

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

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

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

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

Council Bill No. B 255-16

**AN ORDINANCE**

rezoning property located on the north side of Old Plank Road and west of Abbotsbury Lane from District R-1 to District PUD-2; approving a revised statement of intent; repealing all conflicting ordinances or parts of ordinances; approving Major Amendment #1 to Barcus Ridge PUD 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 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 SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOT 141 OF BARCUS RIDGE, PLAT NO. 1 RECORDED IN PLAT BOOK 49 AT PAGE 24 AND PART OF THE WARRANTY DEED RECORDED IN BOOK 4558 AT PAGE 17, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 141; THENCE ALONG WEST LINE OF SAID LOT 141, NORTH 12 DEGREES, 59 MINUTES, 50 SECONDS WEST, A DISTANCE OF 10.15 FEET; THENCE LEAVING SAID LOT LINE, NORTH 67 DEGREES, 08 MINUTES, 45 SECONDS EAST, A DISTANCE OF 32.86 FEET; THENCE SOUTH 77 DEGREES, 25 MINUTES, 05 SECONDS EAST, A DISTANCE OF 30.72 FEET TO THE EAST LINE OF LOT 141; THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREE, 15 MINUTES, 50 SECONDS EAST, A DISTANCE OF 2.39 FEET; THENCE LEAVING SAID LOT LINE, NORTH 89 DEGREES, 28 MINUTES, 05 SECONDS WEST, A DISTANCE OF 17.89 FEET; THENCE SOUTH 00 DEGREE, 31 MINUTES, 55 SECONDS WEST, A DISTANCE OF 4.02 FEET TO THE SOUTH LINE OF SAID LOT 141; THENCE NORTH 77 DEGREES, 25 MINUTES, 05 SECONDS, A DISTANCE OF 11.41 FEET; THENCE SOUTH 67 DEGREES, 08 MINUTES, 45 SECONDS WEST, A DISTANCE OF 31.40 FEET TO THE

POINT OF BEGINNING, CONTAINING 0.01 ACRES MORE OR LESS,  
SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS OF  
RECORD.

will be rezoned and become a part of District PUD-2 (Planned Unit Development) with a development density not exceeding two (2) dwelling units per acre and taken away from District R-1 (One-family Dwelling District). Hereafter the property may be used for the permitted uses set forth in the statement of intent.

SECTION 2. The City Council hereby approves the terms and conditions contained in the revised statement of intent dated August 1, 2016, marked "Exhibit A," which is attached to and made a part of this ordinance and replaces the statement of intent attached to Ordinance No. 022655 passed on December 7, 2015, and it shall be binding on the owners until such time as the Council shall release such limitations and conditions on the use of the property.

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

SECTION 4. The City Council hereby approves Major Amendment #1 to Barcus Ridge PUD Plan, as certified and signed by the surveyor on August 25, 2016, for the following described property:

ALL OF LOT 5 OF BARCUS RIDGE, PLAT NO. 2 & A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING A PART OF LOT C2, OF BARCUS RIDGE, PLAT NO. 1, RECORDED IN PLAT BOOK 49, PAGE 24 AND BEING PART OF THE LAND DESCRIBED IN WARRANTY DEED RECORDED IIN BOO 4389, PAGE 116 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID LOT C2 AND WITH THE SOUTH LINE THEREOF, N 60°43'05"E, 230.69 FEET; THENCE N 72°52'15"E, 549.81 TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, AND LEAVING THE SOUTH LINE OF SAID LOT C2, 131.98 FEET ALONG A 56.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 72°52'15"E, 103.49 FEET TO THE NORTH LINE OF LOT 5 OF BARCUS RIDGE PLAT NO. 2, RECORDED IN PLAT BOOK 49, PAGE 53; THENCE WITH THE NORTH LINE OF SAID LOT 5, S 72°52'15"W, 103.49 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.06 ACRES.

AND ALL CONTAINING 7.36 ACRES.

SECTION 5. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

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

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

APPROVED AS TO FORM:

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