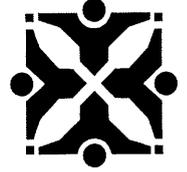


# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 161-15

**Department Source:** Community Development - Planning

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** 6/15/2015

**Re:** 1109 Locust Street - Major amendment to C-P development plan (Case 15-119)

## 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, and Design Parameters), and meeting excerpts

## Executive Summary

If approved, the amended C-P (Planned Business District) development plan would reduce the front yard setback, increase the number of dwelling units, and allow phasing of the redevelopment. (Case #15-119)

## Discussion

The applicant is requesting an amendment to the previously approved C-P (Planned Business District) development plan to account for various changes to the site layout and phasing plan. Notable changes include a reduction in the front building setback from 50 feet to 22 feet, an increase in the total number of dwelling units from eight to nine, and a request to complete the planned development in two phases rather than one.

The site was originally zoned C-P in 2007, and the associated Statement of Intent contains several provisions that were intended to replicate the then existing C-2 (Central Business District) standards, including zero setback, parking, screening and open space requirements. Both the approved 2012 plan and the proposed development plan adhere to maximum height and area limits, which are capped at 55 feet and 24,000 square feet, respectively.

The proposed buildings will stand four stories tall. Phase 1 will include an additional basement suite for a total of five units (one per floor). The existing front structure is two stories tall and contains two licensed rental units. This building will eventually be razed to make way for Phase 2 -- a new four-story, four-unit structure.

City staff have reviewed the requested amendments to the development plan and finds them to be consistent with the approved C-P zoning ordinance and appropriate within the context of adjacent zoning and land uses.

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



At its June 4th meeting, the Planning and Zoning Commission voted 7-2 to recommend approval of the requested development plan amendment. One Commissioner expressed concern about the lack of off-street parking associated with the request. The applicant indicated that most of his existing tenants do not drive, and that he intends to reserve off-site parking spaces for tenants. No members of the public spoke on this request.

A copy of the Commission report (including locator maps, the development plan, and Design Parameters), and meeting excerpts 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 may be offset by increased property and/or sales tax revenues and user fees.

## Vision, Strategic & Comprehensive Plan Impact

Vision Impact: N/A

Strategic Plan Impact: N/A

Comprehensive Plan Impact: N/A

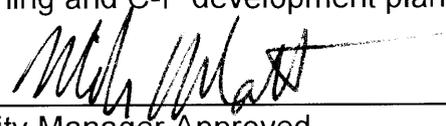
## Suggested Council Action

Approval of the amended C-P development plan and associated Design Parameters

## Legislative History

September, 2012: Ordinance #021408 approved rezoning and C-P development plan

  
\_\_\_\_\_  
Department Approved

  
\_\_\_\_\_  
City Manager Approved

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

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

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

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

Council Bill No. B 161-15

**AN ORDINANCE**

approving a major revision to the 1109 Locust Street C-P Plan located on the north side of Locust Street, between Hitt Street and Waugh Street; 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 1109 Locust Street C-P Plan, as certified and signed by the architect on May 26, 2015. The property is located on the north side of Locust Street, between Hitt Street and Waugh Street and contains approximately 0.19 acre. The revision allows for a reduction in the front building setback from 50-feet to 22-feet, an increase in the total number of dwelling units from eight to nine, and a request to complete the planned development in two phases rather than one. The Director of Community Development shall use the design parameters set forth substantially in the same form as "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 \_\_\_\_\_ 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](mailto:planning@gocolumbiamo.com)

## Design Parameters Worksheet

For office use:

Case #: 15-119	Submission Date:	Planner Assigned:
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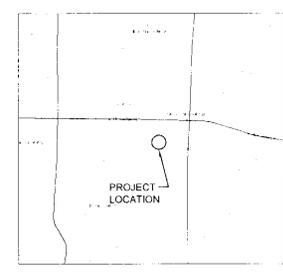
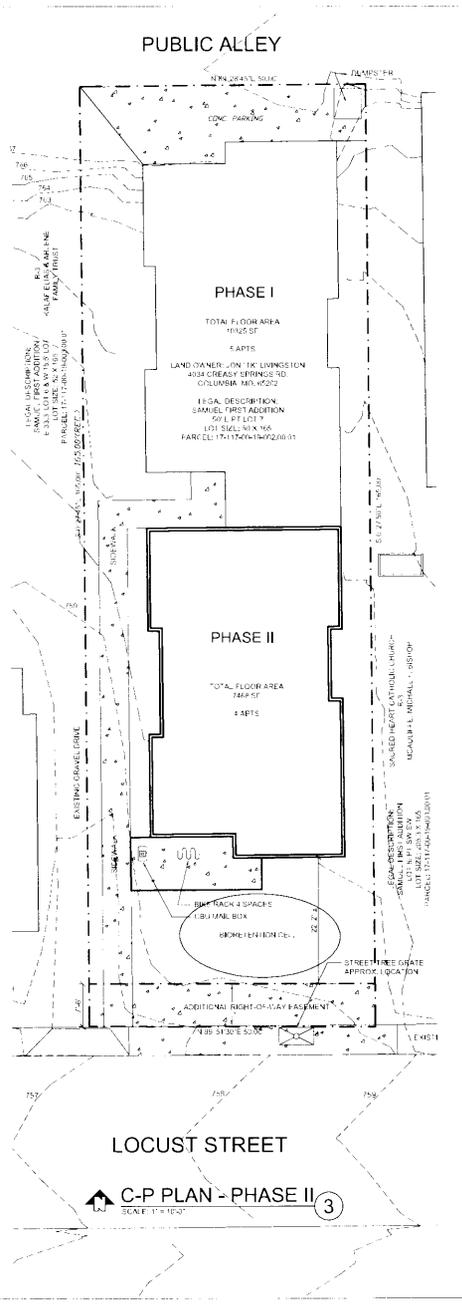
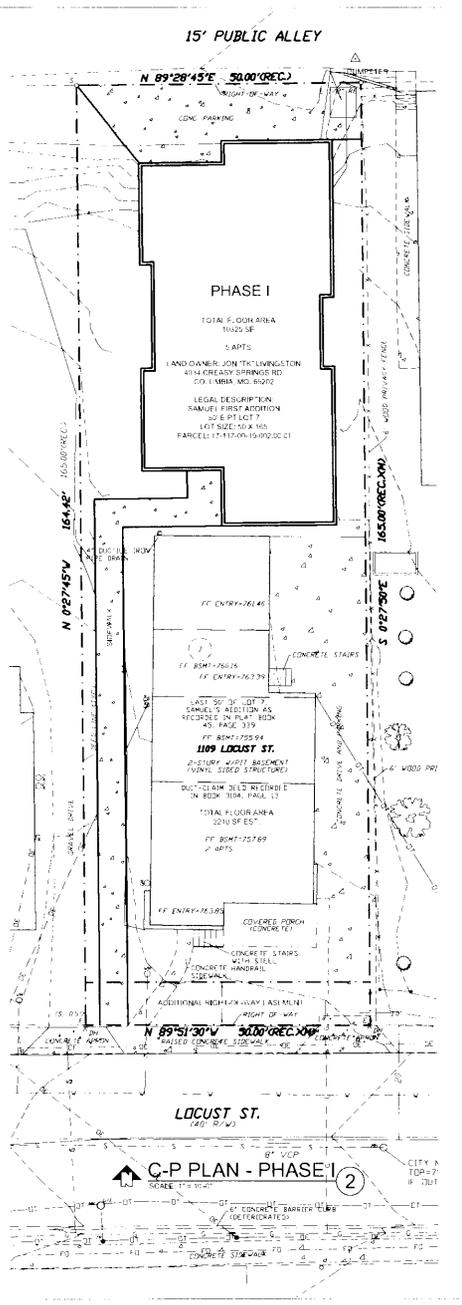
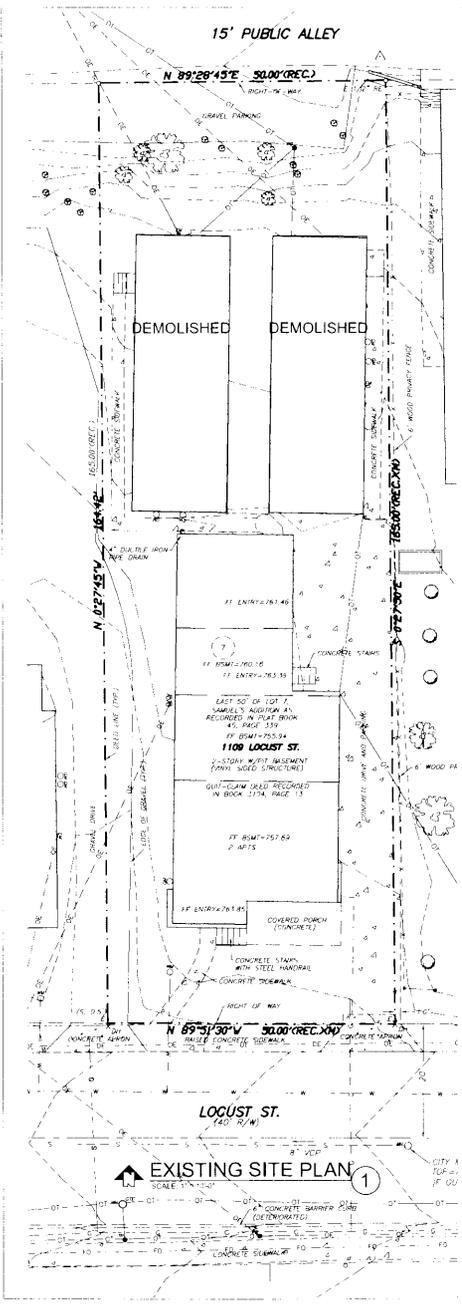
**Please provide the following information:**

