

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 41-23

AN ORDINANCE

rezoning property located on the east side of Nocona Parkway west of Ponderosa Street from District M-C (Mixed-use Corridor) to District PD (Planned Development); approving the statement of intent; approving the PD Development Plan of "Discovery Hotel," a partial amendment to the PD Development Plan for Discovery Professional Offices; setting forth a condition for approval to impose construction restrictions; 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:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 3069, PAGE 102 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY 63 AND PONDEROSA DRIVE, AT THE EASTERNMOST CORNER OF LOT 301A OF DISCOVERY PARK SUBDIVISION, PLAT 3C RECORDED IN PLAT BOOK 51, PAGE 6; THENCE FROM THE POINT OF BEGINNING AND WITH SAID SOUTHWESTERLY RIGHT OF WAY LINE, S 49°56'30"E, 400.07 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, S 40°03'20"W, 286.59 FEET; THENCE 117.28 FEET ALONG A 350.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 49°39'20"W, 116.73 FEET; THENCE S 59°15'15"W, 15.91 FEET TO THE EXISTING M-C ZONING LINE, FORMERLY C-3, AS DESCRIBED AS TRACT 8 OF THE AGREEMENT ADOPTED UNDER CITY ORDINANCE NUMBER 018043; THENCE WITH SAID ZONING LINE, 261.08 FEET ALONG A 475.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 19°11'20"W, 257.80 FEET; THENCE N 3°26'40"W, 223.48 FEET TO THE SOUTH LINE OF SAID LOT

301A; THENCE LEAVING SAID M-C ZONING LINE AND WITH THE SOUTH LINE OF SAID LOT 301A THEREOF, N 40°03'30"E, 122.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.79 ACRES.

will be rezoned and become a part of District PD (Planned Development) and taken away from District M-C (Mixed-use Corridor). Hereafter the property may be used for the permitted uses set forth in the statement of intent.

SECTION 2. The City Council hereby approves the terms and conditions contained in the statement of intent dated January 27, 2023, attached hereto in substantially the same form as "Exhibit A" and made a part of this ordinance for that portion of the property as legally described in Section 3. The statement of intent 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. The City Council hereby approves the PD Development Plan of "Discovery Hotel," as certified and signed by the surveyor on January 26, 2023, described as follows:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 3069, PAGE 102 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY 63 AND PONDEROSA DRIVE, AT THE EASTERNMOST CORNER OF LOT 301A OF DISCOVERY PARK SUBDIVISION, PLAT 3C RECORDED IN PLAT BOOK 51, PAGE 6; THENCE FROM THE POINT OF BEGINNING AND WITH SAID SOUTHWESTERLY RIGHT OF WAY LINE, S 49°56'30"E, 400.07 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, S 40°03'20"W, 286.59 FEET; THENCE 117.28 FEET ALONG A 350.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 49°39'20"W, 116.73 FEET; THENCE S 59°15'15"W, 39.00 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF NOCONA PARKWAY; THENCE WITH THE RIGHT OF WAY LINES OF SAID NOCONA PARKWAY, 122.80 FEET ALONG A 108.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 63°18'35"W, 116.29 FEET; THENCE 31.93 FEET ALONG A 32.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING CHORD N 67°17'40"W, 30.63 FEET; THENCE N 38°42'20"W, 171.51 FEET; THENCE 64.03 FEET ALONG A 552.25-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING CHORD N 42°01'40"W, 63.99 FEET TO THE SOUTHERNMOST CORNER OF LOT 303 OF DISCOVERY PARK SUBDIVISION, PLAT 3 RECORDED IN PLAT BOOK 49, PAGE 18; THENCE LEAVING THE LINES OF SAID NOCONA PARKWAY AND WITH

THE SOUTHEASTERLY LINES OF SAID LOTS 301A AND 303 THEREOF,
N 44°39'05"E, 77.18 FEET; THENCE N 40°03'30"E, 355.38 FEET TO THE
POINT OF BEGINNING AND CONTAINING 4.09 ACRES

Such PD Development Plan approval shall replace a portion of the PD Development Plan for Discovery Professional Offices approved by Ordinance No. 024514 and passed by the City Council on January 19, 2021.

SECTION 4. Approval of the PD Development Plan of Discovery Hotel is subject to the condition that the hotel shall be constructed in substantial conformance with the architectural rendering as set forth in "Exhibit B" attached hereto and incorporated by reference.

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

PASSED this _____ day of _____, 2023.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor