



**City of Ashland, Missouri
Special Meeting Agenda
Board of Aldermen
7:00 p.m. Monday, August 9, 2021
VIA ZOOM**

Notice is hereby given that the City of Ashland will conduct a special meeting at 7:00 p.m. on Monday, August 9, 2021 and will be conducted via zoom at the following link:

<https://us02web.zoom.us/j/88181920253?pwd=S0lqdnB3Y2pwKzEyUGhmUklWNmVWdz09>

The tentative agenda of this meeting include:

- I. Open meeting and roll call
- II. New Business
 - a. Rescind of variance request from Lakeside Development – a variance to Section 9.365.3 Parking and Loading Design Standards, General, to allow the use of a gravel parking area in lieu of paving the parking areas as required by code
 - b. Rescind of variance request from Lakeside Development – a variance to Section 9.330.1 Maximum Height and Minimum Yard Requirements to allow the height of the video screen to exceed height maximum as required by code
- III. Adjournment

Members of the public may attend any open meeting. For requests for accommodation related to disability, please call (573) 657-2091 or email cityclerk@ashlandmo.us.

In order to assist staff in making the appropriate arrangements for your accommodation, please make sure your requests as far in advance of the posted meeting date as possible.

Posted: 8-6-2021 @ _____



6000 S Sinclair Road
Columbia, MO 65203
Phone: 573-234-2234
Fax: 573-234-2241

City of Ashland
Attn: Mayor and City Administrator
109 E Broadway
Ashland, MO 65010

August 6, 2021

At this time, we would like to formally withdraw our requests for variances that were previously approved with regard to the "Lakeside Ashland" development located at 5900 Log Providence Road.

Sincerely,

A handwritten signature in black ink that reads 'Nic Parks'.

Nicholas Parks
Parks Properties, LLC
Lakeside Development Group, LLC



Community Development

Land Use Staff Report

DATE: July 6th, 2021
TO: Board of Alderman
FROM: Dan VandeVoorde, Community Development
SUBJECT: Lakeside Development Gravel Parking/Access Driveway Variance Request

The purpose of this report is to provide you with information regarding a request from Crocket Engineering Consultants, Applicant, that the Board of Alderman grant the following variance(s) to Chapter 9 Planning and Zoning:

- 1) A variance to Section 9.365.3, *Parking and Loading Design Standards, General*, to allow the use of a gravel parking area in lieu of paving the parking area as required by code.

9.365.3 Parking and Loading Design Standards, General. All parking and loading areas provided shall meet the following minimum improvement and maintenance requirements:

Surface: All parking and loading area surfaces including parking and loading area access aisles, driveways, exits and entrances shall be constructed of permanent, nonpermeable concrete or asphaltic concrete

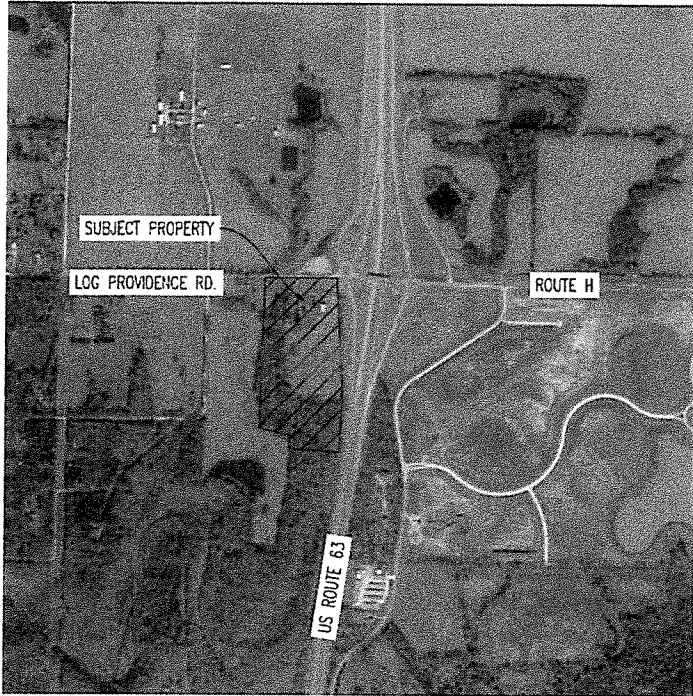
GENERAL INFORMATION

Parcel Information. 5900 E Log Providence Rd.

