to the hearing in two newspapers of general circulation qualified to publish legal matters. At the public hearing all interested persons, corporations and political subdivisions were permitted to present evidence regarding the proposed annexation.

SECTION 2. The Council determines that the annexation is reasonable and necessary to the proper development of the City and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time.

SECTION 3. The Council determines that no written objection to the proposed annexation has been filed within fourteen days after the public hearing.

SECTION 4. The City Council hereby extends the city limits by annexing the land described in Section 1-11.50 of the Code of Ordinances of the City of Columbia, Missouri, which is hereby added to Chapter 1 of the City Code and which reads as follows:

Section 1-11.50. June, 1998 Extension of Corporate Limits.

The corporate limits of the City of Columbia shall include the following land:

A TRACT OF LAND LOCATED IN THE SW 1/4 OF THE SE 1/4, AND IN THE SOUTH HALF OF THE SW 1/4 OF SECTION 28, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 877, PAGE 806, RECORDS OF BOONE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF SAID SW 1/4 OF THE SE 1/4 AND OF SAID SOUTH HALF OF THE SW 1/4 LYING SOUTH OF HINKSON CREEK, EXCEPT FOR THAT PART OF SAID SOUTH HALF OF THE SW 1/4 LYING WEST OF THE CENTERLINE OF SCOTT'S BOULEVARD, AS SHOWN BY THE SURVEY RECORDED IN BOOK 765, PAGE 714.

SECTION 5. The City Clerk is hereby authorized and directed to cause three certified copies of this ordinance to be filed with the Clerk of Boone County, Missouri.

SECTION 6. The property described in Section 4 is in the Fourth Ward.

SECTION 7. 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:

A TRACT OF LAND LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 877, PAGE 806, RECORDS OF BOONE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE WESTERLY 1000 FEET OF SAID SW 1/4 OF THE SW 1/4 LYING SOUTH OF HINKSON CREEK, EXCEPT FOR THAT PART OF SAID SW 1/4 LYING WEST OF THE CENTERLINE OF SCOTT'S BOULEVARD AS SHOWN BY THE SURVEY RECORDED IN BOOK 765, PAGE 714.

will become a part of District C-P (Planned Business District). Hereafter the property may be used for all of the permitted uses in District C-1 and service stations.

SECTION 8. The property described in Section 7 is designated "Planned Commercial" on the Land Use Plan.

SECTION 9. 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:

A TRACT OF LAND LOCATED IN THE SW 1/4 OF THE SE 1/4, AND IN THE SOUTH HALF OF THE SW 1/4 OF SECTION 28, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 877, PAGE 806, RECORDS OF BOONE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF SAID SW 1/4 OF THE SE 1/4 AND OF SAID SOUTH HALF OF THE SW 1/4 LYING SOUTH OF HINKSON CREEK, EXCEPT FOR THE WESTERLY 1000 FEET OF SAID SOUTH HALF OF THE SW 1/4.

will become a part of District R-1 (One-family Dwelling District). Hereafter the property may be used for all the purposes permitted in District R-1.

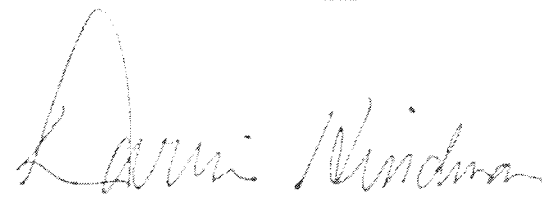
SECTION 10. The property described in Section 9 is designated "Low-Density Residential" on the Land Use Plan.

SECTION 11. This ordinance shall be in full force and effect from and after its passage.

PASSED this 1st day of June, 1998.

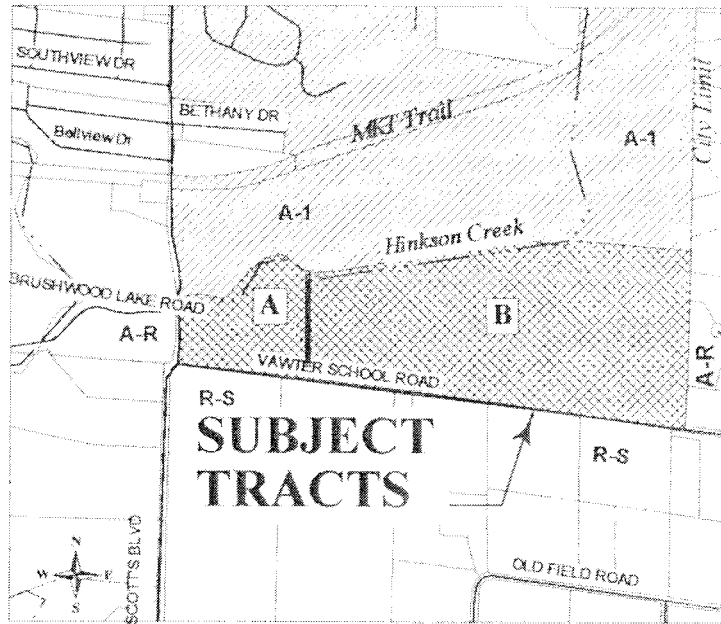
ATTEST:


City Clerk


Mayor and Presiding Officer

APPROVED AS TO FORM:


City Counselor



EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
JULY 9, 2015

IV) PUBLIC HEARING

Case No. 15-140

A request by the Boone County Fire Protection District (owner) for a major amendment to the C-P (Planned Business District) development plan known as "Boone County Fire Protection District Station #14". The subject site is located on the northeast corner of Scott Boulevard and Vawter School Road, and is addressed 3900 S. Scott Boulevard.

MR. STRODTMAN: May we have a staff report.

Staff report was given by Mr. Steve MacIntyre of the Planning and Development Department. Staff recommends approval of the amended development plan.

MR. STRODTMAN: Thank you, Mr. MacIntyre. Do we have any questions of staff, Commissioners? Ms. Loe?

MS. LOE: I just had one question. The clearing limit in the new plan and the previous plan appears to have changed, and I was wondering if that was something that had been established as part of the original agreement.

MR. MACINTYRE: Sorry. Can you repeat what --

MR. ZENNER: Clearing.

MS. LOE: Clearing limit.

MR. MACINTYRE: Clearing limit.

MS. LOE: So I take that as the vegetation cut back or --

MR. MACINTYRE: Got you. In what regard was that?

MS. LOE: Well, it simply seems to have been defined in the earlier plans, and it seems to be different or perhaps a smaller footprint in the newer plan.

MR. ZENNER: Clearing limit being reduced, in essence, Ms. Loe?

MS. LOE: That was the essence of my question.

MR. MACINTYRE: Yeah. Can you -- I'm sorry that I don't have this off the top of my head, but can you point out the particular location and change in the limit because that --

MS. LOE: So I'm looking at Sheet S-1 from the December -- or October 23, 2000 set.

MR. MACINTYRE: Okay.

MS. LOE: And around the perimeter of the parking lot and regraded area --

MR. MACINTYRE: Oh, I see.

MS. LOE: -- you can see a clouded area, which I'm assuming is trees or undergrowth. And it has clearing limits.

MR. MACINTYRE: Got you.

MS. LOE: And then on the newer plan dated this year, that limit appears to have been pushed back around the expanded parking -- it's particularly up in that northeast corner.

MR. MACINTYRE: Okay. Yeah. And, in fact, I don't see that limit called out as clearly at least -- no pun intended -- on this new plan it seems. I would guess that that reflects the current state of existing vegetation there, but I would like to have the applicant's engineer answer that question to be absolutely sure.

MS. LOE: Okay.

MR. STRODTMAN: Any other questions? I see none. We will open it to the public.

PUBLIC HEARING OPENED

MR. STRODTMAN: If you would like to approach and give us your name and address.

MR. CROCKETT: Mr. Chairman and members of the Commission, my name is Tim Crockett with Crockett Engineering, 2608 North Stadium. To answer your question, Ms. Loe, when the original plan was done there was a short period of time where the plans actually showed grading, actually showed clearing limits, and all of that. The C-P and O-P plans that we perform today don't actually show all of that information. The main reason for that was is that it was a best guess at that time when we showed those on the plan as how we are going to grade the site and all of our clearing limits of the site. And so a lot of times, it didn't really conform very well, so it's not something that is included to the plan today. To answer your question a little more in detail about this proposal, the two sections in yellow right now are basically in yard areas. We are not going to clear additional vegetation and additional trees to do these improvements. The tree line that you see or the scalloped line that you see is an existing tree line, and so it is much further away from the building. We are not going to encounter that. Something else to -- that has pushed that existing tree line back from the original plan is that on the east side of the proposed building and existing building, there is a substantial amount of utilities. There is some electric lines through there; there is some sanitary sewer lines through there. There is a lot of easements that run through there, and over time when those were installed, those have pushed back that clearing limit. And so, you know, that was something else that was on the plan that we encountered years ago is when we showed clearing limits, there was a few things that were exempt from that, and utilities was one of them. And so, obviously, this is a situation that we kind of get caught up in is the old plan showed it, but the new plan doesn't, and it is just one of those situations that I think that working with the Planning Department over the years, we determined that it is better not to show a clearing limit, but that we are doing a best guess when we are trying to represent it being factual when it may or may not be that way. And so that is the reason behind it. Again, I think that Mr. MacIntyre did a good job explaining the project and I think it is pretty straightforward. I would be happy to answer any other questions that the Commission has.

MR. STRODTMAN: Any additional questions for this speaker? I see none. Thank you, Mr. Crockett.

MR. CROCKETT: Thank you.

MR. STRODTMAN: Is there anybody else that would like to come up and speak for or against

this proposal? I see none. We'll close the public hearing.

PUBLIC HEARING CLOSED

MR. STRODTMAN: Commissioners, comments or questions?

MR. LEE: It seems pretty straightforward to me, Mr. Chairman. I would make a motion to approve Case No. 15-140, A request by the Boone County Fire Protection District, who is the owner, for a major amendment to the C-P development plan known as Boone County Fire Protection District Station #14.

MR. STRODTMAN: Mr. Lee --

MR. STANTON: Second.

MR. STRODTMAN: Mr. Stanton seconds. May we have a roll call, please.

MS. LOE: Yes. This is a vote for approval of Case 15-140, A request by Boone County Fire Protection District, owner, for a major amendment to C-P, planned business district, development plan known as Boone County Fire Protection District Station #14.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Burns, Mr. Lee, Ms. Loe, Mr. Harder, Mr. Stanton, Mr. Strodtman, Ms. Rushing. Motion carries 7-0.

MS. LOE: We have a unanimous vote. The vote carries.

MR. STRODTMAN: Thank you, Ms. Secretary. That is our only public hearing.