1. The minimum distance between any building and any adjacent property line or street right-of-way.
  - 0 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.
  - 0 feet
3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.
  - None
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)
  - 0%
5. The maximum height and number of light poles and type of fixtures.
  - None



## SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Commission report (including locator maps, the development plan, and Design Parameters), and meeting excerpts



**PROPERTY DESCRIPTION:**  
 THE EAST FIFTY (50) FEET OF LOT NUMBER SEVEN (7) IN SAMUEL'S FIRST ADDITION TO THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI.

**NOTES:**  
 TRACT CONTAINS 0.2 ACRES  
 BUILDING HEIGHT SHALL NOT EXCEED 55' MEASURED FROM FINISHED GROUND AT FRONT SIDE  
 DEVELOPMENT IS INTENDED TO BE COMPLETED IN TWO STAGES.  
 PROPOSED BUILDING IS 9 UNIT, 4 STORY MULTIFAMILY A/PARTIAL BASEMENT  
 ALL LIGHTING SHALL CONFORM TO THE CURRENT CITY OF COLUMBIA LIGHTING ORDINANCE  
 FIRE RETENTION CELL DESIGN CAPACITY AND PLANNING SHALL CONFORM TO THE CITY OF COLUMBIA CURRENT ORDINANCE AND THE MANUAL OF BEST MANAGEMENT PRACTICES FOR STORM WATER QUALITY.  
 STREET TREE GRADES AND LOCATION SHALL CONFORM TO THE CITY OF COLUMBIA CURRENT REQUIREMENTS.  
 ADDITIONAL RIGHT-OF-WAY SHALL BE GRANTED TO THE CITY WITH AN EASEMENT  
 FIRE LANE SIGNS SHALL BE PROVIDED AT ALLEY CONFORMING TO CITY REQUIREMENTS.

- LEGEND:**
- BIKE RACK
  - CELL MAIL BOX
  - PROPERTY LINE & R.O.W. LINE
  - CONTOUR LABELS & LINES
  - FENCE LINE
  - WATER LINE
  - SEWER LINE
  - FIBER OPTIC LINE
  - PHONE LINE
  - ELECTRICAL LINE
  - GAS LINE

APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.  
 CITY CLERK \_\_\_\_\_  
 MAYOR \_\_\_\_\_  
 APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING  
 COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.  
 CHAIRPERSON \_\_\_\_\_

JOB NUMBER  
 12012  
 ISSUE DATE  
 02-27-15  
 REVISIONS  
 ① 04-09-15  
 ② 05-28-15

COL LLC © 2015  
  
 JEFFREY SCOTT SCHROEDER  
 ARCHITECT  
 100 JUVENILE AVE #21  
 EXP. 12/31/15

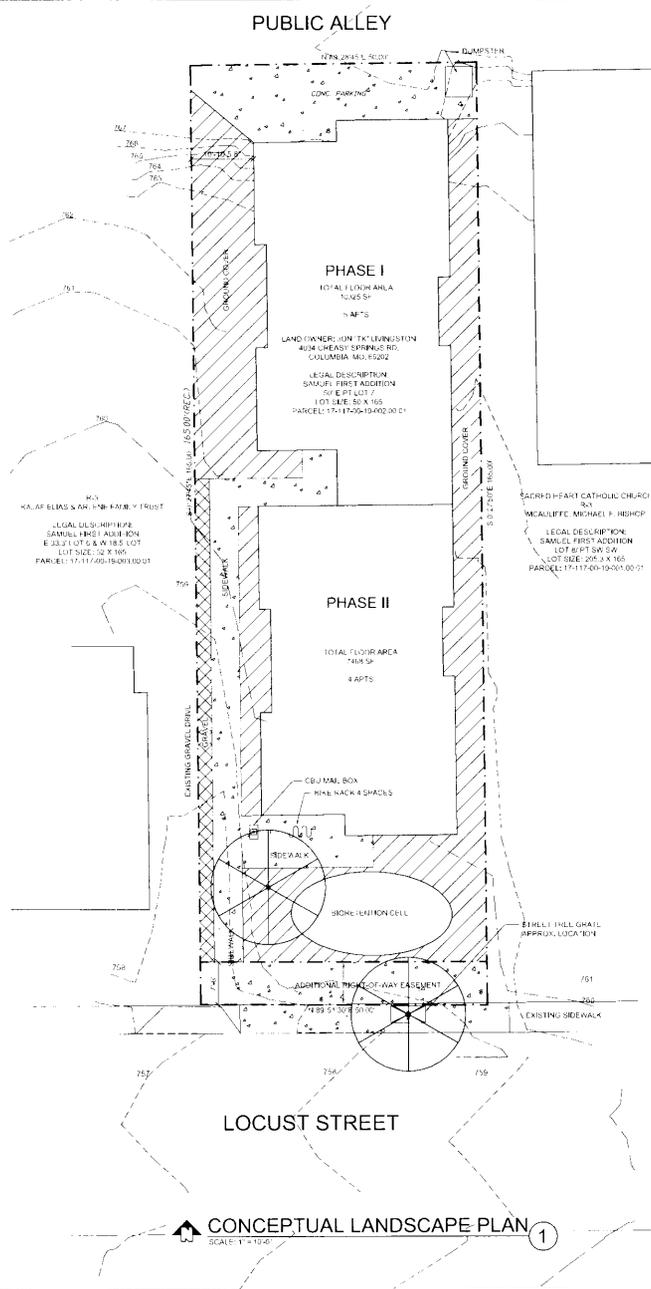
1109 LOCUST STREET - C-P PLAN  
 COLUMBIA, MISSOURI

ARCHITECTURE · DESIGN · PLANNING  
 Central Design Group, LLC · 200 Oak 63 South, Suite 305 · Columbia, Missouri 65201 · Tel: 573.4118391 · Fax: 888.885.0780



C-P PLAN  
 1 of 2

AMENDED



**CONCEPTUAL LANDSCAPE PLAN**  
SCALE: 1" = 10'-0" ①

AREAS:

	SQ. FT.	%
TOTAL LOT AREA +	8,734 SF	100 %
TOTAL IMPERVIOUS AREA +	5,796 SF	70.4 %
TOTAL PERVIOUS AREA (GREEN SPACE) +	2,438 SF	29.6 %
TOTAL OPEN AREA +	4,341 SF	52.7 %
TOTAL LANDSCAPED AREA +	2,479 SF	30.7 %

PLANTING NOTES:

	QUANTITY	PLANT SPECIES
	2	SHADE TREE

JOB NUMBER  
**12012**

ISSUE DATE  
**02-27-15**

REVISIONS

① **04-09-15**

② **05-28-15**

CDL, LLC © 2015

JEFFREY SCOTT SCHNEIDER  
ARCHITECT  
NO. LICENSE A-121  
EXP. 12/31/15

**1109 LOCUST STREET - C-P PLAN**  
COLUMBIA, MISSOURI

ARCHITECTURE · DESIGN · PLANNING  
Central Design Group, LLC · 200 Oak 83 Street, Suite 305 · Columbia, Missouri, 65201 · Tel. 573.441.0391 · Fax 986.885.0780



AMENDED

**AGENDA REPORT  
PLANNING AND ZONING COMMISSION MEETING  
June 4, 2015**

**SUMMARY**

A request by Jon "TK" Livingston (owner) for a major amendment to the C-P (Planned Business District) development plan known as "1109 Locust Street - C-P Plan". The 0.19-acre subject site is located on the north side of Locust Street, between Hitt and Waugh Streets, and is addressed 1109 Locust Street. (Case #15-119)

**DISCUSSION**

The applicant is requesting an amendment to the previously approved C-P (Planned Business District) development plan to account for various changes to the site layout and phasing plan. Notable changes include a reduction in the front building setback from 50 feet to 22 feet, an increase in the total number of dwelling units from eight to nine, and a request to complete the planned development in two phases rather than one.

The site was originally zoned C-P in 2007, and the associated Statement of Intent contains several provisions that were intended to replicate the then existing C-2 (Central Business District) standards, including zero setback, parking, screening and open space requirements. Both the approved 2012 plan and the proposed development plan adhere to maximum height and area limits, which are capped at 55 feet and 24,000 square feet, respectively.

The proposed buildings will stand four stories tall. Phase 1 will include an additional basement suite for a total of five units (one per floor). The existing front structure is two stories tall and contains two licensed rental units. This building will eventually be razed to make way for Phase 2 -- a new four-story, four-unit structure.

City staff have reviewed the requested amendments to the development plan and finds them to be consistent with the approved C-P zoning ordinance and appropriate within the context of adjacent zoning and land uses.

**RECOMMENDATION**

Approval of the amendments to the C-P development plan

**ATTACHMENTS**

- Locator maps
- Proposed development plan and design parameters
- 2012 rezoning ordinance, statement of intent, and approved development plan

**SITE HISTORY**

<b>Annexation Date</b>	1826 (part of Original Town of Columbia)
<b>Existing Zoning District(s)</b>	C-P (Planned Business District)
<b>Land Use Plan Designation</b>	City Center District
<b>Subdivision/Legal Lot Status</b>	East 50 feet of Lot 7, Samuel's Addition

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	0.19 acre
<b>Topography</b>	Slopes downward from north to south
<b>Vegetation/Landscaping</b>	Cleared for redevelopment
<b>Watershed/Drainage</b>	Flat Branch Creek
<b>Existing structures</b>	7,468 sq. ft. apartment building (2 units)

**SURROUNDING LAND USES**

<b>Orientation from site</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	R-3 (Medium Density)	Church parking lot
<b>South</b>	C-P	Apartments
<b>East</b>	R-3	Church property
<b>West</b>	R-3	Multi-family residential

**UTILITIES & SERVICES**

All City services are available to the site.

**ACCESS**

	<b>Locust Street</b>
<b>Location</b>	South side of site
<b>Major Roadway Plan</b>	Local residential street (Improved & City-maintained)
<b>CIP Projects</b>	None
<b>Sidewalk</b>	In place

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	N/A
<b>Trails Plan</b>	No trails planned
<b>Bicycle/Pedestrian Plan</b>	No bike/ped infrastructure planned

**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 May 12, 2015.

<b>Public Information Meeting Recap</b>	Number of attendees: 5 Comments/concerns: Questions about building design and construction
<b>Neighborhood Association(s) Notified</b>	Tenth Hitt Elm Locust
<b>Correspondence Received</b>	None as of this writing