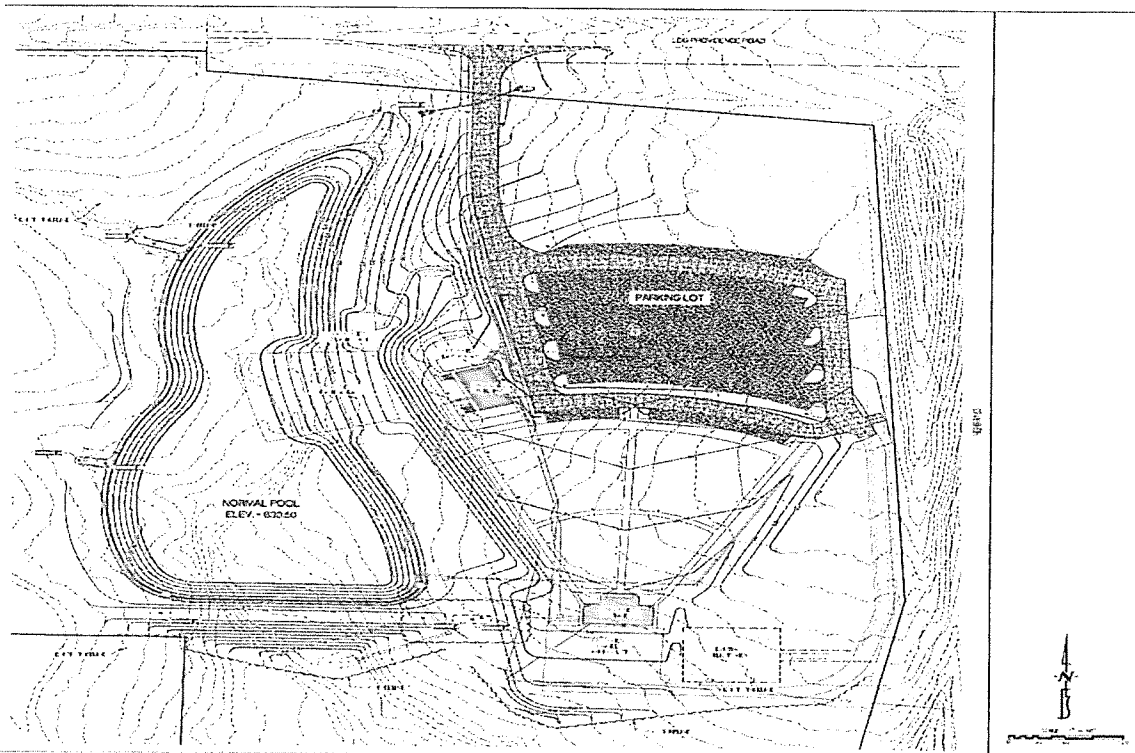
Parcel Size / Physical Characteristics. The subject property is approximately 35 acres in size with approximately 20 acres being developed in the first phase. First phase will contain a stage, movie screen, parking lot, concession stand, small lake with beach/splash area and playground.

Zoning Classification. C-G (General Commercial)

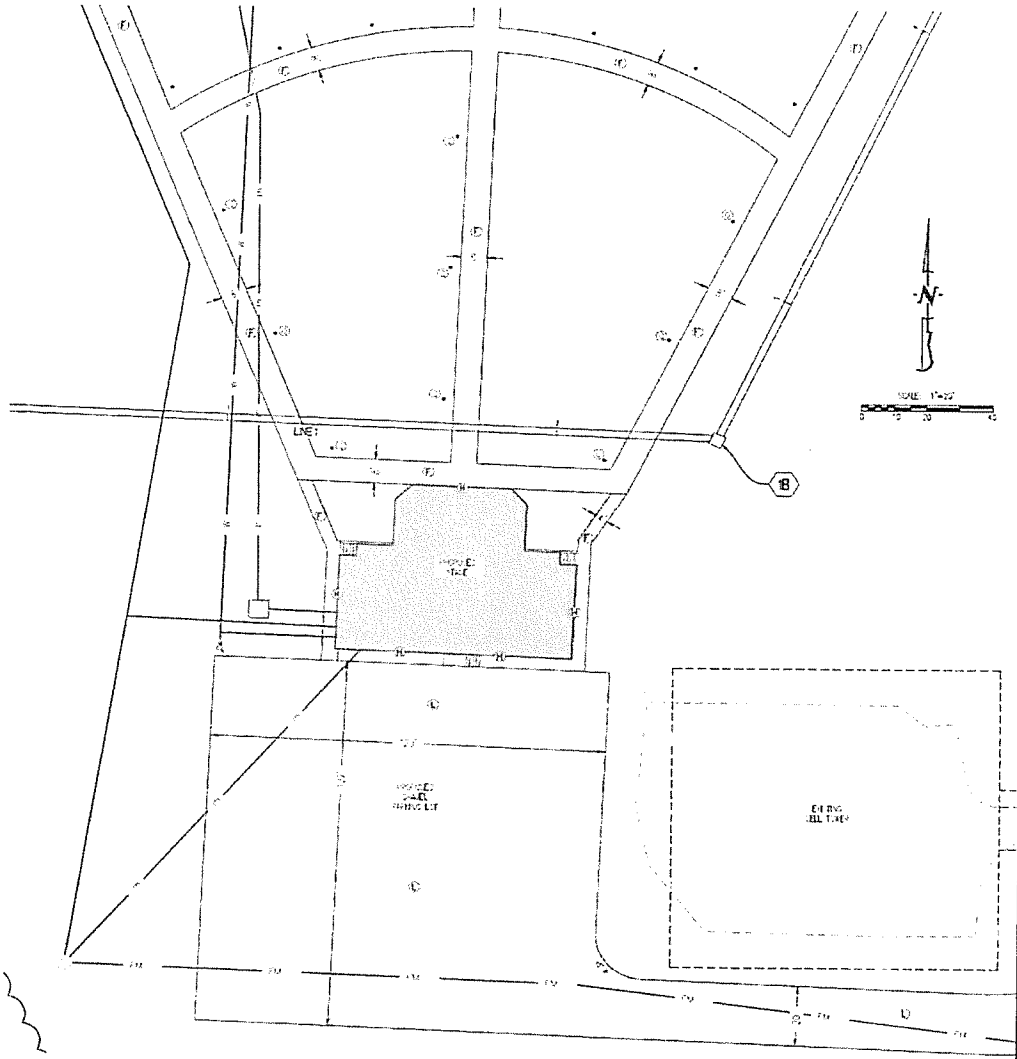
LOCATION MAP



LOCATION IS THE SW CORNER OG HWY 63 AND ROUTE H



SITE PLAN FOR LAKESIDE DEVELOPMENT



LOCATION OF PROPOSED GRAVEL PARKING AREA

ANALYSIS

With this site plan submittal, the engineer of record, Crocket Engineering Consultants, on behalf of Parks Properties, LLC has requested a variance for the requirement of paving the loading area behind the stage that also includes the access drive. The total area of gravel that includes both the parking area and drive is approximately 27,240 square feet.

Variance 1: Section 9.365.3

The applicant has requested a variance from this requirement to allow the construction of a driveway and parking area made out of gravel. Typically, the intent of this ordinance is to have an aesthetically pleasing dust free area that is used to carry out the functions of the business. Another factor for the paving ordinance is to allow for the striping of the parking spaces that are required by ordinance.

CITY STAFF OPINION

After careful consideration of the requested variance submittal staff is in **support** of the variance request.

The proximity to neighboring business and residents would not be affected by dust created by the gravel surface. The area would not be used by the public and generally used for loading/unloading and facility vehicle uses, therefore there would not be a need for striping.



1000 W. Nifong Boulevard, Bldg. #1
Columbia, Missouri 65203
(573) 447-0292

June 2, 2021

To:
Tony St. Romaine
City Administrator
City of Ashland
109 E. Broadway
Ashland, MO 65010

RE: Lakeside Development
Variance Request for Gravel Drive and Parking Lot

Mr. St. Romaine:

Please accept this request for a variance to Section 9.365.3, Surface: all parking and loading area surfaces including parking and loading area access aisles, driveway, exits and entrances shall be constructed of permanent, non-permeable concrete or asphaltic concrete. The variance request will allow for a gravel drive from the southeast corner of the parking lot to the cell tower and gravel parking lot located south of the proposed stage. The parking area will be used as a temporary staging area for vehicles and busses that are providing live entertainment.

If you have any questions, feel free to contact me to discuss.

Sincerely,

Crockett Engineering Consultants, LLC

A handwritten signature in black ink, appearing to read "Jacob Eiler", written in a cursive style.

Jacob Eiler



Community Development

Land Use Staff Report

DATE: July 6th, 2021
TO: Planning & Zoning Commission
FROM: Dan VandeVoorde, Community Development
SUBJECT: Lakeside Development Video Screen Height Variance

The purpose of this report is to provide you with information regarding a request from Crocket Engineering Consultants, Applicant, that the Board of Alderman grant the following variance(s) to Chapter 9 Planning and Zoning:

- 1) A variance to Section 9.330.1, *Maximum Height and Minimum Yard Requirements (table)*, to allow the height of the video screen to exceed the 45' height maximum as required by code.

9.330.1 Maximum Height and Minimum Yard Requirements. The following maximum height and minimum yard dimensions, measured in feet, are established for each lot, as shown for each zoning district:

District	Maximum Height	Minimum Front Yard	Side Yard Minimum	Side Yard Total	Minimum Rear Yard
R-1	35	25	7	20	30
R-2	35	25	7	20	30
R-3	35	25	9	20	30
O-1	45	25	10	20	25
C-N	45	25	10	20	25
C-G	45	25	10	20	25
P-C	45	25	10	20	25
I-L	45	25	10	20	25
I-G	45	25	10	20	25
APC	45	100	50	100	25
API	45	100	50	100	25
AAD	45	100	50	100	25
A-I	45	50	50	100	25

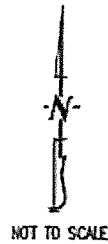
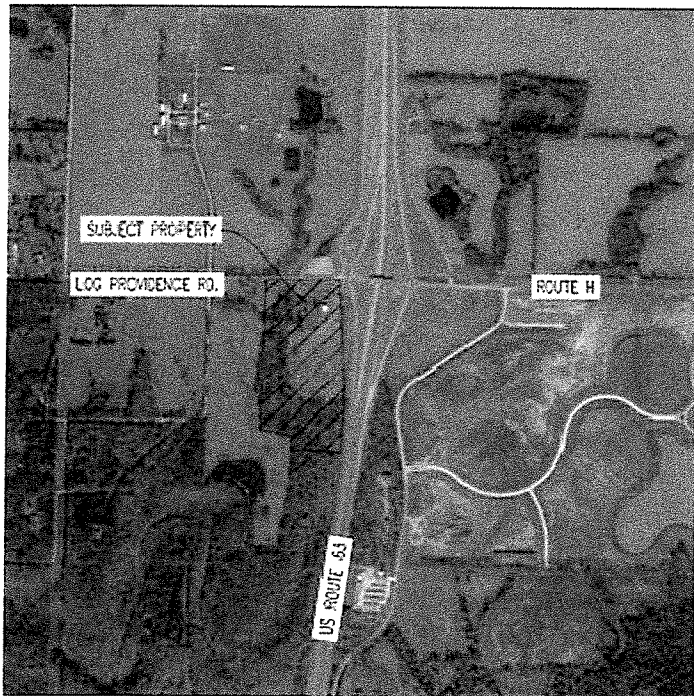
GENERAL INFORMATION

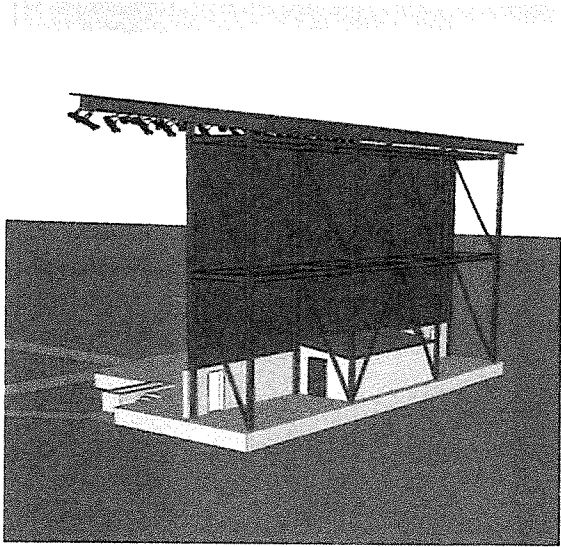
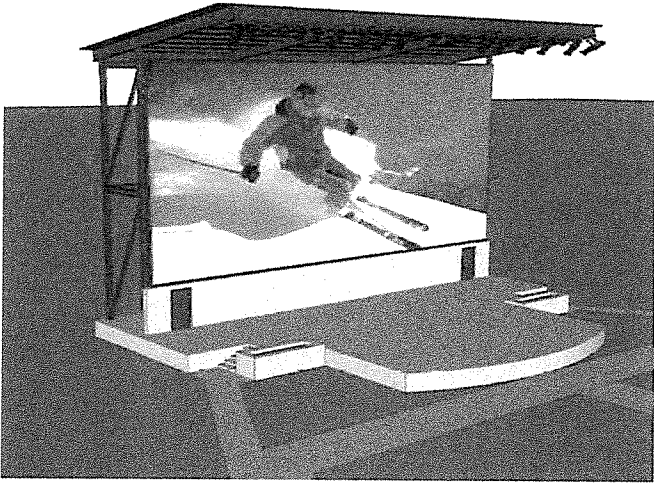
Parcel Information. 5900 E Log Providence Rd.

Parcel Size / Physical Characteristics. The subject property is approximately 35 acres in size with approximately 20 acres being developed in the first phase. First phase will contain a stage, movie screen, parking lot, concession stand, small lake with beach/splash area and playground.

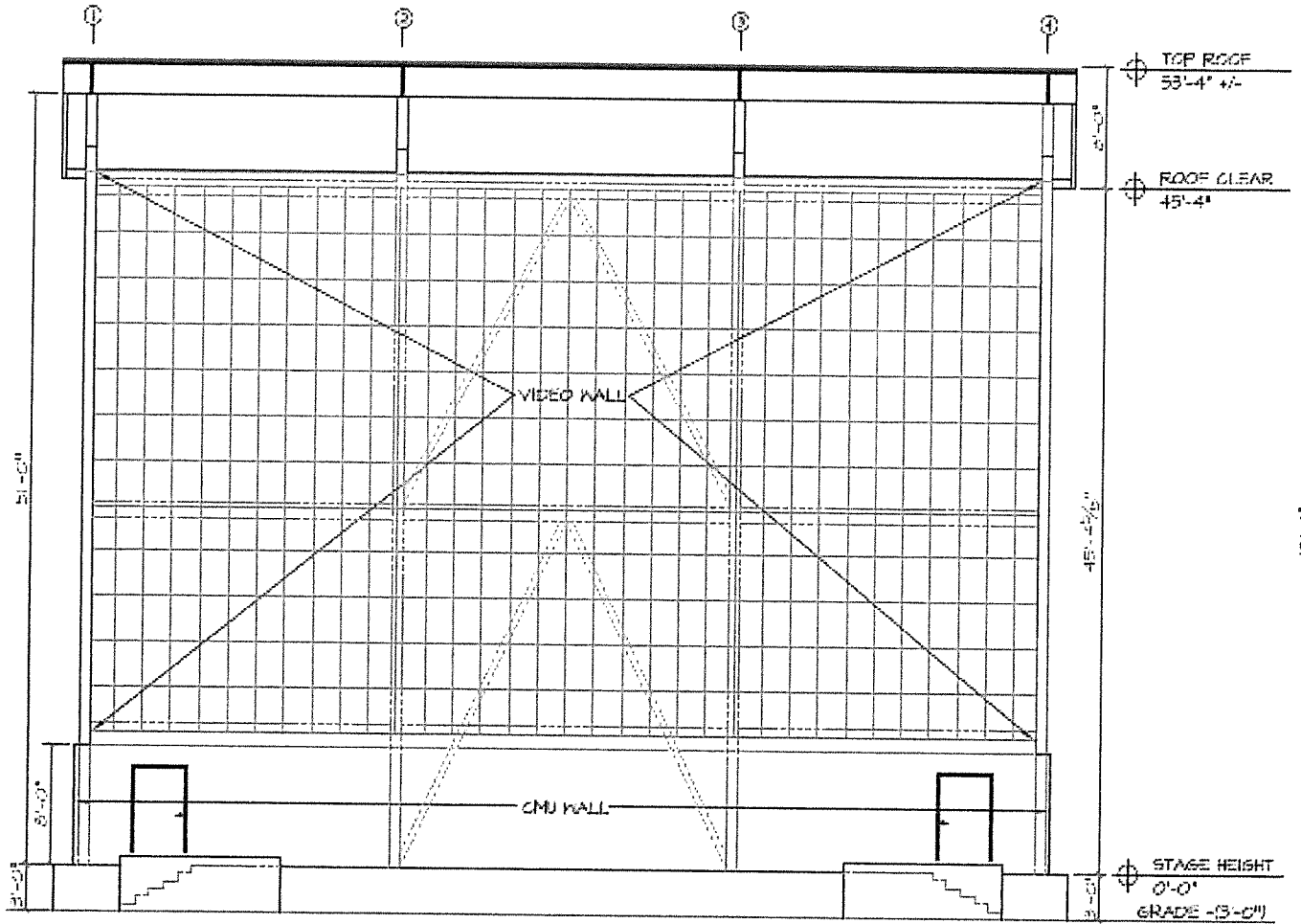
Zoning Classification. C-G (General Commercial)

LOCATION MAP

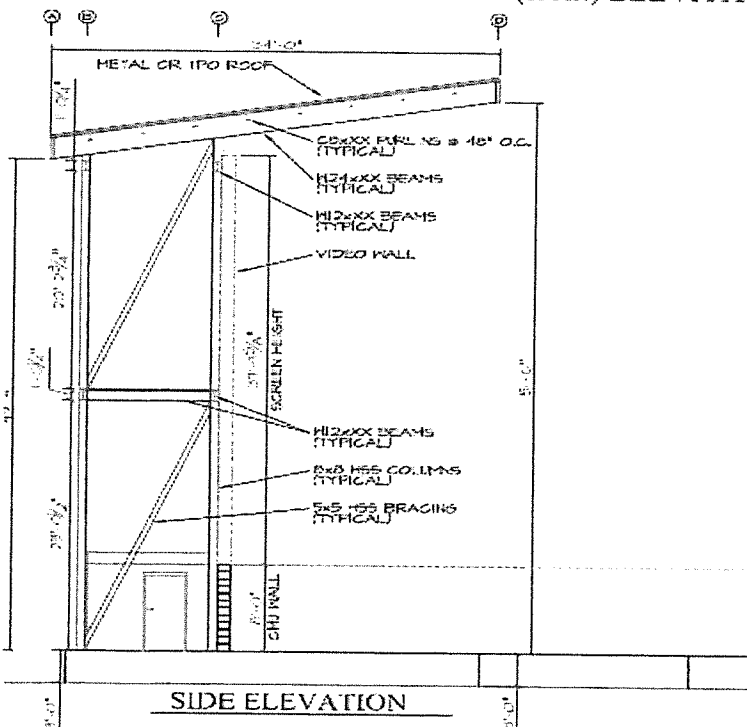




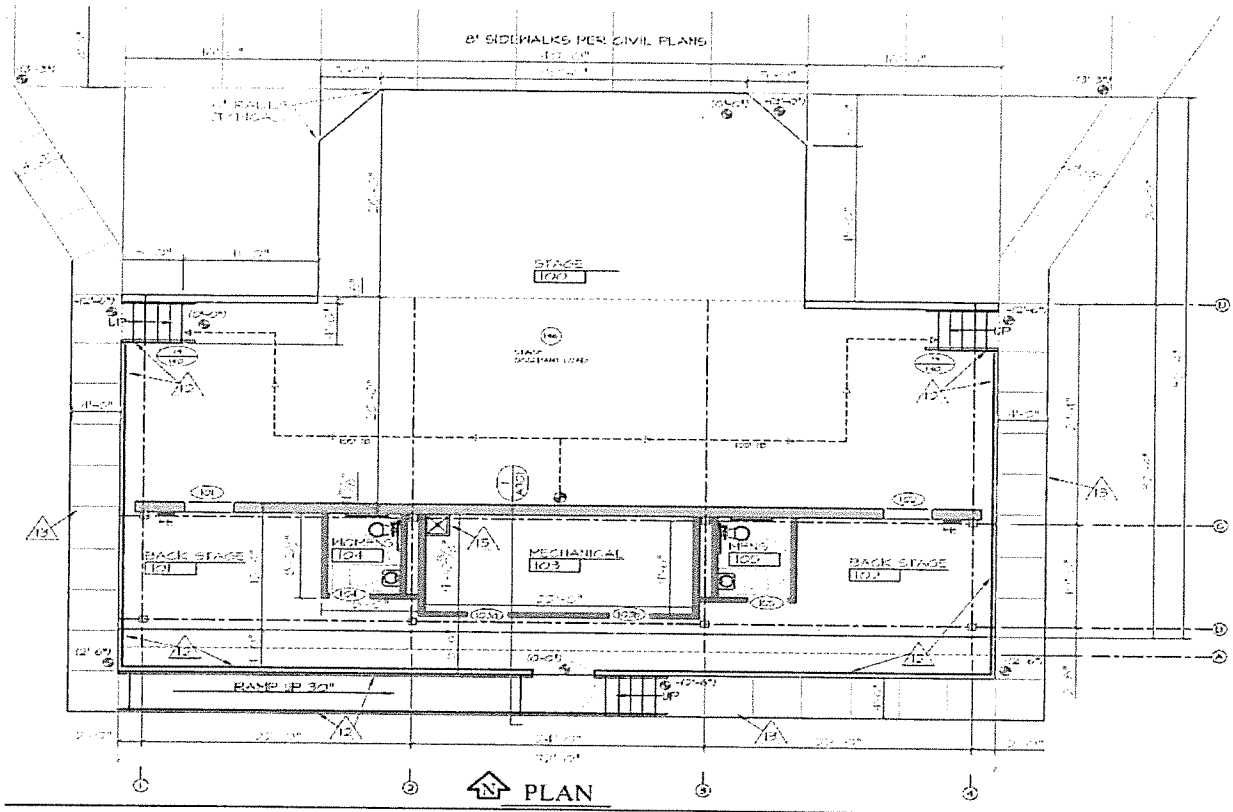
CONCEPT DRAWINGS



NORTH (front) ELEVATION



SIDE ELEVATION



ANALYSIS

With this site plan submittal, the engineer of record, Crocket Engineering Consultants, on behalf of Parks Properties, LLC has requested a variance to exceed the maximum *Structure* height from **45' to 53'-4"** for a total amount of **8'-4"** over the maximum height allowed by City Code

Variance 1: Section 9.330.1, Maximum Height and Minimum Yard Requirements (table) indicates that for property zoned C-G (General Commercial) that the maximum height is 45'.

The applicant has requested a variance from this requirement to allow the construction of an outdoor video screen with stage. This structure has a footprint of approx. 3,300 sq ft with a video screen dimension of approx. 70' wide and 38' in height.

City Code definition of Building;

Building: Any structure having a roof supported by columns or walls for the shelter or enclosure of persons or property.

Structure: Anything constructed or installed the use of which requires a location on a parcel of land. The term includes a movable structure placed on any site and intended for agricultural, residential, business or institutional purposes, whether temporary or permanent; also includes pipelines, transmission lines, towers and storage tanks.

Building Height: The vertical distance from the grade to (a) the highest point of

a flat roof, (b) the deck line of a mansard roof, or (c) the average height between eaves and ridge for gable, hip, and gambrel roofs.

This building/structure does meet the definitions as defined in **Section 9.115. Definitions**

CITY STAFF OPINION

After careful consideration of the requested variance submittal staff is **indifferent** in the support of the variance request.

While it is understood that this video screen is a major element of this development, City Staff does not have technical knowledge of video screens size and other technical aspects of what it takes to properly host an outdoor movie viewing business.

Building height restrictions are typically in place to limit sight lines, account for aesthetics, and restrict the density on a parcel. In this case, the use and type of this structure is not necessarily what normally would consider a building, but under the definitions it is. City staff does not feel that this structure is in opposition to the intent of the height ordinance. The parcel size appears to accommodate for increased height and any increase in density that it would cause.



1000 W. Nifong Boulevard, Bldg. #1
Columbia, Missouri 65203
(573) 447-0292

June 2, 2021

To:
Tony St. Romaine
City Administrator
City of Ashland
109 E. Broadway
Ashland, MO 65010

RE: Lakeside Development
Variance Request for Stage Roof Height

Mr. St. Romaine:

Please accept this request for a variance to Section 9.330.1, Maximum Height of 45' in a C-G zoned district. The proposed stage height is 53'-4" from finish grade to top of roof. This will allow for a screen height of roughly 37'-10" and for the stage floor elevation to be 3' above finish grade.

If you have any questions, feel free to contact me to discuss.

Sincerely,

Crockett Engineering Consultants, LLC

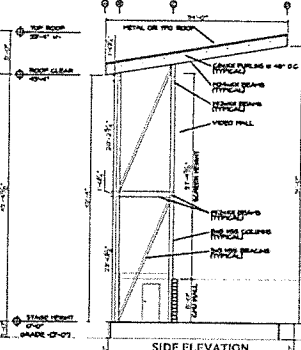
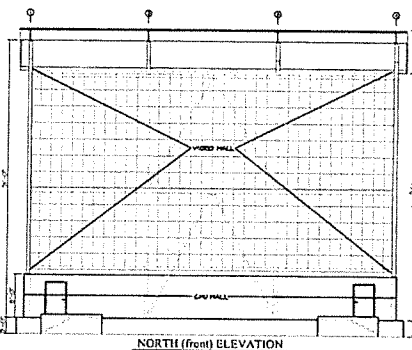
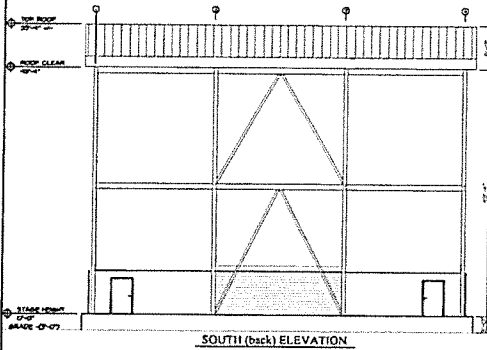
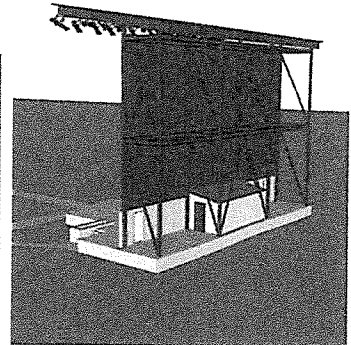
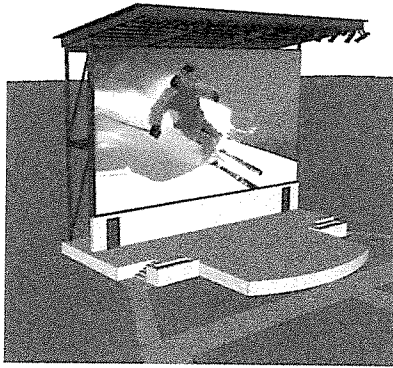
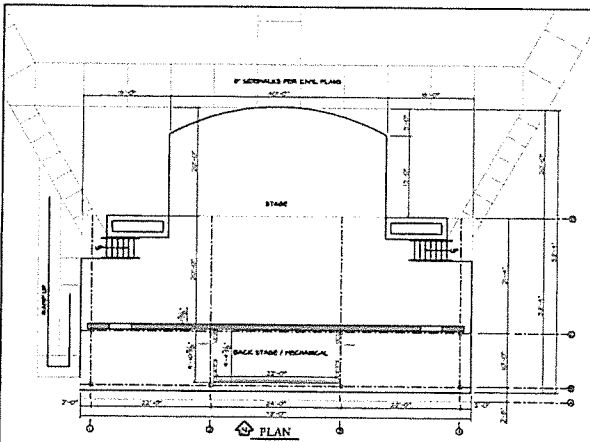
A handwritten signature in black ink, appearing to read "Jacob Eiler". The signature is fluid and cursive, written in a professional style.

Jacob Eiler

Proposed Stage / Video Wall for:

LAKESIDE DEVELOPMENT

59XX East Log Providence Road
Ashland, Boone County, Missouri 65010



Proposed Stage / Video Wall
LAKESIDE DEVELOPMENT
59XX East Log Providence Road
Ashland, Boone County, Missouri

PORTER, BERENDSEN & ASSOCIATES, P.C.
ARCHITECTS

1101 N. GARDNER STREET
SPRINGFIELD, MISSOURI 65702
TEL: 417-831-1101
FAX: 417-831-1102
WWW.PBA-ARCHITECTS.COM

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/11/11
2	ISSUED FOR PERMITS	11/11/11
3	ISSUED FOR PERMITS	11/11/11
4	ISSUED FOR PERMITS	11/11/11
5	ISSUED FOR PERMITS	11/11/11
6	ISSUED FOR PERMITS	11/11/11
7	ISSUED FOR PERMITS	11/11/11
8	ISSUED FOR PERMITS	11/11/11
9	ISSUED FOR PERMITS	11/11/11
10	ISSUED FOR PERMITS	11/11/11

PROJECT NO. 21-2112
ISSUED DATE: APRIL 2011
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN
SENDING TO: [Name]

A201