

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 200-16

AN ORDINANCE

rezoning property located on the west side of Old 63 and north of McAlester Street from Districts R-3 and C-3 to District O-P (Planned Office District); changing the uses allowed on O-P zoned property located on the northeast corner of Old 63 and Alfred Street; approving the statement of intent; approving the Landmark Hospital O-P Plan; 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:

PART OF LOTS 3, 4, 5 AND 8 OF WELLINGTON GORDON'S SUBDIVISION IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, RECORDED IN PLAT BOOK 1, PAGE 31, LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4506, PAGE 86 AND SHOWN BY THE SURVEY RECORDED IN BOOK 2233, PAGE 528 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 2233, PAGE 528; THENCE WITH THE LINES OF SAID SURVEY, ALONG THE WEST RIGHT-OF-WAY LINE OF OLD 63, S28°47'35"W, 148.27 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING S28°47'35"W, 64.67 FEET TO THE SOUTHEAST CORNER OF SAID SURVEY ON THE SOUTH LINE OF SAID LOT 5 OF WELLINGTON GORDON'S SUBDIVISION; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND WITH SAID SOUTH LINE, N89°23'30"W, 76.82 FEET; THENCE LEAVING SAID SOUTH LINE, N5°45'50"W, 93.85 FEET TO THE SOUTH LINE OF

SAID LOT 4; THENCE WITH SAID SOUTH LINE OF LOT 4, N89°09'05"W, 105.16 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4 ON THE EAST RIGHT-OF-WAY LINE OF MOSS STREET; THENCE LEAVING SAID SOUTH LINE AND WITH SAID EAST RIGHT-OF-WAY LINE, N5°24'40"W, 121.30 FEET TO THE NORTHWEST CORNER OF SAID SURVEY RECORDED IN BOOK 2233, PAGE 528; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE AND WITH THE NORTH LINE OF SAID SURVEY, S89°28'50"E, 105.10 FEET; THENCE LEAVING SAID NORTH LINE, S5°24'40"E, 77.84 FEET; THENCE S59°50'45"E, 48.88 FEET TO A CORNER OF THE EXISTING R-3 ZONING; THENCE WITH THE R-3 ZONING LINE, S5°24'40"E, 20.00 FEET; THENCE LEAVING SAID R-3 ZONING LINE, CONTINUING S5°24'40"E, 3.91 FEET; THENCE S66°47'55"E, 83.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.51 ACRES.

will be rezoned and become a part of District O-P (Planned Office District) and taken away from Districts R-3 (Medium Density Multiple-Family Dwelling District) and C-3 (General Business District). Hereafter the property may be used for the permitted uses set forth in the statement of intent ("Exhibit A").

SECTION 2. The permitted uses on property in District O-P located on the northeast corner of Old 63 and Alfred Street, and further described as follows:

LOT 1, LANDMARK SUBDIVISION PLAT 1, RECORDED IN PLAT BOOK 42, PAGE 31, LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND CONTAINING 4.70 ACRES.

are amended to include the permitted uses set forth in the statement of intent ("Exhibit A").

SECTION 3. The City Council hereby approves the terms and conditions contained in the revised statement of intent dated June 17, 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. 019883 passed on May 5, 2008, 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 4. The City Council hereby approves the Landmark Hospital O-P Plan, as certified and signed by the surveyor on June 30, 2016, for the property referenced in Sections 1 and 2 above. The design parameters set forth in "Exhibit B," which is attached to and made a part of this ordinance and replaces the design parameters attached to Ordinance No. 019883 passed on May 5, 2008, shall be binding on the owners until such time as Council shall release such conditions on design and construction of the property and shall further be used as guidance by the Director of Community Development when considering any future revisions to the O-P Plan.

SECTION 5. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. 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