

024979

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Ordinance No. 024979

Council Bill No. B 90-22

AN ORDINANCE

rezoning property located on the west side of Sinclair Road and approximately 700 feet south of Nifong Boulevard from District A (Agricultural) to District R-1 (One-family Dwelling), District R-MF (Multi-family Dwelling), and District M-N (Mixed-use Neighborhood); 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 "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 R-1 (One-family Dwelling) and taken away from District A (Agricultural):

A TRACT OF LAND LOCATED IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST AND SECTION 3, TOWNSHIP 47, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED IN BOOK 284, PAGE 193 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34 AND WITH THE SOUTH SECTION LINE THEREOF, N 83°32'05"W, 23.08 FEET; THENCE LEAVING SAID SOUTH LINE AND WITH THE QUARTER SECTION LINE OF SAID SECTION 3, S 1°18'25"W, 764.89 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH SAID QUARTER SECTION LINE, S 1°18'25"W, 2161.63 FEET; THENCE 597.92 FEET ALONG A 574.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 31°08'55"W, 571.25 FEET; THENCE S 60°59'25"W, 222.22; THENCE 350.83 FEET ALONG A 575.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 43°30'40"W, 345.42 FEET; THENCE S 16°37'00"W, 651.17 FEET; THENCE N 88°31'00"W, 1006.22 FEET; THENCE N 1°28'10"E, 625.76 FEET; THENCE N 88°39'15"W, 344.67 FEET; THENCE N 0°51'40"E, 745.03 FEET; THENCE N 88°39'15"W, 420.01 FEET TO THE WEST LINE OF SAID SECTION 3; THENCE WITH SAID WEST LINE, N 0°51'40"E, 3285.38 FEET TO THE NORTHWEST CORNER OF

SAID SECTION 3; THENCE LEAVING SAID WEST LINE AND WITH THE NORTH LINE OF SAID SECTION 3, S 83°32'05"E, 1371.48 FEET; THENCE LEAVING SAID NORTH LINE, N 1°25'15"E, 3566.59 FEET; THENCE N 1°29'55"E, 1047.87 FEET; THENCE S 83°49'15"E, 1262.28 FEET; THENCE S 6°42'05"W, 11.92 FEET; THENCE S 83°03'05"E, 82.14 FEET TO THE QUARTER SECTION LINE OF SAID SECTION 34; THENCE WITH SAID QUARTER SECTION LINE, S 1°30'30"W, 659.66 FEET; THENCE LEAVING SAID QUARTER SECTION LINE, N 88°29'30"W, 74.87 FEET; THENCE S 71°15'15"W, 238.32 FEET; THENCE S 2°28'45"E, 153.24 FEET; THENCE S 31°28'30"W, 218.87 FEET; THENCE N 83°08'40"W, 98.67 FEET; THENCE S 14°16'45"W, 131.40 FEET; THENCE S 13°06'15"E, 224.09 FEET; THENCE S 14°57'30"W, 156.95 FEET; THENCE S 57°56'10"W, 116.47 FEET; THENCE N 67°40'25"W, 58.13 FEET; THENCE N 6°24'10"W, 79.25 FEET; THENCE N 64°05'25"W, 58.96 FEET; THENCE S 59°50'40"W, 73.26 FEET; THENCE S 22°14'30"W, 258.23 FEET; THENCE S 30°19'10"W, 205.19 FEET; THENCE S 62°23'10"E, 107.57 FEET; THENCE S 10°51'05"W, 357.25 FEET; THENCE S 23°55'40"E, 33.32 FEET; THENCE S 12°37'20"E, 61.04 FEET; THENCE S 20°44'45"E, 252.26 FEET; THENCE S 4°30'45"E, 240.29 FEET; THENCE S 40°45'50"E, 529.25 FEET; THENCE S 78°22'05"E, 368.94 FEET; THENCE S 88°29'30"E, 65.26 FEET TO THE QUARTER SECTION LINE OF SAID SECTION 34; THENCE WITH SAID QUARTER SECTION LINE, S 1°30'30"W, 324.60 FEET; THENCE LEAVING SAID QUARTER SECTION LINE, N 88°41'35"W, 238.10 FEET; THENCE 112.05 FEET ALONG A 300.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 77°59'35"W, 111.40 FEET; THENCE S 22°42'25"W, 170.26 FEET; THENCE S 5°25'20"W, 432.49 FEET; THENCE S 40°16'40"W, 137.98 FEET; THENCE 22.07 FEET ALONG A 250.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 75°03'10"W, 22.06 FEET; THENCE S 20°41'45"W, 267.27 FEET; THENCE S 26°55'40"W, 474.24 FEET; THENCE S 71°45'15"W, 111.81 FEET; THENCE S 34°46'55"W, 336.19 FEET; THENCE S 12°18'30"W, 164.00 FEET; THENCE S 55°56'10"E, 123.52 FEET; THENCE 555.54 FEET ALONG A 470.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 89°47'55"E, 523.76 FEET; THENCE N 56°20'20"E, 257.58 FEET; THENCE 286.84 FEET ALONG A 470.03-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 73°49'25"E, 282.41 FEET; THENCE S 88°41'35"E, 30.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 313.19 ACRES.

SECTION 2. 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 R-MF (Multi-family Dwelling) and taken away from District A (Agricultural):

TRACT 1

A TRACT OF LAND LOCATED IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED IN BOOK 284, PAGE 193 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34 AND WITH THE QUARTER SECTION LINE, N 1°30'30"E, 1215.88 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND LEAVING SAID QUARTER SECTION LINE, N 88°29'30"W, 65.26 FEET; THENCE N 78°22'05"W, 368.94 FEET; THENCE N 40°45'50"W, 529.25 FEET; THENCE N 4°30'45"W, 240.29 FEET; THENCE N 20°44'45"W, 252.26 FEET; THENCE N 12°37'20"W, 61.04 FEET; THENCE N 23°55'40"W, 33.32 FEET; THENCE N 10°51'05"E, 357.25 FEET; THENCE N 62°23'10"W, 107.57 FEET; THENCE N 30°19'10"E, 205.19 FEET; THENCE N 22°14'30"E, 258.23 FEET; THENCE N 59°50'40"E, 73.26 FEET; THENCE S 64°05'25"E, 58.96 FEET; THENCE S 6°24'10"E, 79.25 FEET; THENCE S 67°40'25"E, 58.13 FEET; THENCE N 57°56'10"E, 116.47 FEET; THENCE N 14°57'30"E, 156.95 FEET; THENCE N 13°06'15"W, 224.09 FEET; THENCE N 14°16'45"E, 131.40 FEET; THENCE S 83°08'40"E, 98.67 FEET; THENCE N 31°28'30"E, 218.87 FEET; THENCE N 2°28'45"W, 153.24 FEET; THENCE N 71°15'15"E, 238.32 FEET; THENCE S 88°29'30"E, 74.87 FEET TO THE QUARTER LINE OF SAID SECTION 34; THENCE WITH SAID QUARTER SECTION LINE, S 1°30'30"W, 2732.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.46 ACRES.

TRACT 2

A TRACT OF LAND LOCATED IN SECTION 34, TOWNSHIP 48 NORTH, RANGE 13 WEST AND SECTION 3, TOWNSHIP 47, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED IN BOOK 284, PAGE 193 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 17 OF HERITAGE WOODS, PLAT NO. 1, RECORDED IN PLAT BOOK 39, PAGE 58, SAID POINT BEING ON THE NORTH LINE OF SAID SECTION 3 AND WITH SAID NORTH LINE, N 84°05'40"W, 20.08 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 34, SAID POINT ALSO BEING THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND WITH SAID NORTH LINE, N 83°32'05"W, 23.08 FEET; THENCE LEAVING SAID NORTH LINE, S 1°18'25"W, 40.60 FEET; THENCE N 88°41'35"W, 321.00 FEET; THENCE S 1°18'25"W, 625.32 FEET; THENCE 132.86 FEET ALONG A 253.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 13°44'15"E, 131.34 FEET; THENCE S 28°46'45"E, 40.99 FEET; THENCE 40.02 FEET ALONG A 470.03-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 58°46'45"W, 40.01 FEET; THENCE S 56°20'20"W, 257.58 FEET; THENCE 555.54 FEET ALONG A 470.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 89°47'55"W, 523.76 FEET; THENCE N 55°56'10"W, 123.52 FEET; THENCE N 12°18'30"E, 164.00 FEET; THENCE N 34°46'55"E, 336.19 FEET; THENCE N 71°45'15"E, 111.81 FEET; THENCE N 27°31'00"E, 163.89 FEET; THENCE N 26°37'00"E, 310.36 FEET; THENCE N 20°41'45"E, 267.27 FEET; THENCE 22.07 FEET

ALONG A 250.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 75°03'10"E, 22.06 FEET; THENCE N 40°16'40"E, 137.98 FEET; THENCE N 5°25'20"E, 432.49 FEET; THENCE N 22°42'25"E, 170.26 FEET; THENCE 112.05 FEET ALONG A 300.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 77°59'35"E, 111.40 FEET; THENCE S 88°41'35"E, 238.10 FEET; THENCE S 1°30'30"W, 891.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.27 ACRES.

SECTION 3. 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 R-MF (Multi-family Dwelling) and taken away from District A (Agricultural):

A TRACT OF LAND LOCATED IN SECTION 3, TOWNSHIP 47, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED IN BOOK 284, PAGE 193 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 17 OF HERITAGE WOODS, PLAT NO. 1, RECORDED IN PLAT BOOK 39, PAGE 58, SAID POINT BEING ON THE NORTH LINE OF SAID SECTION 3 AND WITH SAID NORTH LINE, N 84°05'40"W, 20.08 TO THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 48 NORTH, RANGE 16 WEST; THENCE CONTINUING WITH SAID NORTH LINE, N 83°32'05"W, 23.08 FEET; THENCE LEAVING SAID NORTH LINE, S 1°18'25"W, 40.60 FEET TO THE POINT OF BEGINNING:


THENCE FROM THE POINT OF BEGINNING, S 1°18'25"W, 724.29 FEET; THENCE N 88°41'35"W, 30.73 FEET; THENCE 246.81 FEET ALONG A 470.03-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 76°15'45"W, 244.00 FEET; THENCE N 28°46'45"W, 40.99 FEET; THENCE 132.86 FEET ALONG A 253.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 13°44'15"W, 131.34 FEET; THENCE N 1°18'25"E, 625.32 FEET; THENCE S 88°41'35"E, 321.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.46 ACRES.

SECTION 4. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. This ordinance shall be in full force and effect from and after its passage.

PASSED this 4th day of April, 2022.

ATTEST:




City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor