

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 61-25

AN ORDINANCE

rezoning property located on the south side of Vandiver Drive and east of US 63 from District A (Agriculture) to District PD (Planned Development); approving the PD Plan and Preliminary Plat of "Centerstate East Subdivision"; approving a statement of intent; 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 "Official Zoning Map of the City of Columbia, Missouri" established and adopted by Section 29-1.4 of the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following property will be rezoned and become a part of District PD (Planned Development) and taken away from District A (Agriculture):

A TRACT OF LAND LOCATED IN SECTIONS 4 AND 5, BOTH IN TOWNSHIP 48 NORTH, RANGE 12 WEST, IN THE CITY OF COLUMBIA, IN BOONE COUNTY, MISSOURI, BEING PART OF TRACT 5 DESCRIBED BY THE SPECIAL WARRANTY DEED RECORDED IN BOOK 3012, PAGE 50 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER OF CORNER OF SAID SECTION 5; THENCE WITH THE QUARTER SECTION LINE S87°51'00"W, 1500.03 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63; THENCE WITH SAID RIGHT-OF-WAY LINE, 270.01 FEET ALONG A 2789.79-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N43°58'45"E, 269.91 FEET; THENCE N42°55'55"E, 90.07 FEET; THENCE N46°45'05"E, 1000.00 FEET; THENCE N43°53'20"E, 200.25 FEET; THENCE N46°45'05"E, 374.90 FEET; THENCE 521.06 FEET ALONG A 2989.79-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N41°45'35"E, 520.35 FEET TO THE SOUTHWESTERLY CORNER OF LOT 25 OF CENTERSTATE PLAT 1, RECORDED IN PLAT BOOK 35, PAGE 33; THENCE WITH THE LINES OF SAID LOT 25, S72°57'35"E, 328.23 FEET; THENCE S87°07'30"E, 191.36 FEET; THENCE S82°54'55"E, 108.28 FEET; THENCE N78°26'25"E, 396.41 FEET TO THE SOUTHEAST CORNER OF SAID LOT 25 AND THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY THE EASEMENT FOR STREET PURPOSES RECORDED IN BOOK 3342,

PAGE 53; THENCE LEAVING THE LINES OF SAID LOT 25 AND WITH THE SOUTH LINE OF SAID STREET EASEMENT, S74°16'00"E, 42.29 FEET TO THE EAST LINE OF BOONE COUNTY SURVEY NO. 7761; THENCE LEAVING SAID SOUTH LINE AND WITH SAID EAST LINE OF BOONE COUNTY SURVEY NO. 7761, S0°06'45"W, 1710.80 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 4-48-12; THENCE WITH THE QUARTER SECTION LINE OF SAID SECTION 4, N86°15'00"W, 1277.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 72.08 ACRES.

SECTION 2. The City Council hereby approves the PD Plan and Preliminary Plat of "Centerstate East Subdivision" as certified and signed by the surveyor on April 11, 2025 and located on the south side of Vandiver Drive and east of US 63. Hereafter the property may be used for the permitted uses set forth in the statement of intent.

SECTION 3. The City Council hereby approves the terms and conditions contained in the statement of intent, for that portion of the property as legally described in Section 1 of this ordinance, dated April 9, 2025, attached hereto in substantially the same form as "Exhibit A" and made a part of this ordinance and replaces the uses established by Ordinance No. 015580 and passed by the City Council on April 20, 1998. The statement of intent 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. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2025.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor