

019117  
Permanent Record  
Filed in Clerk's Office

Introduced by Hindman

First Reading 7-3-06

Second Reading 7-17-06

Ordinance No. 019117

Council Bill No. B 266-06

**AN ORDINANCE**

rezoning property located north of State Route WW and east of Rolling Hills Road from District PUD-4 to District PUD-4.2 and from District PUD-6 to District PUD-6.6; 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:

TRACT 3-B

A tract of land located in the Southwest Quarter of Section 14, the Southeast Quarter of Section 15, the Northeast Quarter of Section 22, and the Northwest Quarter of Section 23, all in Township 48 North, Range 12 West in Boone County, Missouri, being part of the tract shown by survey recorded in Book 2591 at Page 24 of said county records and being further described as follows:

Starting at the center of said Section 15 as shown by said survey; thence with the Quarter Section line, N89°05'25"E, 2081.56 feet to the Point of Beginning; thence continuing with said Quarter Section line, N89°05'25"E, 558.12 feet; thence with the Quarter Section line of said Section 14, N89°50'05"E, 1553.77 feet; thence leaving said Quarter Section line and boundary of said survey, S0°10'00"E, 370.70 feet; thence S3°24'40"W, 639.59 feet; thence N79°46'50"W, 152.83 feet; thence N71°17'10"W, 867.22 feet; thence N14°19'00"E, 67.27 feet; thence N87°08'00"E, 649.02 feet; thence N71°28'10"E, 150.44 feet; thence N25°12'40"E, 128.96 feet; thence N5°09'30"W, 108.92 feet; thence N32°26'40"W, 103.80 feet; thence N80°06'00"W, 107.00 feet; thence S89°08'20"W, 1359.16 feet; thence S63°50'00"W, 59.10 feet; thence S0°24'10"E, 137.04 feet; thence S17°55'40"E, 169.39; thence S53°36'40"E, 130.88 feet; thence S71°32'40"E, 241.02 feet; thence S36°32'50"W, 117.66 feet; thence S54°41'00"E, 201.17

feet; thence S18°06'20"W, 605.97 feet; thence S5°15'50"W, 79.99 feet; thence S7°59'30"E, 207.20 feet; thence S16°25'40"E, 592.67 feet; thence S62°51'30"W, 81.83 feet; thence S41°18'20"W, 378.22 feet; thence N74°44'20"W, 681.59 feet; thence N83°47'20"W, 209.29 feet; thence S84°39'20"W, 90.03 feet; thence S67°00'10"W, 426.12 feet; thence N31°56'10"W, 72.85 feet; thence N11°54'40"E, 805.60 feet; thence S77°41'10"E, 123.99 feet; thence N25°01'00"E, 662.82 feet; thence N13°05'20"E, 200.08 feet; thence N50°28'40"E, 331.17 feet; thence N1°42'50"W, 817.31 feet to the Point of Beginning and containing 75.67 acres.

will be rezoned and become a part of District PUD-4.2 (Planned Unit Development) with a development density not exceeding 4.2 dwelling units per acre and taken away from District PUD-4. Hereafter the property may be used for single family attached units assembled in duplex structures, single family attached units in townhouse structures assembled in two to four units per structure, and single family detached units. The statement of intent submitted by applicant, marked "Exhibit A" is attached to and made a part of this ordinance.

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:

Tract 3-D

A tract of land located in the Northeast Quarter of Section 22, Township 48 North, Range 12 West, in Boone County, Missouri, being part of the tract shown by survey recorded in Book 2591 at Page 24 of said county records and being further described as follows:

Starting at the North Quarter corner of said Section 22 as shown by said survey; thence with the Quarter Section line of said Section 22 and boundary of said survey, S00°09'10"E, 1753.90 feet to a point on the northerly right-of-way of Missouri Route WW; thence along said right-of-way, S56°41'35"E, 111.66 feet; thence S88°30'45"E, 64.58 feet; thence S73°03'45"E, 145.39 feet; thence S57°42'10"E, 200.83 feet; thence S56°52'15"E, 233.82 feet to the Point of Beginning; thence continuing S56°52'15"E, 266.72 feet; thence S61°04'25"E, 139.87 feet; thence S53°28'05"E, 193.06 feet; thence S62°14'10"E, 147.01 feet; thence along a curve to the left having a radius of 1060.92 feet for an arc length of 245.16 feet, the long chord bears S78°45'55"E, 244.61 feet; thence S87°06'40"E, 193.00 feet; thence S70°07'50"E, 47.92 feet; thence leaving said Route WW right-of-way and said boundary, N7°28'20"E, 644.71 feet; thence N26°18'40"E, 508.22 feet; thence N28°22'20"W, 896.50 feet; thence N44°41'00"W, 262.87 feet; thence S48°00'20"W, 30.63 feet; thence S11°28'00"W, 284.27 feet; thence

S41°58'30"W, 205.83 feet; thence S54°01'40"W, 353.27 feet; thence S34°24'40"E, 430.40 feet; thence S43°05'00"W, 801.39 feet to the Point of Beginning and containing 35.17 acres.


will be rezoned and become a part of District PUD-6.6 (Planned Unit Development) with a development density not exceeding 6.6 dwelling units per acre and taken away from District PUD-6. Hereafter the property may be used for single family detached, single family attached in duplex structure, single family attached in townhouse structure, and single family dwelling units in a 10-unit or less apartment building. The statement of intent submitted by applicant, marked "Exhibit B" 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 17<sup>th</sup> day of July, 2006.

ATTEST:

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

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

APPROVED AS TO FORM:

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

**RECEIVED**

JUN 14 2006

TRACT 3-B  
STATEMENT OF INTENT**PLANNING DEPT.**

The following information is to be considered as the Statement of Intent for Tract 3-B proposed for PUD zoning.

- **Type of Dwelling Units:** Single family attached units assembled in duplex structures; single family attached units in townhouse structures assembled in 2-4 units per structure; single family detached units; or a combination of the above.
- **Maximum Number of Units:** 317 residential units/maximum density of 4.2 units per acre.
- **Maximum Building Height:** The maximum building height shall not exceed 40 feet.
- **The Number of Parking Spaces:** The total number of parking spaces shall be a minimum two spaces per dwelling unit. Parking spaces may be located in a garage, exterior parking lot, or a combination of both.
- **Minimum Percentage of Open/Green Space:** Forty percent of the net area is to be preserved as open/green space. This percentage includes water features and impoundments.
- **Amenities:** There are no proposed amenities within the limits of the proposed PUD other than a small water impoundment. Additional amenities such as a pool, health club and golf course will be available in the subdivision.
- **General Description of Plan:** The development plan for the entire area will present a mixed use of residential units. The minimum front yard set-back from a public street would be eighteen feet. The minimum distance between unattached units would be twelve feet. The minimum rear yard set-back would be 10 feet. There is no minimum lot size within this PUD since "postage stamp" lots may be utilized. Some units may be condominiums.

TRACT 3-D  
STATEMENT OF INTENT

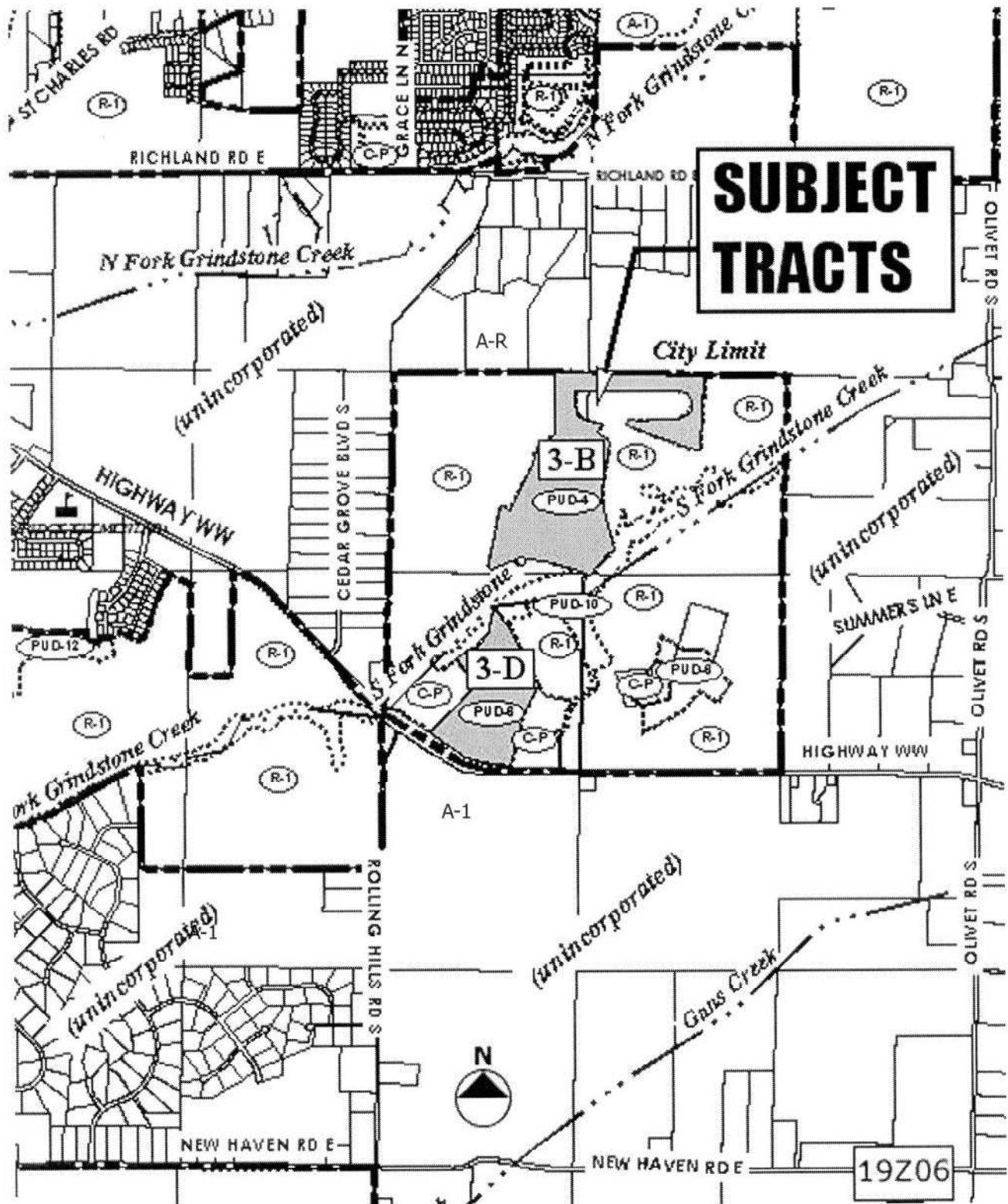
The following information is to be considered as the Statement of Intent for Tract 3-D proposed for PUD zoning.

- Type of Dwelling Units: The units proposed for this tract are to be single family detached, single family attached in duplex structure, single family attached in townhouse structure, single family dwelling units in a 10 unit, or less apartment building, or any combination thereof.
- Maximum Number of Units: 232 residential units/maximum density of 6.6 units per acre.
- Maximum Building Height: The maximum building height shall not exceed 40 feet.
- The Number of Parking Spaces: The total number of parking spaces shall be a minimum two spaces per dwelling unit. Parking spaces may be located in a garage, exterior parking lot, or a combination of both.
- Minimum Percentage of Open/Green Space: Forty percent of the net area is to be preserved as open/green space. This percentage includes water features and impoundments.
- Amenities: There are amenities within the limits of the proposed PUD. The area will host a clubhouse and pool.
- General Description of Plan: The development plan for the entire area will present a mixed use of residential units. The minimum front yard set-back from a public street would be eighteen feet. The minimum distance between unattached units would be twelve feet. There is no minimum lot size within this PUD since "postage stamp" lots may be utilized. Some units may be condominiums.

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JUN 22 2006

**PLANNING DEPT.**



**SUBJECT TRACTS**

19Z06



# SUBJECT TRACTS

(unincorporated)

City Limit

3-B

3-D

CEDAR GROVE BLVD S

S Fork Grindstone

S Fork Grindstone Creek

HIGHWAY WW E



ROLLING HILLS RD

19206

R-1

R-1

R-1

PUD-4

R-1

PUD-10

R-1

R-1

PUD-6

C-P

PUD-6

C-P

R-1

C-P

R-1