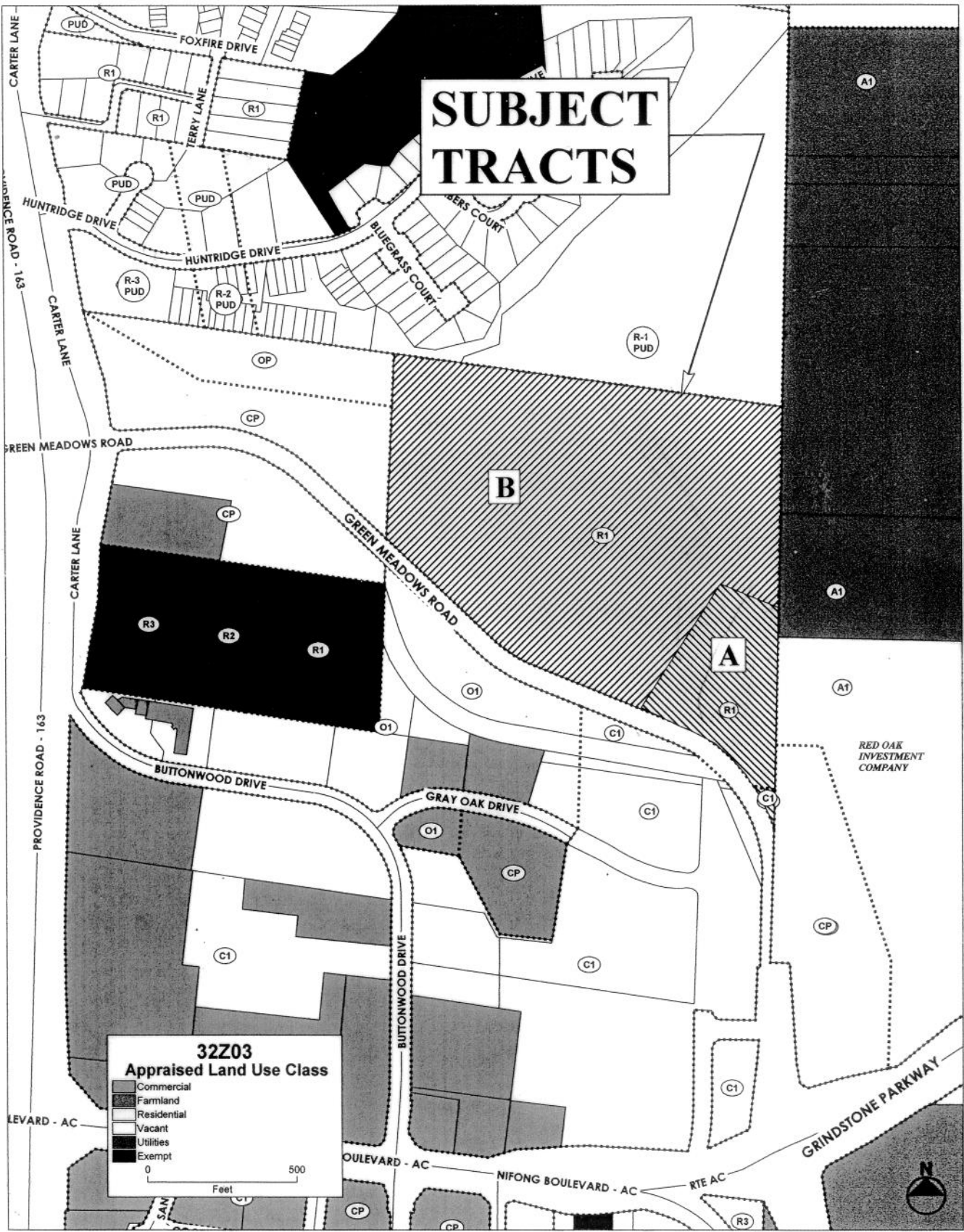


# SUBJECT TRACTS



**32Z03**  
**Appraised Land Use Class**

- Commercial
- Farmland
- Residential
- Vacant
- Utilities
- Exempt

0 500  
 Feet

RED OAK INVESTMENT COMPANY



Introduced by Hindman

First Reading 9-15-03 Second Reading 10-6-03

Ordinance No. 017858 Council Bill No. B 315-03

AN ORDINANCE

rezoning property located on the the north side of the future eastward extension of Green Meadows Road, approximately 1,000 feet north of Grindstone Parkway (Route AC) from Districts R-1 and C-1 to Districts C-P and PUD-11; 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 NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING A PART OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 428 AT PAGE 835 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the east quarter section corner of section 25, township 48 north, range 13 west; thence along the rangeline, S0°40'15"E, 68.52 feet; thence along a non-tangent 513.00 foot radius curve to the left 453.79 feet, said curve having a chord N46°40'30"W, 439.14 feet; thence N72°00'55"W 150.00 feet; Thence N34°08'05"E, 511.66 Feet, thence S71°34'00"E, 175.65 feet to the rangeline, thence along said rangeline, S0°40'15E, 647.12 feet to the point of beginning and containing 4.10 acres.

will be rezoned and become a part of District C-P (Planned Business District) and taken away from Districts R-1 (One Family Dwelling District) and C-1 (Intermediate Business District). Hereafter the property may be used for all the permitted uses in District C-1 and all other permitted uses in District C-P except: amusement parks; commercial stables; movie theaters; bowling alleys; farm machinery sales and service; gun clubs; halfway houses; machine shops; and plumbing, heating, air conditioning, and electrical businesses.

SECTION 2. 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 NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 13 WEST, CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AND BEING A PART OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 428 AT PAGE 835 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the east quarter section corner of section 25, township 48 north, range 13 west; thence along the rangeline, S0°40'15"E, 68.52 feet; thence along a non-tangent 513.00 foot radius curve to the left 453.79 feet, said curve having a chord N46°40'30"W, 439.14 feet; thence N72°00'55"W 150.00 feet to the Point of Beginning; Thence N72°00'55"W, 362.27 Feet, thence along a 447.00 foot radius curve to the right, 187.06 feet, said curve having a chord N60°01'40"W, 185.70 feet; thence N48°02'20"W, 464.69 feet to the quarter-quarter section line, thence along said quarter-quarter section line, N0°54'05W, 647.19 feet to the northwest corner of the southeast quarter of the northeast quarter of section 25, township 48 north, range 13 west; Thence along the quarter-quarter section line S83°52'05E, 1,314.78 feet to the northeast corner of the southeast quarter of the northeast quarter of section 25, township 48 north, range 13 west; thence along the rangeline S0°40'15"E, 654.08 feet; thence N71°34'00"W, 175.65 feet; thence S34°08'05"W, 511.66 feet to the point of beginning and containing 25.94 acres.

will be rezoned and become a part of District PUD-11 (A Planned Unit Development with a density not exceeding eleven units per acre) and taken away from District R-1 (One Family Dwelling District). Hereafter the property may be used for all the permitted uses in District R-3 (Multiple Family Dwelling District). The Statement of Intent, marked "Exhibit A" is attached to and made a part of this ordinance.

SECTION 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

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

PASSED this 10th day of October, 2003.