

Introduced by Treece

First Reading 2-6-17

Second Reading 2-20-17

Ordinance No. 023075

Council Bill No. B 20-17

**AN ORDINANCE**

rezoning thirty-five (35) parcels in the Benton-Stephens neighborhood from District R-3 to Districts R-1 and R-2; 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:

**1504 Windsor Street**

The East Fifty-one (51) feet of the West One Hundred Two (102) feet of Lot Number Five (5) in Subdivision of Lot Number Twenty-seven (27) of Stephens Second Addition to the City of Columbia, Missouri.

This description was copied from the Missouri General Warranty Deed recorded in Book 4666 at Page 103 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

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:

**1602 Hinkson Avenue**

LOT NUMBER FOUR (4) AND THE EAST TEN (10) FEET OF LOT NUMBER FIVE (5) IN BOWLING'S SUBDIVISION OF LOT NUMBER SEVEN (7) IN STEPHEN'S ADDITION TO THE TOWN, NOW CITY OF COLUMBIA, BOONE COUNTY, MISSOURI.

This description was copied from the Quit-Claim Deed recorded in Book 1937 at Page 923 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 3. 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:

**1606 Hinkson Avenue**

Lot One (1) of Hartley Subdivision in the City of Columbia, Boone County, Missouri, as shown by the plat there of recorded in Plat Book 18, Page 55, Records of Boone County, Missouri.

This description was copied from the Missouri General Warranty Deed recorded in Book 4439 at Page 167 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 4. 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:

**1608 Hinkson Avenue**

Lot 2 of HARTLEY SUBDIVISION a replat of Lot 3 of BOWLING'S SUBDIVISION of Lot 7 of Stephen's first addition as shown by the Plat Book 18, Page 55, Records of Boone County, Missouri.

This description was copied from the General Warranty Deed recorded in Book 2924 at Page 69 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 5. 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:

**1612 Hinkson Avenue**

Lot 2 in BOWLING'S SUBDIVISION of Lot #7 in Stephen's first addition to the City of Columbia, Boone County, Missouri.

This description was copied from the General Warranty Deed recorded in Book 2924 at Page 70 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 6. 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:

**1614 Hinkson Avenue**

LOT ONE (1) OF BOWLING'S SUBDIVISION OF LOT SEVEN (7) OF STEPHENS ADDITION TO THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AS SHOWN BY THE PLAT THEREOF RECORDED IN BOOK 71, PAGE 12, RECORDS OF BOONE COUNTY, MISSOURI, TOGETHER WITH THE NORTH HALF (N ½) OF THE VACATED ALLEY LOCATED SOUTH OF AND ADJACENT TO SAID LOT ONE (1) AS VACATED BY THE ORDINANCE RECORDED IN BOOK 432, PAGE 115, RECORDS OF BOONE COUNTY, MISSOURI.

This description was copied from the General Warranty Deed recorded in Book 2457 at Page 34 of the Boone County Records and does not constitute the creation of a new Parcel of land. Yongve Digerness quit-claimed (Quit Claim Deed in Book 3103 at Page 72 of the Boone County Records) his rights to the Lot but did not quit-claim his rights to the vacated alley.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 7. 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:

**1607 Hartley Court**

Lot 3 of HARTLEY SUDIVISION, a replat of Lot 3 of BOWLING'S SUBDIVISION of Lot Seven (7) of Stephen's first addition to the City of Columba as shown and described by survey recorded in Book 18, Page 55 of the Records of Boone County, Missouri.

This description was copied from the General Warranty Deed recorded in Book 2924 at Page 67 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 8. 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:

**1505 Windsor Street**

Lot Number Twenty-five (25) and the East Twenty (20) feet of Lot Number Twenty-six (26) in Subdivision of Lot Number Twenty-three (23) of Stephens First Addition to the City of Columbia, Missouri.

Also, that part of the South Ten (10) feet of Liberty Street abutting and located immediately North of the above-described tract, with said portion of Liberty Street being vacated by ordinance of the City of Columbia, Missouri, on May 3, 1937, and recorded in Book 383, Page 297, Records of Boone County, Missouri.

This description was copied from the Quit Claim Deed recorded in Book 3741 at Page 83 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 9. 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:

**905 Sandifer Avenue**

The North Ninety-two (92) feet of the East Forty-eight (48) feet of Lot Two (2) in SANDIFER'S SUBDIVISION of Lots Ten (10) to Thirteen (13), inclusive, of Turner's Addition to the Town of Columbia, being more described as follows:

BEGINNING at the Northeast corner of Lot Two (2) in Sandifer's Subdivision of Lot Ten (10) to Lot Thirteen (13), inclusive, of Turner's Addition to the Town of Columbia, Missouri; thence West 48 feet along the North line of said lot; thence South 92 feet; thence East 48 feet, to the East line of said lot; thence North along the East line of said lot to the POINT OF BEGINNING.

This description was copied from the General Warranty Deed recorded in Book 3001 at Page 93 of the Boone County Records and does not constitute the creation of a new Parcel of land. I corrected a scrivener's error in spelling.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

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 amended so that the following property:

**706 Mount Vernon Avenue**

THE NORTH 60 FEET OF THE SOUTH 200 FEET OF THE EAST 118 FEET OF LOT 16, STEPHENS FIRST ADDITION. ALSO, THE NORTH 40 FEET OF THE WEST 66 FEET OF LTO 3 OF C. R. TURNER'S SUBDIVISION OF LOT 17 OF STEPHENS FIRST ADDITION, ALSO, THE WEST 66 1/4 FEET OF LOT 4 OF C. R. TURNER'S SUBDIVISION OF LOT 17, STEPHENS FIRST ADDITION. ALL IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI.

This description was copied from the Quit Claim Deed recorded in Book 4193 at Page 41 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

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 amended so that the following property:

**607 N. William Street**

A PART OF LOT THREE (3) IN STEPHENS ADDITION TO THE CITY OF COLUMBIA, MISSOURI AS SHOWN BY THE PLAT RECORDED IN BOOK 36, PAGE 536, RECORDS OF BOONE COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF WILLIAMS STREET AT THE NE CORNER OF LOT FIVE (5) OF STEWART'S SUBDIVISION OF A PART OF LOT 3 IN STEPHENS ADDITION; THENCE NORTH ALONG THE WEST LINE OF SAID WILLIAMS STREET 51.75 FEET; THENCE IN A WESTERLY DIRECTION TO THE WEST LINE OF SAID LOT 3 TO A POINT 55.5 FEET NORTH OF THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 55.5 FEET; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 5, 231 FEET TO THE POINT OF BEGINNING, ACCORDING TO CITY SURVEY NO. 329, CITY SURVEY PAGE 352.

This description was copied from the Missouri General Warranty Deed recorded in Book 3150 at Page 192 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 12. 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:

**209 N. Ann Street**

Lot Twelve (12) in Miss Sally Flood's Subdivision of Lot 8 in Stephen's First Addition to the Town, now City, of Columbia, Boone County, Missouri

This description was copied from the Quit-Claim Deed recorded in Book 2642 at Page 97 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 13. 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:

**501 N. William Street**

LOT ONE (1) OF J.W. SCHWABE'S SUBDIVISION OF THE EAST HALF OF ONE (1) ACRE OFF OF THE SOUTH END OF LOT NUMBER THREE (3) IN STEPHEN'S FIRST ADDITION TO THE TOWN, NOW CITY OF COLUMBA, BOONE COUNTY, MISSOURI, AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 28, REOCRDS OF BOONE COUNTY, MISSOURI, SAID LOT ONE (1) FRONTING THE EAST ON WILLIAM STREET SIXTY (60) FEET AND RUNNING BACK WEST ALONG THE NORTH LINE OF HINKSON AVENUE ONE HUNDRED FIFTEEN AND ONE-HALF (115 ½) FEET.

This description was copied from the General Warranty Deed recorded in Book 2619 at Page 159 of the Boone County Records and does not constitute the creation of a new Parcel of land. I corrected a scrivener's error in spelling.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 14. 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:

**208 Melbourne Street**

The South Sixty-one and Sixty-five Hundredths (61.65) feet of Lot Twenty-one (21) of R. B. Price's Subdivision of the South Part of Lot Four (4) of Stephens First (1st) Addition to the City of Columbia, Boone County, Missouri.

This description was copied from the Missouri General Warranty Deed recorded in Book 2509 at Page 46 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 15. 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:

**212 N. William Street**

Lot Eleven (11) of BOWLING'S SUBDIVISION of Lot Seven (7) of Stephens First Addition to the Town, now City of Columbia, Boone County, Missouri.

This description was copied from the General Warranty Deed recorded in Book 3255 at Page 27 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 16. 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:

**303 Melbourne Street**

The North portion of the East One Hundred Seventy-four (174) feet of Lot Twenty-nine (29) of R. B. Price's Subdivision of the South part of Lot Four (4) of Stephen's Addition to Columba, Missouri, and a part of the Southwest Quarter (SW 1/4) of Section Seven (7), Township Forty-eight (48) North, Range Twelve (12) West, of the Fifth (5th) Principal Meridian, in the City of Columbia, Boone County, Missouri, and being more particularly described as follows: Beginning at a point Fifty (50) feet North of the Southeast corner of said Lot Twenty-nine (29) on the West side of North extension of Melbourne Street; thence North along the West side of

Melbourne Street Forty-two and one-half (42 ½) feet to the Northeast corner of said Lot Twenty-nine (29); thence West along the North line of said Lot One Hundred seventy-four (174) feet; thence South parallel to the West line of Melbourne Street Forty-two and on-half (42 12) feet; thence East parallel with the South line of said Lot Twenty-nine (29) One Hundred Seventy-four (174) feet to the point of beginning.

This description was copied from the General Warranty Deed recorded in Book 2022 at Page 590 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 17. 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:

**906 Sandifer Avenue**

A part of Lots Three (3) and Four (4) in SANDIFER'S SUBDIVISION of Lots Ten (10) to Thirteen (13), both inclusive, of Turner's Addition to the City of Columbia, Missouri, according to the recorded plat thereof, more particularly described as follows:

Beginning at the South and West corner of Lot Six (6), and run thence Northeast along the South and East line of said Lot Six (6), a distance of One Hundred (100) feet; thence Southeast, parallel with the South and West line of Lot Four (4), a distance of Fifty (50) feet; thence Southwest, parallel to the South and East line of said Lot Six (6), a distance of One Hundred (100) feet to the North and East line of Sandifer Avenue; thence Northwest along the North and East line of Sandifer Avenue, a distance of Fifty (50) feet to the point of beginning.

This description was copied from the General Warranty Deed recorded in Book 2773 at Page 88 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 18. 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:



**108 Ripley Street**

Lot One (1) of J. H. McHarg's Subdivision of Lot Ten (10) in the Subdivision of Lot Twenty-seven (27) and a part of Lot Thirty (30) in Stephens Second Addition to the City of Columbia, Boone County, Missouri, as shown by the plat thereof recorded in Plat Book 3, Page 14, Records of Boone County, Missouri.

Excepting therefrom the east thirteen (13) feet conveyed to Mid-Missouri Barrier Free housing for the Physically Handicapped, Inc. by deed recorded in Book 483, Page 448, Records of Boone County, Missouri.

This description was copied from the Missouri General Warranty Deed recorded in Book 3991 at Page 44 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 19. 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:

**600 Paris Court**

LOT NUMBER TWELVE (12) OF PARIS COURT, A SUBDIVISION OF A PART OF LOT NUMBER TWO (2) IN STEPHEN'S FIRST ADDITION TO THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 3, PAGE 17, RECORDS OF BOONE COUNTY, MISSOURI.

This description was copied from the Missouri General Warranty Deed recorded in Book 2978 at Page 100 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 20. 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:

**1607 Amelia Street**

THE EAST HALF (E 1/2) OF LOTS NUMBERED ELEVEN (11) AND TWELVE (12) OF SUE F CONLEY'S SUBDIVISION OF THE WEST ONE-HALF (W 1/2) OF LOT NUMBER SIXTEEN (16) OF STEPHENS FIRST ADDITION TO THE CITY OF

COLUMBIA, BOONE COUNTY, MISSOURI, AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 2, PAGE 2, RECORDS OF BOONE COUNTY, MISSOURI.

This description was copied from the Deed of Conservator recorded in Book 4167 at Page 136 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 21. 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:

**612 Paris Court**

LOT EIGHTEEN (18) OF PARIS COURT, A SUBDIVISION OF A PART OF LOT NUMBER TWO (2) IN STEPHEN'S FIRST ADDITION TO THE CITY OF COLUMBIA, BONE COUNTY, MISSOURI AS SHOWN BY THE PLAT RECORDED IN PLAT BOOK 3, PAGE 17, RECORDS OF BOONE COUNTY, MISSOURI.

This description was copied from the Missouri General Warranty Deed recorded in Book 3893 at Page 5 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 22. 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:

**1618 Hinkson Avenue**

The North one hundred twenty feet (120) of lot two (2) in Miss Sally Flood's Subdivision of lot eight (8) in Stephens First Addition to the City of Columbia, Boone County, Missouri, in Book 524, Page 140 of the Boone County Records.

This description was copied from the Quit-Claim Deed recorded in Book 679 at Page 985 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 23. 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:

**406 N. Ann Street**

A part of the northwest part of Lot Number Twenty-two (22) in Stephens' Addition to the town now City of Columbia, Missouri, the part herein conveyed fronting sixty (60) feet on Ann Street and running back east two hundred (200) feet and said tract being the south sixty (60) feet of the said northwest part of said lot facing two hundred (200) feet on Hinkson Avenue and running back south on Ann Street two hundred (200) feet;

Subject, however, to easements, restrictions, reservations and and covenants now of record.

This description was copied from the Trustee's Deed recorded in Book 584 at Page 638 of the Boone County Records and does not constitute the creation of a new Parcel of land. The duplication of a word is as recorded in said Deed.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 24. 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:

**805 N. Ann Street**

A tract of land being part of Lots Ten (10) and Eleven (11) of C. R. Turner's Subdivision of Lot Seventeen (17) of Stephens' First (1st) Addition to the City of Columbia, Boone County, Missouri, as shown by the plat thereof recorded in Plat Book 1, Page 6, Records of Boone County, Missouri, being that certain tract of land as described in the warranty deed to Dmitry Serguei Choukline and Victoria F. Vaccaro, husband and wife, dated September 17, 2010 and recorded in Book 3700, page 151, Records of Boone County, Missouri.

This description was copied from the Missouri General Warranty Deed recorded in Book 4453 at Page 136 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 25. 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:

**1708 Hinkson Avenue**

A PART OF LOT TWENTY-TWO (22) IN STEPHENS FIRST ADDITION TO COLUMBIA, MISSOURI, PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON ON THE SOUTH RIGHT OF WAY LINE OF HINKSON AVENUE, WHICH POINT IS 206.6 FEET EAST FROM THE INTERSECTION OF THE EAST LINE OF ANN STREET WITH THE SOUTH LINE OF HINKSON AVENUE; THENCE EAST FROM THE POINT OF BEGINNING ALONG THE SOUTH LINE OF HINKSON AVENUE 50.33 FEET TO AN IRON; THENCE SOUTH 371 FEET TO AN IRON; THENCE WEST 50.33 FEET TO AN IRON AND THENCE NORTH 371 FEET TO THE POINT OF BEGINNING.

This description was copied from the General Warranty Deed recorded in Book 1916 at Page 119 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 26. 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:

**1700 Hinkson Avenue**

The West Sixty-five (W 65') of the following described tract of land:

A part of the Northwest part of Lot Twenty-two (22) in STEPHEN'S ADDITION to the Town, now City, of Columbia, Boone County, Missouri, fronting North on Hinkson Avenue Two Hundred feet (200') and running back South on Ann Street One Hundred Forty feet (140'), Boone County Records.

This description was copied from the General Warranty Deed recorded in Book 2201 at Page 779 of the Boone County Records and does not constitute the creation of a new Parcel of land.

The above deed is not the present owners' deed. The present owners deed (Warranty Deed Book 3849 at Page 85) refers to the above deed for the description of the Parcel.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 27. 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:

**707 Mount Vernon Avenue**

Lot Number Nine (9) in S. F. CONLEY’S SUBDIVISION of the West Half of Lot Number Sixteen (16) in Stephen’s First Addition to the City of Columbia, Missouri.

This description was copied from the General Warranty Deed recorded in Book 1017 at Page 92 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 28. 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:

**602 Paris Court**

An undivided one-half interest in and to Lot Thirteen (13) of Paris Court, a subdivision of a part of Lot Number Two (2) in Stephen’s First Addition to the City of Columbia, Boone County, Missouri as shown by the plat thereof recorded in Plat Book 3, Page 17, Boone County Records.

This description was copied from the Quit-Claim Deed recorded in Book 3711 at Page 34 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 29. 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:

**603 Paris Court**

PARIS COURT Lot 10

This description was copied from the Quit Claim Deed recorded in Book 4413 at Page 40 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 30. 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:

**615 Paris Court**

The south fifty (50) feet of Lot Three (3) in Paris Court, a subdivision of part of Lot Two (2) of Stephens First (1st) Addition to the City of Columbia, Boone County, Missouri, as shown by the plat thereof recorded in Plat Book 3, Page 17, Records of Boone County, Missouri.

Also, a part of Lot Four (4) in Paris Court, a subdivision of part of Lot Two (2) of Stephens First (1st) Addition to the City of Columbia, Boone County, Missouri, as shown by the plat thereof recorded in Plat Book 3, Page 17, Records of Boone County, Missouri, said part being more particularly described as follows: Beginning at the southeast corner of said Lot Four (4); thence West, along the south line, ten (10) feet; thence North, parallel to the east line, forty (40) feet; thence East, parallel to the south line, two (2) feet; thence North, parallel to the east line, ten (10) feet; thence East, parallel to the south line, eight (8) feet to the east line; thence South, along the east line, fifty (50) feet to the point of beginning.

This description was copied from the Missouri General Warranty Deed recorded in Book 4517 at Page 13 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-2 (Two-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 31. 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:

**1605 Amelia Street**

The West one-half (W ½) of Lots Eleven (11) and Twelve (12) of S. F. Conley's Subdivision of the West one-half (W ½) of Lot No. Sixteen (16) in Stephens First Addition to the City of Columbia, Boone County, Missouri.

This description was copied from the Deed of Independent Personal Representative recorded in Book 1312 at Page 111 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 32. 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:

**1402 Richardson Street**

Lot Twenty (20), except the south 61 65 feet thereof, of R B PRICE'S SUBDIVISION according to the plat thereof recorded in Deed Book 87, page 123 of the Boone County Records.

This description was copied from the Quit-Claim Deed recorded in Book 4475 at Page 115 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 33. 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:

**1401 Richardson Street**

The South part of Lot Twenty-two (22) in R. B. Price's Subdivision of the South part of Lot Four (4) in Stephens Addition to the town, now city, of Columbia, Boone County, Missouri. The said parcel or piece of ground being the south one hundred and ten (110) feet of said Lot Twenty-two (22) as above described.

This description was copied from the General Warranty Deed recorded in Book 500 at Page 990 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 34. 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:

**1501 Windsor Street**

The West 37.5 feet of Lot Twenty-seven (27), of the subdivision of Lot Twenty-three (23), of STEPHEN'S ADDITION, to the city of Columbia, Missouri; and all that

tract of land which lies immediately West of said Lot Twenty- seven (27) and East of Ripley Street, as shown by Survey recorded in Book 479, page 559, records of Boone County, Missouri.

This description was copied from the General Warranty Deed recorded in Book 1333 at Page 43 of the Boone County Records and does not constitute the creation of a new Parcel of land.

will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 35. 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:

**604 Paris Court**

Lot Fourteen (14) of PARIS COURT, a Subdivision of a part of Lot Number Two (2) in Stephen's First Addition to the City of Columbia, Boone County Missouri as shown by the Plat recorded in Plat Book 3, Page 17, Records of Boone County, Missouri.

This description was copied from the General Warranty Deed recorded in Book 2790 at Page 4 of the Boone County Records and does not constitute the creation of a new Parcel of land.


will be rezoned and become a part of District R-1 (One-Family Dwelling District) and taken away from District R-3 (Medium Density Multiple-Family District).

SECTION 36. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 37. This ordinance shall be in full force and effect from and after its passage.


PASSED this 20th day of February, 2017.

ATTEST:

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

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

APPROVED AS TO FORM:

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