

Introduced by Buffalo  
First Reading 2-20-23 Second Reading 3-6-23  
Ordinance No. 025272 Council Bill No. B 32-23

### AN ORDINANCE

rezoning property located on the north side of Brown School Road and across from Nathaniel Drive from District PD (Planned Development) to District M-C (Mixed-use Corridor); rezoning property located on the northwest corner of Roger I. Wilson Memorial Drive and Brown School Road from District M-C (Mixed-use Corridor) to District IG (Industrial); 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 on the north side of Brown School Road and across from Nathaniel Drive will be rezoned and become a part of District M-C (Mixed-use Corridor) and taken away from District PD (Planned Development):

A tract of land located in the east half of Section 30, Township 49, North, Range 12 West, City of Columbia, Boone County, Missouri, being part of tract described by Warranty Deed recorded in Book 1143, Page 877, records of Boone County, and being more particularly described as follows:

Commencing at the northeast corner of Lot 1 of Arcadia Plat 8 recorded in Plat Book 52, Page 46 also being a point on the west right-of-way line of Roger I. Wilson Memorial Drive; Thence south along said west right-of-way line S 07°21'30"E, 183.62 feet; Thence along a curve to the right having a radius of 1967.00 feet, an arc length of 69.12 feet, and said curve having a chord which bears S 06°16'15"E, 69.12 feet; Thence S 05°15'15"E, 306.26 feet; Thence along a curve to the right having a radius of 1967.00 feet, an arc length of 15.52 feet, and said curve having a chord which bears S 05°01'45"E, 15.52 feet; Thence S 04°48'10"E, 106.10 feet; Thence S 04°48'10"E, 391.98 feet; Thence along a curve to the left having a radius of 491.37 feet, an arc length of 218.88 feet, and said curve having a chord which bears S 17°33'50"E, 217.07 feet; Thence S 30°19'30"E, 3.94 feet; Thence along a curve to the right having a radius of 85.00 feet, an arc length of 147.80 feet, and said curve having a chord which bears S 19°29'20"W,

129.87 feet to a point on the north right-of-way line of Brown School Road, Thence leaving said west right-of-way line and west along said north right-of-way line and curve to the right having a radius of 736.96 feet, and arc length of 361.56 feet, and said curve having a chord which bears S 82°51'30"W, 357.94 feet to the Point of Beginning; Thence continuing along said north right-of-way line S 02°47'40"E, 10.03 feet; Thence along a non-tangent curve to the right having a radius of 746.96 feet, an arc length of 463.77 feet, and said curve having a chord which bears N 64°57'30"W, 456.35 feet; Thence N 47°10'15"W, 300.63 feet to the southwest corner of a Tract described by Warranty deed recorded in Book 1143, Page 877; Thence leaving said right-of-way line along a non-tangent curve to left having a radius of 725.00 feet, an arc length of 482.96 feet, and said curve having a chord which bears S 66°16'00"E, 474.08 feet; Thence S 85°20'10"E, 191.25 feet to a point on the west line of said Lot 1; Thence south along said west line S 02°47'40"E, 181.39 feet to the Point of Beginning and 1.45 acres.

All bearings referenced to grid north of the Missouri State Plane Coordinate System NADA83 (2011), epoch date 2010.00, central zone, by GPS observations using MoDOT VRS network.

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 located on the northwest corner of Roger I. Wilson Memorial Drive and Brown School Road will be rezoned and become a part of District IG (Industrial) and taken away from District M-C (Mixed-use Corridor):

A tract of land located in the east half of Section 30, Township 49, North, Range 12 West, City of Columbia, Boone County, Missouri, being part of Lot 1 of Arcadia Plat 8 recorded in Plat Book 38, Page 46, records of Boone County, and being more particularly described as follows:

Beginning at the northeast corner of said Lot 1 of Arcadia Plat 8 recorded in Plat Book 52, Page 46 also being a point on the west right-of-way line of Roger I. Wilson Memorial Drive; Thence south along said west right-of-way line S 07°21'30"E, 183.62 feet; Thence along a curve to the right having a radius of 1967.00 feet, an arc length of 69.12 feet, and said curve having a chord which bears S 06°16'15"E, 69.12 feet; Thence S 05°15'15"E, 306.30 feet; Thence along a curve to the right having a radius of 1967.00 feet, an arc length of 15.50 feet, and said curve having a chord which bears S 05°01'45"E, 15.50 feet; Thence S 04°48'10"E, 106.09 feet; Thence leaving said west right-of-way line S 85°11'50"W, 348.14 feet to a point on the west line of said Lot 1; Thence north along said west line of Lot 1 N 05°30'10"W, 31.91 feet; Thence N 01°00'10"W, 260.00 feet; Thence N 13°17'40"W, 314.84 feet; Thence N 09°34'50"W, 93.80 feet; Thence N 07°15'15"W, 24.57 feet to a point on the north line of said Lot 1; Thence

leaving said west line of Lot 1, along said north line of Lot 1 S 88°39'00"E, 376.39 feet to the Point of Beginning and containing 5.62 acres.

All bearings referenced to grid north of the Missouri State Plane Coordinate System NADA83 (2011), epoch date 2010.00, central zone, by GPS observations using MoDOT VRS network.

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 6th day of March, 2023.

ATTEST:

  
\_\_\_\_\_  
City Clerk

  
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Mayor and Presiding Officer

APPROVED AS TO FORM:

  
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Acting City Counselor