

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 9-16

AN ORDINANCE

rezoning property located on the west side of Peach Court and approximately 600 feet south of Nifong Boulevard from District C-1 to District C-P (Planned Business District); changing the uses allowed on C-P zoned property located on the west side of Peach Court and southwest of Peachtree Drive; approving the statement of intent; approving the C-P Development Plan of Mill Creek Substation; repealing all conflicting ordinances or parts of ordinances; approving less stringent outdoor lighting requirements; 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:

Lot 16 Rockbridge Subdivision – Block IX, recorded in plat book 23 page 48, of the Boone County, Missouri records.

will be rezoned and become a part of District C-P (Planned Business District) and taken away from District C-1 (Intermediate 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 C-P located on the west side of Peach Court and southwest of Peachtree Drive, and further described as follows:

Lots 14 and 15 in Rockbridge Subdivision Block IX, recorded in plat book 23 page 48 of the Boone County records.

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 statement of intent dated November 30, 2015, attached hereto in substantially the same form as Exhibit A and made a part of this ordinance. For the property described in Section 2, this statement of intent replaces the permitted uses identified in Ordinance

No. 017352 passed on July 1, 2002. 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. The City Council hereby approves the C-P Development Plan of Mill Creek Substation, as certified and signed by the surveyor on December 1, 2015, for the property referenced in Section 1 above. The design parameters set forth in Exhibit B, which is attached to and made a part of this ordinance, 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 C-P Plan.

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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. The City Council approves less stringent outdoor lighting requirements than those set forth in Section 29-30.1(g)(3) to allow the installation of light structures that are thirty-five (35) feet above grade, rather than the required twenty-eight (28) feet above grade.

SECTION 7. 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