

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 118-23

AN ORDINANCE

rezoning property located on the south side of New Haven Road and east of Lenoir Street (3300 New Haven Road) from District R-MF (Multi-family Dwelling) and District M-OF (Mixed-use Office) to District M-C (Mixed-use Corridor) and District M-N (Mixed-use Neighborhood); 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 (Tract 1), as shown on “Exhibit A” attached hereto and made a part hereof, will be rezoned and become a part of District M-C (Mixed-use Corridor) and taken away from District R-MF (Multi-family Dwelling) and District M-OF (Mixed-use Office):

A tract of land located in the South Half of Section 29, Township 48 North, Range 12 West, City of Columbia, Boone County Missouri, being a portion of Lot One A (1A) of Lenoir Subdivision Plat 2 recorded in Plat Book 52, Page 4 also being a portion of tract described by warranty deed recorded in Book 4877, Page 28, records of Boone County, and being more particularly described as follows:

Commencing at the Northeast corner of said Lot 1A, along the South Right-of-Way Line of New Haven Road, N 88°03’20”W, 504.72 feet to the Point of Beginning; Thence leaving said South Right-of-Way Line, S 01°56’55”W, 314.20 feet; Thence along a non-tangent curve to the right having a radius of 720.14 feet, an arc length of 491.23 feet, and said curve having a chord which bears S 24°47’25”W, 481.76 feet to a point on the south line of Lot 1A; Thence west along said south line of Lot 1A, N 88°03’20”W, 29.24 feet; Thence leaving said south line, N 01°56’40”E, 98.09 feet; Thence N 46°19’10”W, 289.18 feet; Thence along a non-tangent curve to the right having a radius of 333.00 feet, an arc length of 311.53 feet, said curve having a chord which bears S 62°49’10”W, 300.29 feet; Thence S 89°37’10”W, 292.93 feet; Thence along a tangent curve to the left having a

radius of 510.00 feet, an arc length of 356.13 feet, said curve having a chord which bears S 69°36'55"W, 348.93 feet to said south line; Thence continuing along said south line, N 88°03'20"W, 118.57 feet to the west line of said Lot 1A; Thence along the west line of said Lot 1A, N 09°22'55"E, 109.74 feet; Thence N 33°39'55"E, 253.10 feet; Thence along a non-tangent curve to the left having a radius of 633.18 feet, an arc length of 386.79 feet, said curve having a chord which bears N 19°21'55"E, 380.80 feet; Thence along the north line of said Lot 1A and the south Right-of-Way Line of New Haven Road, N 87°21'00"E, 246.67 feet; Thence N 01°52'10"E, 50.98 feet; Thence S 88°03'20"E, 921.35 feet to the Point of Beginning and containing 17.46 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 (Tract 2), as shown on "Exhibit A" attached hereto and made a part hereof, will be rezoned and become a part of District M-N (Mixed-use Neighborhood) and taken away from District R-MF (Multi-family Dwelling) and District M-OF (Mixed-use Office):

A tract of land located in the South Half of Section 29, Township 48 North, Range 12 West, City of Columbia, Boone County Missouri, being a portion of Lot One A (1A) of Lenoir Subdivision Plat 2 recorded in Plat Book 52, Page 4 also being a portion of tract described by Warranty Deed recorded in Book 4877, Page 28, records of Boone County, and being more particularly described as follows:

Beginning at the northeast corner of said Lot 1A, S 01°36'45"W, 684.64 feet; Thence S 42°36'40"W, 96.94 feet to a point on the south line of said Lot 1A; Thence west along said south line of Lot 1A, N 88°03'20"W, 632.58 feet; Thence along a non-tangent curve to the left having a radius of 720.14 feet, an arc length of 491.23 feet, and said curve having a chord which bears N 24°47'25"E, 481.76 feet; Thence N 01°56'55"E, 314.20 feet to a point on the South Right-of-Way line of New Haven Drive; Thence east along said South Right-of-Way line, S 88°03'20"E, 504.72 feet to the Point of Beginning and containing 9.42 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. The following property (Tract 3), as shown on "Exhibit A" attached hereto and made a part hereof, shall remain zoned District M-OF (Mixed-use Office):

A tract of land located in the South Half of Section 29, Township 48 North, Range 12 West, City of Columbia, Boone County Missouri, being a portion of Lot One A (1A) of Lenoir Subdivision Plat 2 recorded in Plat Book 52, Page 4 also being a portion of tract described by warranty deed recorded in Book 4877, Page 28, records of Boone County, and being more particularly described as follows:

Commencing at the southeast corner of said Lot 1A, west along the south line of said Lot 1A N 88°03'20"W, 632.58 feet to the Point of Beginning; Thence along said south line, N 88°03'20"W, 1,093.57 feet; Thence leaving said south line, along a non-tangent curve to the right having a radius of 510.00 feet, an arc length of 356.13 feet, said curve having a chord which bears N 69°36'55"E, 348.93 feet; Thence N 89°37'10"E, 292.93 feet; Thence along a tangent curve to the left having a radius of 333.00 feet, an arc length of 311.53 feet, said curve having a chord which bears N 62°49'10"E, 300.29 feet; Thence S 46°19'10"E, 289.18 feet; Thence S 01°56'40"W, 98.09 feet to the Point of Beginning and containing 3.69 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 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 _____, 2023.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor