



CITY OF COLUMBIA, MISSOURI

PUBLIC WORKS DEPARTMENT

INTER-OFFICE MEMO

TO: Bill Watkins, City Manager
FROM: John Glascock, Director of Public Works *J. Glascock*
DATE: January 26, 2009
SUBJECT: Limits on Rezoning Property

Purpose:

The purpose of this ordinance is to regulate the use of a land disturbance permit process in advance of a zoning request.

Applicability:

This ordinance shall be applicable to any subdivision, site plan or land disturbance application located in the City of Columbia as defined in the Code of Ordinances Chapter 12A Land Preservation. Land disturbance for the purpose of this ordinance shall mean any activity involving the clearing, cutting, excavation, grading, filling, storing, transporting of land or any other activity which causes land to be exposed to the danger of erosion.

Performance Standards:

All requests to disturb land within the City of Columbia for which a *Land Disturbance Permit* has been issued will have a moratorium on rezoning for five (5) calendar years.

Exemptions:

- A. Land development plans which were approved prior to the adoption date of this ordinance shall be exempt from these requirements.
- B. Land that has been purchased for a public use, e.g. parks, schools, government, etc.

Compatibility with Other Permit and Ordinance Requirements:

Development approvals issued pursuant to this ordinance are to be considered an integral part of development approvals under the subdivision and site plan review process and do not relieve the applicant of the responsibility to secure required permits or approvals for activities regulated by other applicable codes, rules, acts or ordinances. In their interpretation and application, the provisions of this ordinance shall be held to be the minimum requirements for the promotion of the public health, safety, general welfare and the protection of water quality.

Severability:

If the provisions of any part of this ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of this ordinance.

JDG:mbp