

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 20-19

AN ORDINANCE

rezoning property located on the west side of Scott Boulevard and the north and south sides of Smith Drive from District PD (Planned Development) to District M-N (Mixed-Use Neighborhood), M-C (Mixed-Use Corridor) and R-MF (Multiple-Family Dwelling); 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 M-N (Mixed-Use Neighborhood) and taken away from District PD (Planned Development):

**PROPOSED WESTBURY VILLAGE SUBDIVISION
LOTS 1 AND 2
QUIT CLAIM DEED BOOK 1117 PAGE 286**

A TRACT OF LAND LOCATED IN SOUTHEAST QUARTER OF SECTION 17 T48N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 185 OF THE HAMLET PLAT 2, RECORDED IN PLAT BOOK 27 PAGE 15, THENCE ALONG THE NORTHERLY LINE OF SAID LOT, N 88°46'00"W 119.49 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE EASTERLY LINES OF LOTS 13G, 13F, 13E, 13D, 13C AND 13B OF THE HAMLET PLAT 1-A, RECORDED IN PLAT BOOK 25 PAGE 55, N 33°02'00"W 240.05 FEET; THENCE N 41°34'30"W 224.30 FEET TO THE SOUTHEAST CORNER OF A TRACT OF DESCRIBED BY SURVEY RECORDED IN BOOK 595 PAGE 385; THENCE ALONG THE EAST LINE OF SAID TRACT, N 1°14'00"E 128.50 FEET; THENCE S 88°46'30"E 407.01 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE

ROUTE TT (SCOTT BOULEVARD); THENCE ALONG SAID LINE, S 1°13'30"W 491.49 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.30 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 M-C (Mixed-Use Corridor) and taken away from District PD (Planned Development):

PROPOSED WESTBURY VILLAGE SUBDIVISION

LOT 3

QUIT CLAIM DEED BOOK 1117 PAGE 286

WARRANTY DEED BOOK 690 PAGE 601

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 17 T48N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, FURTHER DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHEAST CORNER OF LOT 185 OF THE HAMLET PLAT 2, RECORDED IN PLAT BOOK 27 PAGE 15, THENCE N 01°13'30"E, ALONG THE WESTERLY RIGHT- OF -WAY LINE OF STATE ROUTE TT (SCOTT BOULEVARD), 491.49 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE N 88°46'30"W 407.01 FEET TO THE EAST LINE OF THE TRACT DESCRIBED BY SURVEY RECORDED IN BOOK 595 PAGE 385; THENCE ALONG THE LINES OF SAID TRACT, N 1°14'00"E 201.51; THENCE N 83°25'00"W 32.41 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SMITH DRIVE; THENCE ALONG SAID RIGHT-OF-WAY LINE, ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 493.00 FEET, A DISTANCE OF 16.50 FEET, THE CHORD BEING N 74°32'30"E 16.49 FEET; THENCE N 73°35'00"E 140.96 FEET; THENCE N 80°03'20"E 47.00 FEET; THENCE N 73°35'00"E 30.29 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 421.70 FEET, A DISTANCE OF 129.72 FEET, THE CHORD BEING N 82°23'40"E 129.21 FEET; THENCE S 88°47'40"E 56.46 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A DISTANCE OF 47.13 FEET, THE CHORD BEING S 43°47'00"E 42.43 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE TT (SCOTT BOULEVARD); THENCE ALONG SAID RIGHT-OF-WAY LINE, S 1°13'30"W 260.14 FEET TO THE POINT OF BEGINNING, AND CONTAINING 108,299 SQUARE FEET OR 2.49 ACRES.

and

**PROPOSED WESTBURY VILLAGE SUBDIVISION
LOTS 4, 5, 6, 7, 8, 9, 10, 11, 1/2 FAUROT DRIVE, AND 1/2 DAYSPRING DRIVE
WARRANTY DEEDS BOOK 690 PAGE 601, AND BOOK 1538 PAGE 36**

A TRACT OF LAND LOCATED IN NORTHEAST QUARTER OF SECTION 17 T48N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, FURTHER DESCRIBED AS FOLLOWS:

STARTING AT THE SOUTHEAST CORNER OF LOT 12 OF KING'S MEADOW SUBDIVISION - BLOCK 1, RECORDED IN PLAT BOOK 14 PAGE 32, AND ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE TT (SCOTT BOULEVARD), THENCE ALONG SAID LINE S 1°13'30"W 256.37 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE TT (SCOTT BOULEVARD) S 1°13'30"W 788.35 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SMITH DRIVE; THENCE ALONG SAID LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET, A DISTANCE OF 110.34 FEET, THE CHORD BEING S 49°51'20"W 97.56 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 210.00 FEET, A DISTANCE OF 36.32 FEET, THE CHORD BEING N 86°28'00"W 36.27 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 500.70 FEET, A DISTANCE OF 181.19 FEET, THE CHORD BEING S 78°12'40"W 180.20 FEET; THENCE S 67°50'40"W 51.93 FEET; THENCE S 73°35'00"W 116.22 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 427.00 FEET, A DISTANCE OF 171.41 FEET, THE CHORD BEING S 85°05'00"W 170.26 FEET; THENCE N 83°25'00"W 161.38 FEET; THENCE LEAVING SAID LINE, N 6°35'00"E 81.69 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A DISTANCE OF 211.68 FEET, THE CHORD BEING N 5°32'50"W 210.11 FEET; THENCE N 17°40'30"W 249.87 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A DISTANCE OF 132.66 FEET, THE CHORD BEING N 10°04'30"W 132.27 FEET; THENCE N 2°28'20"W 381.70 FEET; THENCE N 87°31'40"E 116.62 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A DISTANCE OF 80.38 FEET, THE CHORD BEING S 87°52'00"E 80.30 FEET; THENCE S 83°15'40"E 484.01 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A DISTANCE OF 39.66 FEET, THE CHORD BEING S 77°34'50"E 39.59 FEET; THENCE S 71°54'00"E 101.66 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A DISTANCE OF 58.90 FEET, THE CHORD BEING S 80°20'20"E 58.69 FEET; THENCE S 88°46'30"E 49.43 FEET TO THE POINT OF BEGINNING, AND CONTAINING 19.04 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 (Multiple-Family Dwelling) and taken away from District PD (Planned Development):

**PROPOSED WESTBURY VILLAGE SUBDIVISION
LOTS 12, 13, 14, 1/2 FAUROT DRIVE, AND 1/2 DAYSPRING DRIVE
WARRANTY DEEDS BOOK 690 PAGE 601, BOOK 1538 PAGE 36**

A TRACT OF LAND LOCATED IN NORTHEAST QUARTER OF SECTION 17 T48N R13W, IN COLUMBIA, BOONE COUNTY, MISSOURI, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 12 OF KING'S MEADOW SUBDIVISION - BLOCK 1, RECORDED IN PLAT BOOK 14 PAGE 32, AND ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE TT (SCOTT BOULEVARD), THENCE ALONG SAID LINE S 1°13'30"W 256.37 FEET; THENCE LEAVING SAID LINE, N 88°46'30"W 49.43 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A DISTANCE OF 58.90 FEET, THE CHORD BEING N 80°20'20"W 58.69 FEET; THENCE N 71°54'10"W 101.66 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A DISTANCE OF 39.66 FEET, THE CHORD BEING N 77°34'50"W 39.59 FEET; THENCE N 83°15'40"W 484.01 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A DISTANCE OF 80.38 FEET, THE CHORD BEING N 87°52'00"W 80.30 FEET; THENCE S 87°31'40"W 116.62 FEET; THENCE S 2°28'20"E 381.70 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A DISTANCE OF 132.66 FEET, THE CHORD BEING S 10°04'30"E 132.27 FEET; THENCE S 17°40'30"E 249.87 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A DISTANCE OF 211.68 FEET, THE CHORD BEING S 5°32'50"E 210.11 FEET, THENCE S 6°35'00"W 81.69 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SMITH DRIVE; THENCE N 83°25'00"W 518.52 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STONE VALLEY PARKWAY; THENCE ALONG SAID LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET A DISTANCE OF 47.12 FEET, THE CHORD BEING N 38°25'10"W 42.43 FEET; THENCE N 6°35'00"E 144.75 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 533.00 FEET, A DISTANCE OF 194.49 FEET, THE CHORD BEING N 3°52'20"W 193.41 FEET; THENCE N 14°19'30"W 363.26 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 467.00 FEET, A DISTANCE OF 125.53 FEET, THE CHORD BEING N 6°37'30"W 125.15 FEET; THENCE N 1°04'40"E 454.12 TO THE QUARTER QUARTER SECTION LINE; THENCE

S 83°15'40"E 1442.73 FEET TO THE POINT OF BEGINNING, AND CONTAINING 20.30 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 _____ day of _____, 2019.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor