

will be zoned and become a part of District PUD-4 (Planned Unit Development) with a development density not exceeding four dwelling units per acre. The property, designated as Tract 3-B, may be used for single family attached units assembled in duplex structures; single family attached units in townhouse structures assembled in two to eight units per structure; and, single family detached units. The statement of intent submitted by applicant, marked "Exhibit B" is attached to and made a part of this ordinance.

SECTION 10. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the following described property:

Tract 3-C

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 center of Section 15 as shown by said survey; thence with the Quarter Section line, S00°27'00"W, 2686.84 feet to the North Quarter corner of said Section 22; thence with the west side of said survey, S00°09'10"E, 1240.42 feet to the Point of Beginning; thence continuing with said west side, S00°09'10"E, 513.48 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; thence leaving said right-of-way, N43°05'00"E, 801.39 feet; thence N34°24'40"W, 430.40 feet; thence S54°01'40"W, 258.33 feet; thence S80°03'00"W, 48.81 feet; thence N54°45'30"W, 50.20 feet; thence N22°45'50"W, 158.79 feet; thence S80°30'50"W, 616.91 feet to the Point of Beginning and containing 17.32 acres.

Tract 3-E

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 Southeast corner of said survey, said corner lying on the northerly right-of-way of Missouri Route WW; thence along said right-of-way, S89°16'10"W, 138.00 feet; thence S88°47'55"W, 2803.51 feet to the Point of Beginning; thence leaving said right-

of-way, N1°20'00"W, 454.35 feet; thence N36°32'30"W, 50.00 feet; thence along a curve to the left having a radius of 225.00 feet for an arc length of 156.63 feet, the long chord bears N33°31'00"E, 153.49 feet; thence N13°34'20"E, 167.96 feet; thence along a curve to the right having a radius of 275.00 feet for an arc length of 152.35 feet, the long chord bears N29°26'40"E, 150.41 feet; thence N78°34'10"W, 406.02 feet; thence N28°22'20"W, 142.34 feet; thence S26°18'40"W, 508.24 feet; thence S7°28'20"W, 644.71 feet to a point lying on said Route WW right-of-way; thence along said right-of-way and the boundary of said survey, S70°07'50"E, 96.29 feet; thence N89°34'55"E, 425.46 feet; thence N88°47'55"E, 100.98 feet to the Point of Beginning and containing 12.92 acres.

Tract 3-F

A tract of land located in the Northwest Quarter of Section 23, 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 Southeast corner of said survey, said corner lying on the northerly right-of-way of Missouri Route WW; thence along said right-of-way, S89°16'10"W, 138.00 feet; thence S88°47'55"W, 1689.08 feet; thence leaving said right-of-way and boundary, N1°12'00"W, 498.22 feet; thence N1°33'40"W, 356.76 feet to the Point of Beginning; thence N73°11'10"E, 382.90 feet; thence N0°51'40"E, 445.38 feet; thence N76°24'20"W, 210.97 feet; thence S29°43'40"W, 186.28 feet; thence S61°22'40"W, 87.86 feet; thence S77°46'50"W, 224.55 feet; thence S26°35'20"W, 132.07 feet; thence S49°50'30"E, 366.25 feet to the Point of Beginning and containing 5.63 acres.

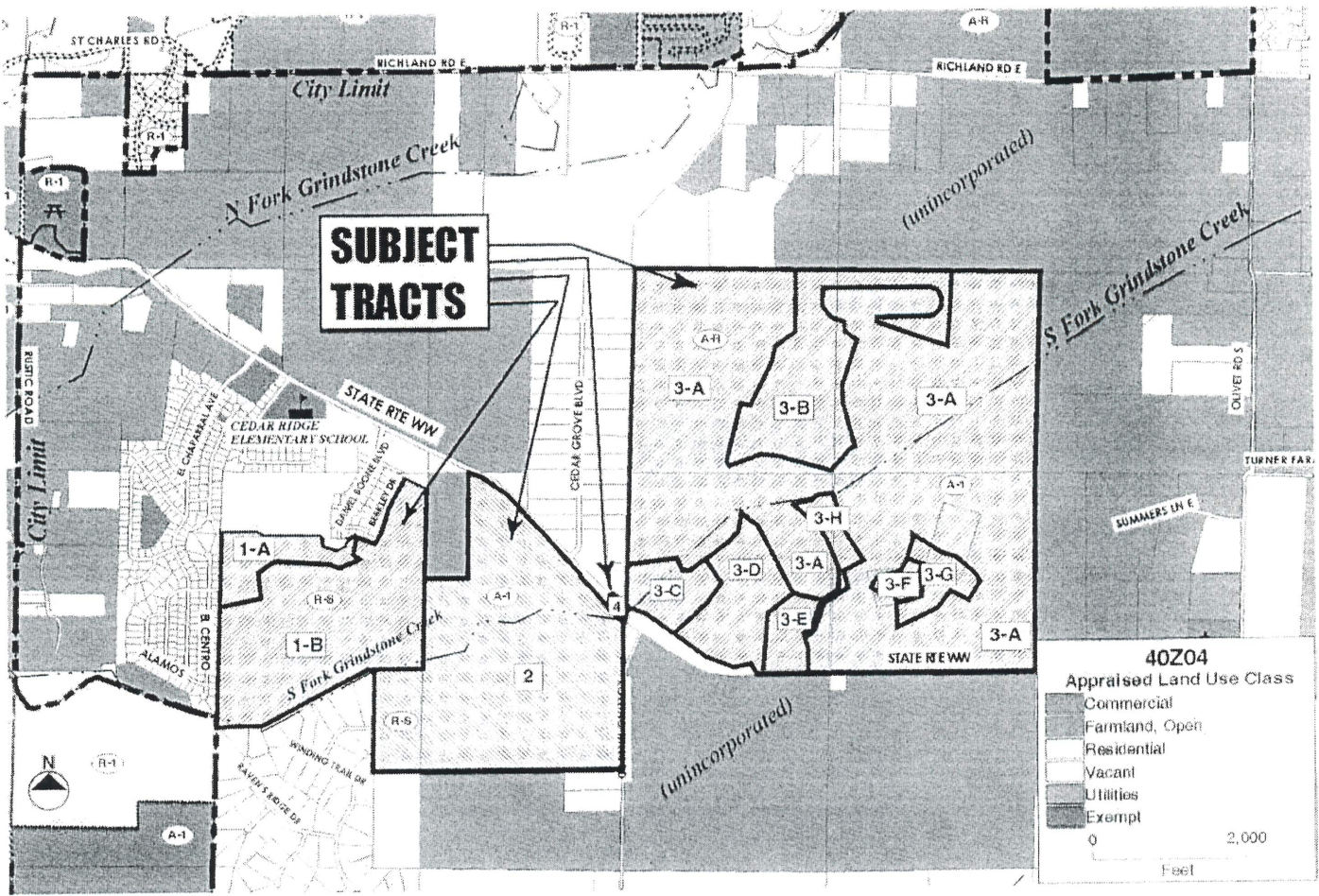
will be zoned and become a part of District C-P (Planned Business District). The property, designated as Tracts 3-C, 3-E and 3-F, may be used for all permitted uses in District C-3 excluding the uses listed in Exhibit F, which is attached to and made a part of this ordinance. The Council recognizes that some of these uses listed as excluded in Exhibit F, which was submitted by the property owner, are not actually permitted uses in District C-3 and need not have been listed.

SECTION 11. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the following described property:

List of Excluded Uses from C-3 Permitted and Conditional Uses

The following list of Permitted and Conditional Uses for C-3 Zoning Districts will not be permitted on Tracts 3-C, 3-E and 3-F for which CP Zoning has been requested, all of which are hereby excluded:

- 3-B
- ✓1. Print Shops
 - ✓2. Repair of household appliances
 - ✓3. Schools operated as a business
 - 4. Process laboratories
 - ✓5. Research laboratories
 - ✓6. Self service storage facilities
 - ✓7. Trade schools
 - ✓8. Armories
 - ✓9. Bus stations
 - ✓10. Electrical repair shops
 - ✓11. Garment storage facilities
 - ✓12. Commercial laundries
 - ✓13. Lumberyards
 - ✓14. Newspaper publishing plants
 - ✓15. Shops for custom work or manufacture for sale at retail on the premises
 - ✓16. Sign painting
 - ✓17. Theaters
 - ✓18. Halfway houses
 - ✓19. Commercial parking
 - ✓20. Farm machinery sales and service
 - ✓21. Motor vehicle and trailer sales or service
 - ✓22. Rental services
 - ✓23. Drive-In theaters
 - 24. Live adult entertainment businesses - *cond use*
 - ✓25. Machine shops
 - ✓26. Amusement parks
 - ✓27. Commercial picnic grounds
 - ✓28. Commercial stables
 - ✓29. Gun clubs, skeet and target ranges
 - ✓30. Travel trailer parks
 - ✓31. Warehousing and distribution facilities
 - 32. Pornography shops
 - ✓33. Plumbing, heating, air conditioning and electrical businesses
 - ✓34. Travel trailer parks
 - ✓35. Buildings for public utilities and public service corporations except for buildings required to support infrastructure for of the developments
 - ✓36. Retail stores exceeding 50,000 square feet in size, ie, "Big Box Stores"
 - ✓37. Free standing motels/hotels except for the use of corporate cottages within the development for short term leases
 - ✓38. Tree trimming and tree removal services
 - ✓40. Testing laboratories
 - ✓41. Commercial baseball fields
 - ✓42. Race tracts
 - ✓43. Fairgrounds
 - ✓44. Amphitheaters and large outdoor concert facilities
 - 45. Communications antennas and towers except those will support wireless communications needs within the development - *cond use*



SUBJECT TRACTS

40Z04
Appraised Land Use Class

- Commercial
- Farmland, Open
- Residential
- Vacant
- Utilities
- Exempt

0 2,000
 Feet