

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 220-21

**AN ORDINANCE**

rezoning property located on the northeast corner of the Nocona Parkway and Endeavor Avenue intersection from District M-C (Mixed Use-Corridor) to District PD (Planned Development); approving the statement of intent; repealing Ordinance No. 024506 that approved the PD Plan of Aria Boulevard Phase 2; approving the PD Planned Development of "Discovery Center"; granting a design exception to allow more than 200% of the permitted maximum number of parking spaces; 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:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 3069, PAGE 102 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3790, PAGE 48 AND BEING MORE PARTICULARITY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERNMOST CORNER OF ENDEAVOR AVENUE, SAID CORNER ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF ENDEAVOR AVENUE, AS SHOWN IN THE DISCOVERY PARK SUBDIVISION, 3-B, RECORDED IN PLAT BOOK 50, PAGE 59; THENCE WITH THE LINES OF SAID DISCOVERY PARK SUBDIVISION 3-B, N 68°21'10"W, 50.04 FEET; THENCE 36.83 FEET ALONG A 518.50-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 70°46'25"W, 36.83 FEET; THENCE N 72°48'35"W, 104.43 FEET; THENCE 48.23 FEET ALONG A 481.50-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 69°56'25"W, 48.21 FEET; THENCE N 67°04'15"W, 99.38 FEET; THENCE 26.16 FEET

ALONG A 31.50-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 43°16'35"W, 25.42 FEET; THENCE 14.27 FEET ALONG AN 86.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 24°14'10"W, 14.25 FEET; THENCE 28.49 FEET ALONG A 32.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 3°29'15"W, 27.56 FEET; THENCE N 22°01'00"E, 255.42 FEET; THENCE 502.83 FEET ALONG AN 837.25-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 4°48'40"E, 495.31 FEET; THENCE LEAVING THE LINES OF SAID DISCOVERY PARK SUBDIVISION, 3-B, N 77°21'45"E, 215.61 FEET; THENCE S 66°57'30"E, 74.71 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING S 66°57'30"E, 352.44 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 63 AND PONDEROSA STREET; THENCE WITH SAID WESTERLY RIGHT OF WAY LINE, S 32°47'00"W, 279.72 FEET; THENCE 69.58 FEET ALONG A 122.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 16°26'40"W, 68.64 FEET; THENCE LEAVING SAID PONDEROSA STREET RIGHT OF WAY LINE 324.17 FEET ALONG A 475.00-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 25°35'30"W, 317.91 FEET; THENCE N 6°02'30"W, 153.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.64 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 May 27, 2021, attached hereto in substantially the same form as "Exhibit A" and made a part of this ordinance. 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. Ordinance No. 024506, approving the PD Plan of Aria Boulevard Phase 2, is hereby repealed.

SECTION 4. The City Council hereby approves the PD Planned Development of "Discovery Center," as certified and signed by the surveyor on June 18, 2021, and the permitted uses set forth in the statement of intent, for the following property:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 3069, PAGE 102 AND DESCRIBED BY

THE WARRANTY DEED RECORDED IN BOOK 3790, PAGE 48 AND BEING MORE PARTICULARITY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERNMOST CORNER OF ENDEAVOR AVENUE, SAID CORNER ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF ENDEAVOR AVENUE, AS SHOWN IN THE DISCOVERY PARK SUBDIVISION, 3-B, RECORDED IN PLAT BOOK 50, PAGE 59; THENCE WITH THE LINES OF SAID DISCOVERY PARK SUBDIVISION 3-B, N 68°21'10"W, 50.04 FEET; THENCE 36.83 FEET ALONG A 518.50-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 70°46'25"W, 36.83 FEET; THENCE N 72°48'35"W, 104.43 FEET; THENCE 48.23 FEET ALONG A 481.50-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 69°56'25"W, 48.21 FEET; THENCE N 67°04'15"W, 99.38 FEET; THENCE 26.16 FEET ALONG A 31.50-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 43°16'35"W, 25.42 FEET; THENCE 14.27 FEET ALONG AN 86.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 24°14'10"W, 14.25 FEET; THENCE 28.49 FEET ALONG A 32.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 3°29'15"W, 27.56 FEET; THENCE N 22°01'00"E, 255.42 FEET; THENCE 502.83 FEET ALONG AN 837.25-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 4°48'40"E, 495.31 FEET; THENCE LEAVING THE LINES OF SAID DISCOVERY PARK SUBDIVISION, 3-B N 77°21'45"E, 215.61 FEET; THENCE S 66°57'30"E, 427.15 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 63 AND PONDEROSA STREET; THENCE WITH SAID WESTERLY RIGHT OF WAY LINE, S 32°47'00"W, 279.72 FEET; THENCE 204.71 FEET ALONG A 122.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 15°17'15"E, 181.52 FEET; THENCE S 14°23'35"E, 74.34 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF DISCOVERY PARKWAY; THENCE LEAVING SAID PONDEROSA STREET RIGHT OF WAY LINE AND WITH SAID RIGHT OF WAY LINE OF DISCOVERY PARKWAY, S 22°53'40"W, 283.65 FEET; THENCE 35.43 FEET ALONG A 58.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 40°23'40"W, 34.88 FEET; THENCE S 57°53'40"W, 68.25 FEET; THENCE 46.79 FEET ALONG A 53.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 83°11'15"W, 45.28 FEET; THENCE N 71°31'50"W, 81.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.66 ACRES.

SECTION 5. The City Council grants a design exception from the requirements set forth in Section 29-4.3(e)(3) of the City Code so that 679 parking spaces may be provided rather than the permitted maximum of 630 parking spaces.

SECTION 6. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 7. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

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

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor