

Introduced by HindmanFirst Reading 6-2-03 Second Reading 6-16-03Ordinance No. 017723 Council Bill No. B 180-03

## AN ORDINANCE

rezoning property located on the northeast corner of Richland Road and Grace Lane from District R-1 to Districts C-P 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:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 1584, PAGE 821 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 10-48-12; THENCE WITH THE QUARTER SECTION LINE, N0°40'50"E, 396.00 FEET; THENCE FAVING SAID QUARTER SECTION LINE AND PARALLEL WITH THE SOUTH LINE OF LAKE OF THE WOODS-PLAT NO. 3, RECORDED IN PLAT BOOK 14, PAGE 29, N89°53'00"E, 266.03 FEET; THENCE S0°40'50"W, 399.50 FEET TO THE SOUTH LINE OF SAID SECTION 10-48-12; THENCE WITH SAID SECTION LINE, N89°21'40"W, 266.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.43 ACRES.

will be rezoned and become a part of District C-P (Planned Business District) and taken away from District R-1 (One-Family Dwelling District). Hereafter the property may be used for all the permitted uses listed in "Exhibit A," which is attached to and made a part of this ordinance.

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:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 1584, PAGE 821 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 10-48-12; THENCE WITH THE QUARTER SECTION LINE, N0°40'50"E, 396.00 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, CONTINUING N0°40'50"E, 300.70 FEET TO A POINT BEING 290.00 FEET FROM THE SOUTHWEST CORNER OF LAKE OF THE WOODS-PLAT NO. 3, RECORDED IN PLAT BOOK 14, PAGE 29; THENCE LEAVING SAID QUARTER SECTION LINE AND PARALLEL WITH THE SOUTH LINE OF SAID LAKE OF THE WOODS-PLAT NO. 3, N89°53'00"E, 1319.85 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10-48-12; THENCE WITH SAID EAST LINE, S1°08'40"W, 516.60 FEET TO THE NORTHEAST CORNER OF THE TRACT DESCRIBED BY THE SURVEY RECORDED IN BOOK 414, PAGE 38; THENCE LEAVING SAID EAST LINE AND WITH THE NORTH LINE OF SAID SURVEY, S67°23'20"W, 227.00 FEET; THENCE S71°47'20"W, 140.28 FEET; THENCE S41°10'20"W, 82.29 FEET TO THE SOUTH LINE OF SAID SECTION 10-48-12; THENCE WITH SAID SECTION LINE, N89°21'40"W, 654.87 FEET; THENCE N0°40'50"E, 399.50 FEET; THENCE S89°53'00"W, 266.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.87 ACRES.

will be rezoned and become a part of District R-2 (Two-Family Dwelling District) and taken away from District R-1 (One-Family Dwelling District). Hereafter the property may be used for all the permitted uses in District R-2.


SECTION 3. This rezoning is subject to the condition that prior to approval of a C-P Plan on Tract A, the street improvements stated in "Exhibit B," a May 21, 2003 letter from Chad Sayer of Allstate Consultants, which is attached to and made a part of this ordinance, shall be completed.


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 16th day of June, 2003.

ATTEST:

  
City Clerk

  
Mayor and Presiding Officer  
Pro-Tem

APPROVED AS TO FORM:

  
City Counselor

## Exhibit A

- All uses allowed in District C-1 except fast food restaurants with drive-through facilities.
- Bicycle Repair Shop
- Bakery
- Car Wash, single-bay unit attached to convenience store
- Convenience Stores (including fuel pumps)