Report prepared by Steve MacIntyre; approved by Pat Zenner

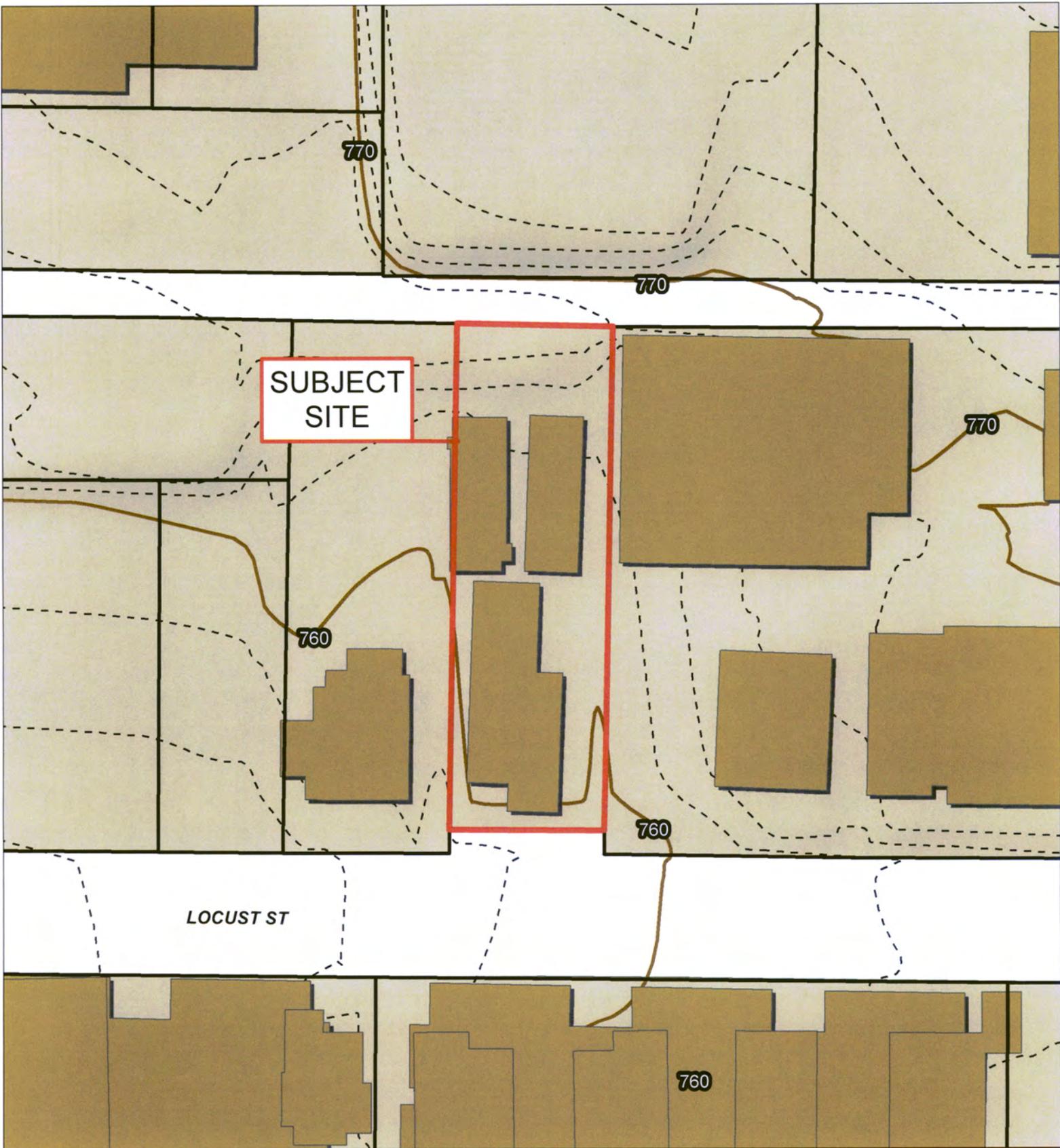


# 15-119: 1109 Locust Steet C-P Plan Major Amendment



City of Columbia Zoning
  Parcels



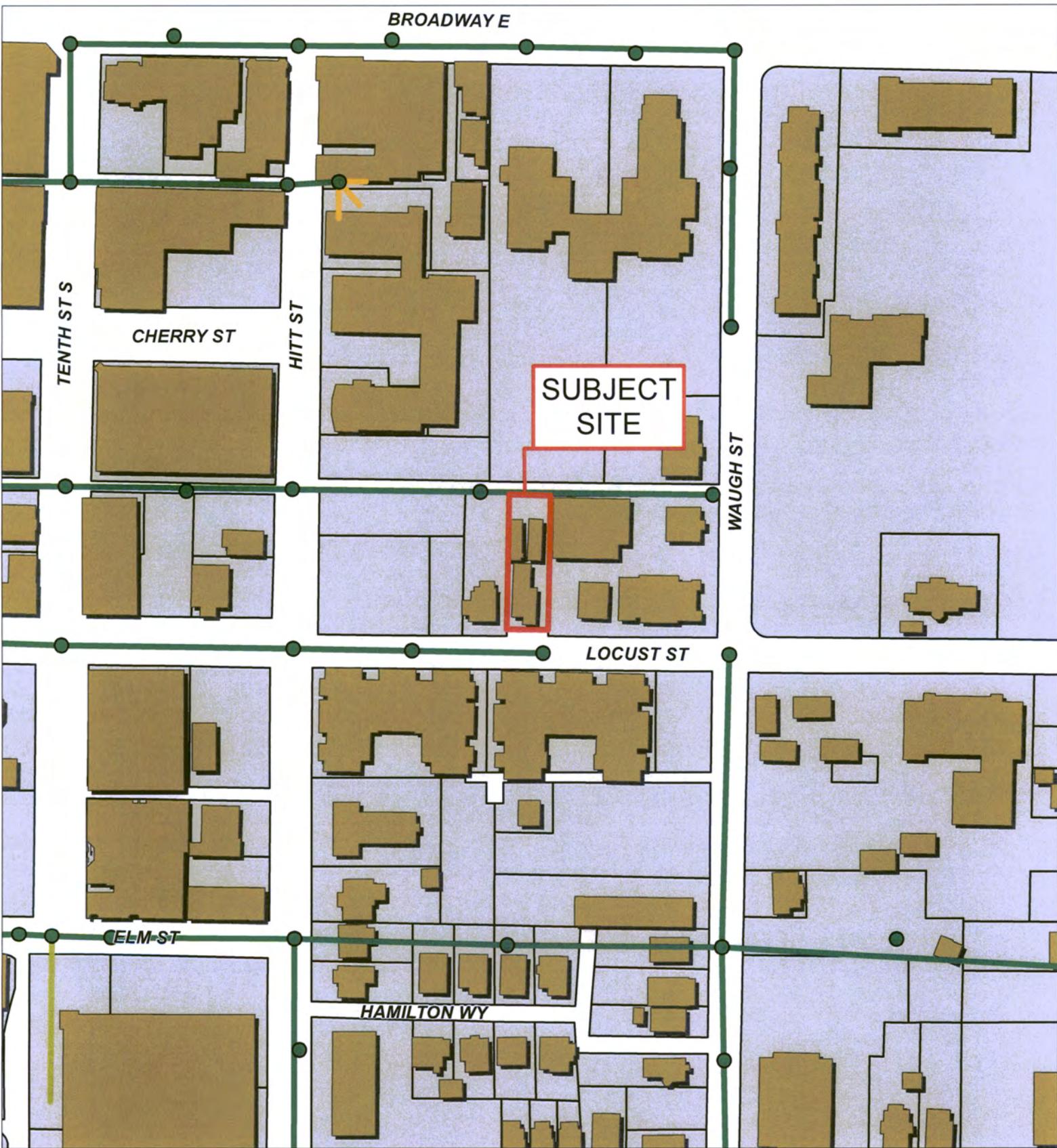


## 15-119: 1109 Locust Steet C-P Plan Major Amendment



-  10 Foot Contour Lines
-  2 Foot Contour Lines
-  Parcels
-  Building Footprint



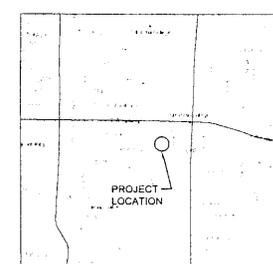
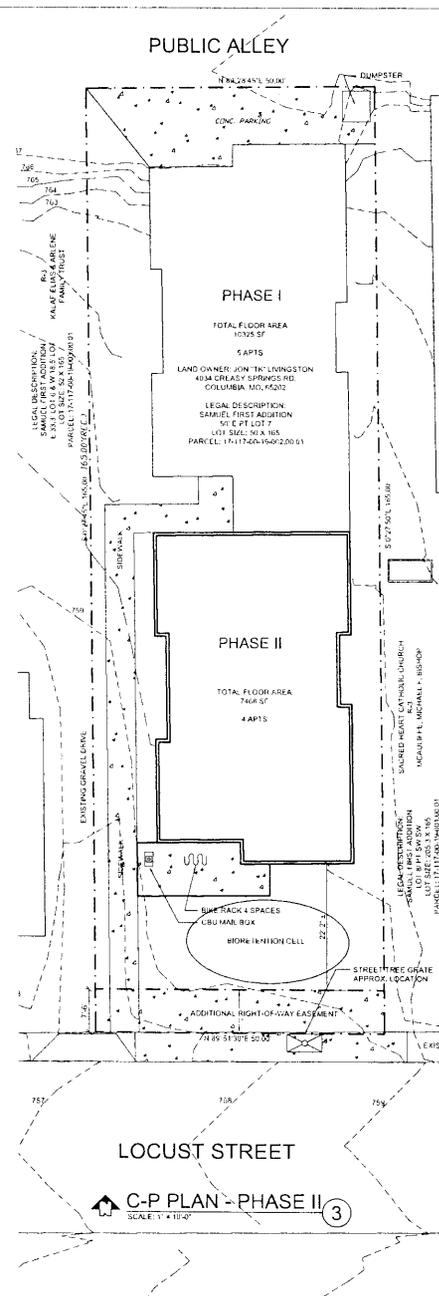
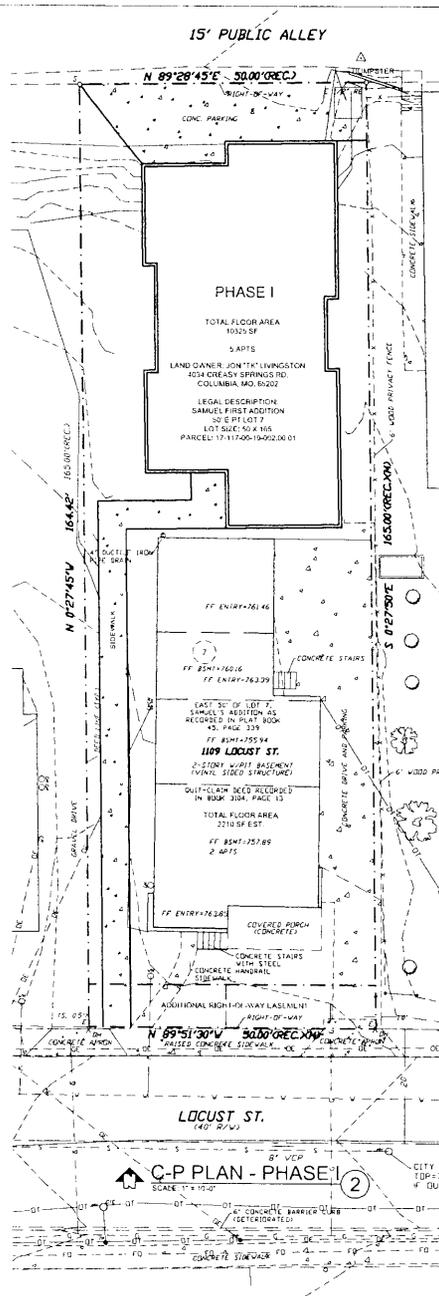
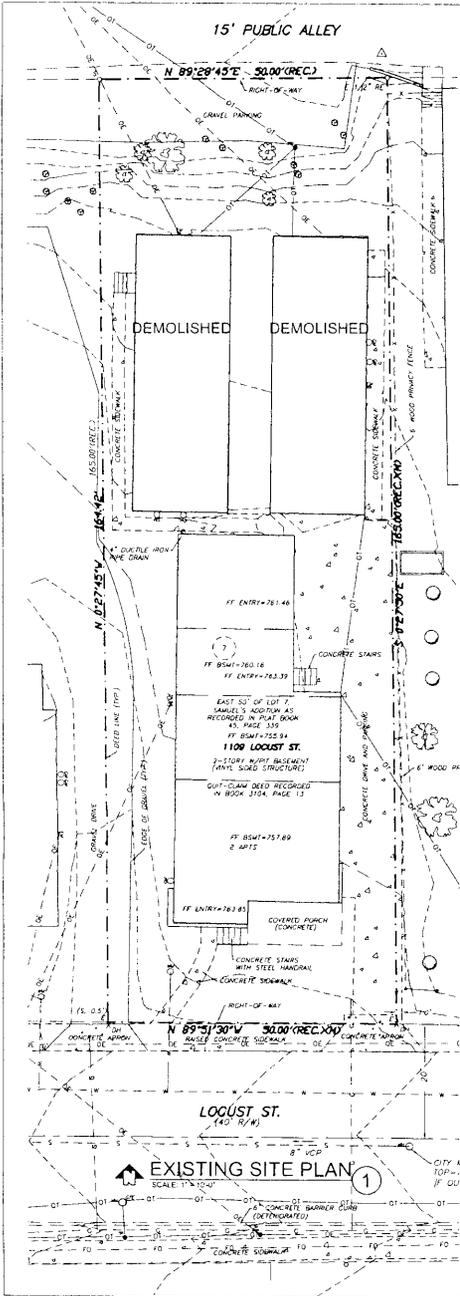


## 15-119: 1109 Locust Steet C-P Plan Major Amendment



- City Sanitary Line
- Private Sanitary Line
- Univ. of Missouri Line
- City Sanitary Structure
- Building Footprint
- Parcels





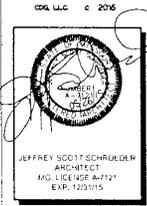
**PROPERTY DESCRIPTION**  
 THE EAST FIFTY (50) FEET OF LOT NUMBER SEVEN (7) IN SAMUEL'S FIRST ADDITION TO THE CITY OF COLUMBIA BOONE COUNTY, MISSOURI.

**NOTES:**  
 TRACT CONTAINS 0.2 ACRES  
 BUILDING HEIGHT SHALL NOT EXCEED 55 MEASURED FROM FINISHED GROUND AT FRONT SIDE  
 DEVELOPMENT IS INTENDED TO BE COMPLETED IN TWO STAGES.  
 PROPOSED BUILDING IS 3 UNIT, 4 STORY MULTIFAMILY W/ PARTIAL BASEMENT.  
 ALL LIGHTING SHALL CONFORM TO THE CURRENT CITY OF COLUMBIA LIGHTING ORDINANCE  
 FIRE RETENTION CELL DESIGN CAPACITY AND PLANTINGS SHALL CONFORM TO THE CITY OF COLUMBIA CURRENT ORDINANCE AND THE MANUAL OR BEST MANAGEMENT PRACTICES FOR STORM WATER QUALITY.  
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- LEGEND:**
- BIKE RACK
  - CBU MAIL BOX
  - PROPERTY LINE & R.O.W. LINE
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  - FENCE LINE
  - WATER LINE
  - SEWER LINE
  - FIBER OPTIC LINE
  - PHONE LINE
  - ELECTRICAL LINE
  - GAS LINE

APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015  
 CITY CLERK \_\_\_\_\_  
 MAYOR \_\_\_\_\_  
 APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING  
 COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015  
 CHAIRPERSON \_\_\_\_\_

JOB NUMBER	12012
ISSUE DATE	02-27-15
REVISIONS	
1	04-09-16
2	05-26-15



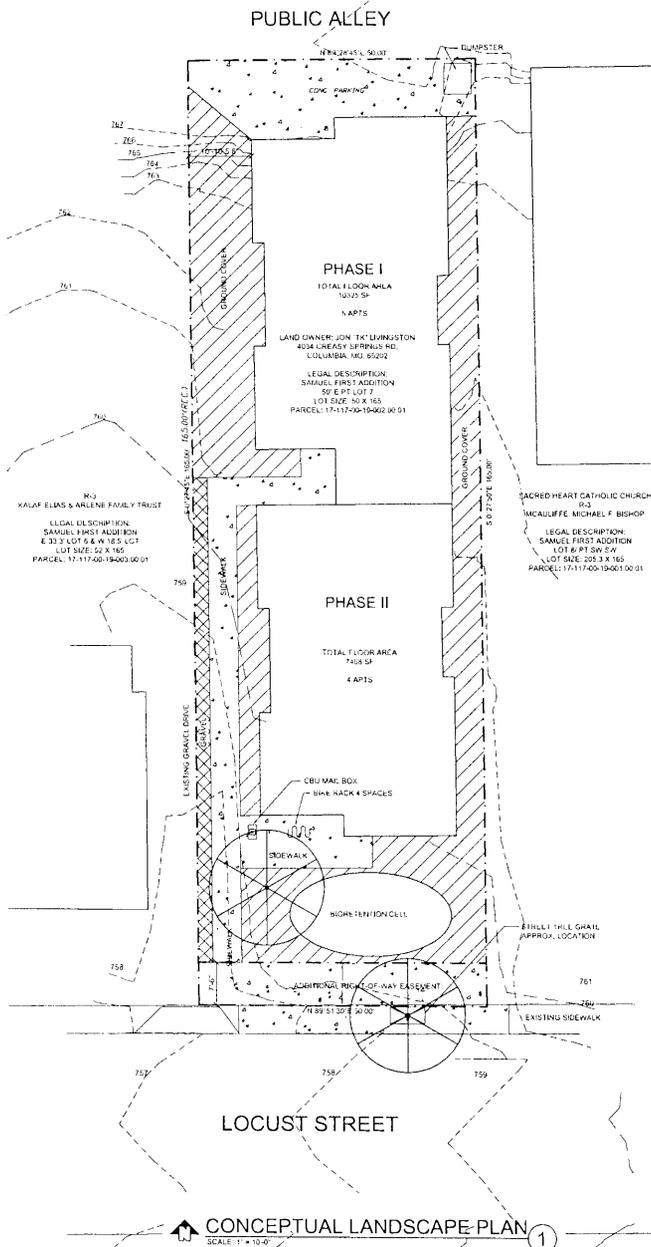
**1109 LOCUST STREET - C-P PLAN**  
 COLUMBIA, MISSOURI

**ARCHITECTURE · DESIGN · PLANNING**  
 Central Design Group, LLC · 200 Old 63 South, Suite 205 · Columbia, Missouri 65201 · Tel: 573.441.0387 · Fax: 888.865.0160



C-P PLAN  
**1 of 2**

AMENDED



PUBLIC ALLEY

PHASE I

TOTAL FLOOR AREA  
7000 SF  
4 APTS

LAND OWNER: JOHN THOMASTON  
404 DREASY SPRING RD.  
COLUMBIA, MO 65202  
LEGAL DESCRIPTION:  
SAMUEL FIRST ADDITION  
50' E PT LOT 7  
LOT SIZE: 50 X 165  
PARCEL: 17-117-00-15-002.00 01

PHASE II

TOTAL FLOOR AREA  
7458 SF  
4 APTS

LAND OWNER: JOHN THOMASTON  
404 DREASY SPRING RD.  
COLUMBIA, MO 65202  
LEGAL DESCRIPTION:  
SAMUEL FIRST ADDITION  
LOT 8 PT 50' SW 5/4  
LOT SIZE: 205.3 X 165  
PARCEL: 17-117-00-15-001.00 01

KALAF ELIAS & ARLENE FAMILY TRUST  
LEGAL DESCRIPTION:  
SAMUEL FIRST ADDITION  
E 33.3' LOT 6 & W 18.5' LOT 7  
LOT SIZE: 52 X 165  
PARCEL: 17-117-00-15-003.00 01

SACRED HEART CATHOLIC CHURCH  
803  
MACAULIFFE, MICHAEL F BISHOP  
LEGAL DESCRIPTION:  
SAMUEL FIRST ADDITION  
LOT 8 PT 50' SW 5/4  
LOT SIZE: 205.3 X 165  
PARCEL: 17-117-00-15-001.00 01

AREAS:

	SQ. FT.	%
TOTAL LOT AREA *	8,234 SF	100 %
TOTAL IMPERVIOUS AREA *	5,796 SF	70.4 %
TOTAL PERVIOUS AREA (GREEN SPACE) *	2,438 SF	29.6 %
TOTAL OPEN AREA *	4,141 SF	50.3 %
TOTAL LANDSCAPED AREA *	2,479 SF	30.1 %

PLANTING NOTES:

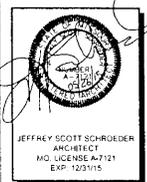
	QUANTITY	PLANT SPECIES
	2	SHADE TREE

CONCEPTUAL LANDSCAPE PLAN 1

SCALE: 1" = 10'-0"

JOB NUMBER  
12012  
ISSUE DATE  
02-27-15  
REVISIONS  
① 04-09-15  
② 05-26-15

GGG, LLC © 2015



1109 LOCUST STREET - C-P PLAN  
COLUMBIA, MISSOURI

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CONCEPTUAL LANDSCAPE PLAN

2 of 2

AMMENDED



**City of Columbia**  
**Planning Department**  
701 E. Broadway, Columbia, MO  
(573) 874-7239 [planning@gocolumbiamo.com](mailto:planning@gocolumbiamo.com)

## Design Parameters Worksheet

For office use:

Case #: <i>15-119</i>	Submission Date:	Planner Assigned:
--------------------------	------------------	-------------------

### Please provide the following information:

1. The minimum distance between any building and any adjacent property line or street right-of-way.
  - 0 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.
  - 0 feet
3. The maximum number of freestanding signs on the site, the maximum square footage of sign surface area and maximum height of each.
  - None
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)
  - 0%
5. The maximum height and number of light poles and type of fixtures.
  - None

021408

Permanent Record  
Filed in Clerk's Office

Introduced by McDavid

First Reading B-20-12

Second Reading 9-4-12

Ordinance No. 021408

Council Bill No. B 216-12

**AN ORDINANCE**

approving the 1109 Locust C-P Plan; approving a revised statement of intent; accepting a conveyance for street purposes; directing the City Clerk to have the conveyance recorded; 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 1109 Locust C-P Plan, dated August 10, 2012, located on the north side of Locust Street, between Hitt Street and Waugh Street. The revised statement of intent submitted by applicant, marked "Exhibit A" is attached to and made a part of this ordinance and replaces the statement of intent attached to Ordinance No. 019723 passed on November 17, 2007. Section 1 of Ordinance No. 019723 is amended to delete the phrase "(subject to the height and area regulations of District R-3)."

SECTION 2. The conveyance to the City of Columbia, Missouri, a municipal corporation, more particularly described as follows:

Grant of Easement for street purposes from 1109 Locust, L.L.C., dated August 13, 2012, more particularly described in Exhibit "B" attached hereto and made a part hereof as fully as if set forth herein verbatim.

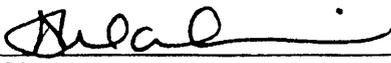
is hereby accepted.

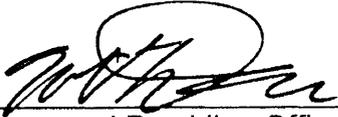
SECTION 3. The City Clerk is hereby authorized and directed to have the conveyance recorded in the office of the Boone County Recorder of Deeds.

SECTION 4. This ordinance shall be in full force and effect from and after its passage.

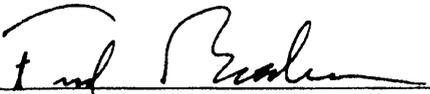
PASSED this 4th day of September, 2012.

ATTEST:

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

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

APPROVED AS TO FORM:

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



August 10, 2012

Matthew Lepke, AICP  
Planner  
City of Columbia, MO  
Community Development-Planning Division  
701 E. Broadway  
Columbia, MO 65205

RE: C-P Plan  
1109 Locust Street

Mr. Lepke,

The following is a statement of intent for C-P zoning revisions for property at 1109 Locust Street further described as:

THE EAST FIFTY (50) FEET OF LOT NUMBER SEVEN (7) IN SAMUEL'S  
FIRST ADDITION TO THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI

The property will be part of District C-P (Planned Business District) and included all permitted uses in district R-3 (not subject to the height and area regulations of District R-3) and the following uses:

- Barber and beauty shops
- Buildings and premises for public utility services of public service corporations
- Cleaning, pressing and dyeing establishments, provided that no explosive cleaning fluids shall be used
- Laundries, coin-operated
- Pet Stores
- Photographic service shops and studios
- Physical fitness centers
- Printing shops, provided the total mechanical power used in the operation of such printing shall not exceed five (5) horsepower
- Radio and television sales and service
- Repair of household appliances
- Restaurants, but no drive-thru windows are allowed
- Shoe repair shops
- Stores, shops and markets for retail trades, provided merchandise is not displayed, stored or offered for sale on the premises outside a building in the required front yard or in any side or rear yard adjacent to a residential zoning district.
- Bakeries
- Hospitals for small animals, if within an enclosed building
- Trade schools
- Bicycle repair shops
- Garment storage facilities

Central Design Group, LLC  
200 Old 63 South, Suite 305, Columbia, MO 65201 Tel: 573/441/9391 Fax: 866/885/0160  
E-mail: info@centraldesigngroup.com

Government buildings and facilities

Shops for custom work, or the manufacture of articles to be sold at retail only on the premises, provided that in such manufacture the total mechanical power shall not exceed five (5) horsepower for the operation of any one shop, and provided that the space occupied by the manufacturing use permitted herein shall not exceed fifty (50) percent of the total floor area of the entire building of the equivalent of the ground thereof, and provided further that such manufacturing use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke, gas, or otherwise

Sign painting shops, with no outside operations or storage.

Wholesale sales offices and sample rooms, up to a maximum of 16,000 square feet of floor area

Medical or dental clinics

Grocery stores

Small electronic shops

Churches, synagogues & mosques

All permitted uses in district R-3 (not subject to the height and area regulations of district R-3)

Specific use exclusions:

Packaged alcohol sales for off-premise consumption

Adult book stores

Adult entertainment

Building Area: Maximum gross building floor area 24,000 square feet for 1109 Locust Street

Building Height: Maximum building fifty five (55) feet

Open Space: Minimum percentage of site to be maintained in open space: 0%

Parking: No off-street parking requirement

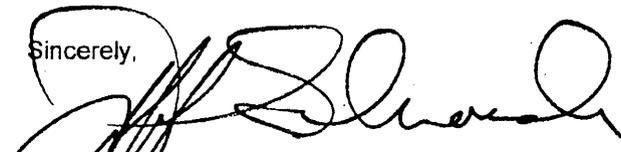
Yards: No setback requirements

Screening: No screening requirement

Additional Street Right-of-Way Easement: an easement depth of seven and a half (7.5) feet of the site abutting Locust Street shall be conveyed to the city to accommodate future widening of the street and provide for a ten (10) foot wide sidewalk.

Future development plans shall adhere to the principles outlined in both the 2020 plan and the Downtown-Campus Land Use Opportunity Study.

Sincerely,



Jeff Schroeder, AIA, LEED-AP  
Architect

Central Design Group, LLC  
200 Old 63 South, Suite 305, Columbia, MO 65201 Tel: 573/441/9391 Fax: 866/885/0160  
E-mail: info@centraldesigngroup.com



Recorded in Boone County, Missouri

Date and Time: 09/05/2012 at 01:35:44 PM

Instrument #: 2012021947 Book:4024 Page:68

Grantor: 1109 LOCUST

Grantee: COLUMBIA CITY OF MISSOURI

Instrument Type: ESMT

Recording Fee: \$27.00 S

No. of Pages: 2

*Bettie Johnson*  
Bettie Johnson, Recorder of Deeds



**GRANT OF EASEMENT FOR STREET PURPOSES**

ord #021408

THIS INDENTURE, made on the 13 day of August, 2012, by and between 1109 Locust, a limited liability company of the State of Missouri, Grantor, and the City of Columbia, Missouri, a municipal corporation, Grantee, mailing address Post Office Box 6015, Columbia, MO 65205;

WITNESSETH:

That the Grantor, in consideration of the sum of Ten Dollars (\$10.00), to us in hand paid by the City of Columbia, Missouri, the receipt of which is hereby acknowledged, do hereby grant unto said City, its successors and assigns, an easement of way for street purposes, over the following described real estate, situated in the County of Boone, State of Missouri, to wit:

**THE SOUTH SEVEN AND ONE HALF (7.5) FEET OF THE EAST FIFTY (50) FEET OF LOT NUMBER SEVEN (7) IN SAMUEL'S FIRST ADDITION TO THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI**

This grant includes the right of the City of Columbia, Missouri, its officers, agents and employees, to enter upon said real estate at any time for the purposes of exercising any of the rights herein granted.

The Grantor warrants that, subject to liens and encumbrances of record at the date of this easement, it is the owner of the above-described land and has the right and authority to make and execute this Grant of Easement on behalf of said limited liability company.

BOONE COUNTY MO SEP 5 2012

IN WITNESS WHEREOF, the said 1109 Locust, LLC has caused these presents to be signed by its authorized member(s) the day and year first written above.

1109 LOCUST, LLC

By:

Name & Title Jan Kevin Livingston, Member

By:

Name & Title \_\_\_\_\_

STATE OF MISSOURI )  
COUNTY OF BOONE )ss.  
)

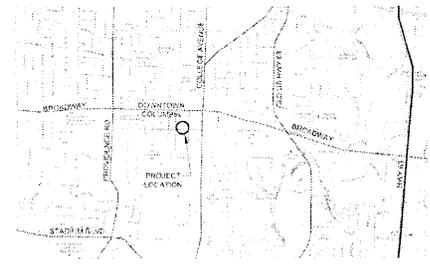
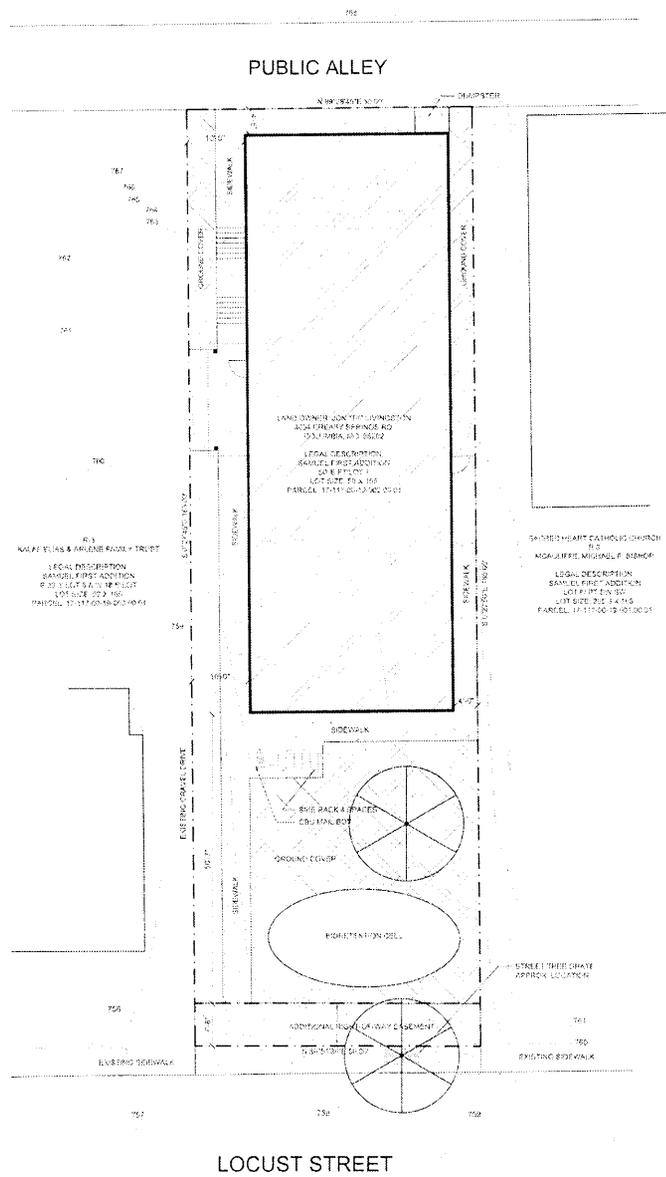
On this 13<sup>th</sup> day of August in the year 2012, before me, a Notary Public in and for said state, personally appeared, Jan Kevin Livingston, who being by me duly sworn, acknowledged that they are member(s) of 1109 Locust, L.L.C., a limited liability company, and that said instrument was signed in behalf of said company and further acknowledged that they executed the same as a free act and deed for the purposes therein stated and that they have been granted the authority by said limited liability company to execute the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal.

**Eileen C. Kossak**  
Notary Public - Notary Seal  
STATE OF MISSOURI  
County of Randolph  
Commission #10923588  
My Commission Expires 1-18-2014

Eileen C Kossak  
Notary Public **Eileen C. Kossak**





**PROPERTY DESCRIPTION:**  
THE EAST FRY STREET FOR LOT NUMBER 109 IN THE 109th AND 110th ADDITION TO THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI.

**NOTES:**  
1. THIS PLAN IS A CONCEPTUAL PLAN.  
2. BUILDING HEIGHT SHALL NOT EXCEED OR MEASURED FROM FINISHED GROUND AT FRONT SIDE.  
3. DEVELOPMENT IS INTENDED TO BE COMPLETED IN ONE STAGE.  
4. PROPOSED BUILDING IS AT LEAST 4 STORY BUILDING.  
5. ALL LIGHTING SHALL CONFORM TO THE CURRENT CITY OF COLUMBIA LIGHTING ORDINANCE.

6. PROTECTION CELL DESIGN ON ROADWAY AND PLANTINGS SHALL CONFORM TO THE CITY OF COLUMBIA CURRENT CITY ENGINEERING AND THE MANUAL OF BEST MANAGEMENT PRACTICES FOR STREET LIGHTING QUALITY (MARCH 2009). DESIGN SHALL MEET REQUIREMENTS FOR ONE (1) TWO (2) TEN (10) AND ONE HUNDRED (100) YEAR STORMS.

7. STREET TREE GRADES AND LOCATION SHALL CONFORM TO THE CITY OF COLUMBIA CURRENT REQUIREMENTS.  
8. ADDITIONAL RIGHT-OF-WAY SHALL BE GRANTED TO THE CITY WITH AN EASEMENT.  
9. FIRE LANE SPINS SHALL BE PROVIDED AT ALLEY CORNER TO MEET CITY REQUIREMENTS.

**LEGEND:**

- BIKE RACK
- CUBICAL BOX
- PROPERTY LINE & P.U.V. LINE
- CONTOUR LABELS & LINES
- FENCE LINE
- WATER LINE
- SEWER LINE
- FIBER OPTIC LINE
- PHONE LINE
- ELECTRICAL LINE
- GAS LINE

**AREAS:**

AREA	AREA (SQ. FT.)	%
TOTAL LOT AREA	8,224 SF	100%
TOTAL IMPERVIOUS AREA	2,543 SF	31%
TOTAL PERVIOUS AREA (GREEN SPACES)	5,681 SF	69%
TOTAL GREEN AREA	4,392 SF	54%
TOTAL LANDSCAPED AREA	7,211 SF	88%

**PLANTING SCHEDULE:**

PLANTING SCHEDULE	QUANTITY	PLANT SPECIES
	2	SHADE TREE

APPROVED BY THE CITY OF COLUMBIA CITY COUNCIL THIS 14th DAY OF September, 2012.

*Sheela*  
SHEELA WARD, CITY CLERK

*Michael*  
MICHAEL SPRENGER, CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 27th DAY OF August, 2012.

*Michael*  
MICHAEL SPRENGER, CHAIRPERSON

JOB NUMBER  
**12012**  
ISSUE DATE  
**08-10-12**  
REVISIONS



1109 LOCUST C-P PLAN  
1109 LOCUST ST.  
COLUMBIA, MISSOURI

ARCHITECTURE · DESIGN · PLANNING  
CENTRICAL  
CORPORATION  
Central Design Group, LLC · 200 Old 63 South, Suite 303 · Columbia, Missouri, 65201 · Tel: 573-443-9891 · Fax: 566-895-0160



CONCEPTUAL  
LANDSCAPE PLAN

**2 of 2**

**EXCERPTS**

**PLANNING AND ZONING COMMISSION MEETING**

**JUNE 4, 2015**

**V) PUBLIC HEARINGS**

**Case No. 15-119**

**A request by Jon "TK" Livingston (owner) for a major amendment to the C-P (Planned Business District) development plan known as "1109 Locust Street - C-P Plan". The 0.19-acre subject site is located on the north side of Locust Street, between Hitt and Waugh Streets, and is addressed 1109 Locust Street.**

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

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

MR. REICHLIN: Are there any questions of staff? Seeing none. I'll open the public hearing.

**PUBLIC HEARING OPENED**

MR. REICHLIN: Anybody wishing to speak in favor of this matter, feel free to approach the podium and/or -- please be advised that we're enforcing a three-minute limit.

MR. LIVINGSTON: Yes. My name is Jon "TK" Livingston. I live at 4034 Creasy Springs. I'm here on behalf of -- as the owner/developer of the 1109 Locust project to answer any questions.

MR. LEE: Mr. Livingston, how many parking spaces are you going to provide for these units?

MR. LIVINGSTON: I think we -- when we originally set this up, there are no required parking spaces.

MR. LEE: I understand there are no required parking spaces.

MR. LIVINGSTON: In the future, we plan to rent the spaces from the parking garage directly across the street from this when they become available. There's, like, a one-year waiting list. We don't want to be on that list until we know we have a project that's going to go forward. So in the future, we do plan to rent. How many we rent will go by the demand of how many students. Most of the students that we rent to walk to MU, so we don't have a huge demand. At the current time, we don't have any tenants there that have vehicles.

MR. LEE: You don't anticipate that these students will have cars?

MR. LIVINGSTON: Well, the tenants that we rent to, we don't have any that have vehicles now. In the future, I would -- I can't say that. I would say, more than likely, somebody will have a car, but that was the whole purpose of designing it with the no-parking requirements and to be able to rent parking space from a garage next to us.

MR. LEE: You could have potentially eighteen people living -- and you have nine units and two per unit, potentially?

MR. LIVINGSTON: Potentially, yes.

MR. LEE: Thank you.

MR. REICHLIN: Are there any other questions of this speaker? Seeing none, thank you.

MR. LIVINGSTON: Thank you.

MR. CAMPBELL: Good evening, ladies and gentlemen of the P & Z Council. My name is Jerry Campbell with Central Design Group representing Mr. Livingston on preparing documents for the revisions. I would like to –

MR. REICHLIN: Could we have your address, please.

MR. CAMPBELL: My address is 4920 Boothe Lane, Rocheport, Missouri. I would like to address the question about the parking. There actually is some parking spaces at the rear of the structure. I'm unable to point, but there's a parking pad off the alley at the back. It'll have -- it will approximately three to four vehicles parking back there, so there is some parking being allocated. It's a small site, so not very many units are going to be able to be constructed for what we have, but we're trying to make some provision in order to -- to meet that.

MR. LEE: When Phase II is completed, will that still exist there as parking?

MR. CAMPBELL: Yeah. They're still -- they're going to be built in Phase I, so they'll be -- they'll be part of the original first phase construction.

MR. LEE: Thank you.

MR. CAMPBELL: You bet. Any other questions you might have of the Design Group? Thank you.

MR. REICHLIN: Thank you. Is there anybody else wishing to comment on this matter, either for or against? Seeing no one, I will close the public hearing.

## **PUBLIC HEARING CLOSED**

MR. REICHLIN: Comments of commissioners, please?

MR. LEE: Well, as members of this commission that have been on for some time know that I have a strong feeling about lack of parking downtown and it's only getting worse. And I can't support it -- support this thing that's going to have potentially 18, because all these kids have cars. I mean, go to Rock Bridge parking lot and see how many cars are in that parking lot. So all these kids have cars and they're going to want to park them somewhere and there's no -- it's just -- it's -- to me, it's not a wise plan. I think there should be parking on site.

MR. REICHLIN: Thank you, Mr. Lee. Is there anybody else? Would anybody care to venture on a motion on this matter?

MS. LOE: The -- I will.

MR. REICHLIN: Thank you.

MS. LOE: The proposed changes appear to meet the original C-P Development Plan; and therefore, I move to support the major amendment in Case 15-119.

MS. RUSHING: Second.

MR. REICHLIN: Okay. So we have a second from Ms. Rushing and a motion by Ms. Loe.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Strodman, Ms. Rushing, Ms. Russell, Ms. Loe, Mr. Harder, Mr. Reichlin, Mr. Stanton. Voting No: Ms. Burns, Mr. Lee. Motion carries 7-2.**

MR. STRODTMAN: The motion for approval has -- the motion has been approved and will be forwarded to City Council.