

Introduced by BuffaloeFirst Reading 7-5-22Second Reading 7-18-22Ordinance No. 025077Council Bill No. B 190-22**AN ORDINANCE**

approving the PD Planned Development of "Bluff Creek Estates, Plat No. 8" located on the east side of Bluff Creek Drive and west of Highway 63; approving a revised statement of intent; 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 City Council hereby approves the PD Planned Development of "Bluff Creek Estates, Plat No. 8," described as follows:

A TRACT OF LAND LOCATED IN SECTION 20, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING ALL OF LOT 801, BLUFF CREEK ESTATES PLAT 8 RECORDED IN PLAT BOOK 42, PAGE 16 AND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4317, PGE 109 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 801, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 63 AND WITH THE SOUTH LINE OF SAID LOT 801, S 86°53'15"W, 403.70 FEET TO THE SOUTHWEST CORNER OF SAID LOT 801, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE FOR BLUFF CREEK DRIVE; THENCE LEAVING SAID SOUTH LINE AND WITH SAID EAST RIGHT OF WAY LINE, 151.20 FEET ALONG A 717.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 10°32'25"W, 150.92 FEET; THENCE CONTINUING WITH SAID EAST RIGHT OF WAY LINE, N 4°29'55"W, 350.49 FEET; THENCE CONTINUING WITH SAID EAST RIGHT OF WAY LINE, N 4°28'05"W, 296.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 801; THENCE LEAVING SAID EAST RIGHT OF WAY LINE AND WITH THE NORTH LINE OF SAID LOT 801, N 56°31'05"E, 244.95 FEET; THENCE CONTINUING WITH SAID NORTH LINE, N 87°14'35"E, 182.84 FEET TO THE NORTHEAST CORNER

OF SAID LOT 801, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 63; THENCE LEAVING SAID NORTH LINE AND WITH SAID WEST RIGHT OF WAY LINE, S 3°05'50"E, 30.00 FEET; THENCE CONTINUING WITH SAID WEST RIGHT OF WAY LINE, S 19°44'05"E, 156.71 FEET; THENCE CONTINUING WITH SAID WEST RIGHT OF WAY LINE, S 3°05'25"E, 739.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.67 ACRES.

as certified and signed by the surveyor on June 9, 2022, located on the on the east side of Bluff Creek Drive and west of Highway 63. Such revision shall replace the PUD Plan of Cotswold Villas at Bluff Creek Estates approved by Ordinance No. 022803 and passed by the City Council on May 2, 2016. Hereafter the property may be used for the permitted uses set forth in the revised statement of intent.

SECTION 2. The City Council hereby approves the terms and conditions contained in the revised statement of intent dated June 2, 2022, marked "Exhibit A," which is attached to and made a part of this ordinance and replaces the statement of intent attached to Ordinance No. 022803 and passed by the City Council on May 2, 2016, and it 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 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. This ordinance shall be in full force and effect from and after its passage.

PASSED this 18th day of July, 2022.

ATTEST:



City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor