

Introduced by: _____

First Reading: _____ Second Reading: _____

Ordinance Number: _____ Council Bill Number: _____ B 176-26

AN ORDINANCE

rezoning property located the west side of Rock Quarry Road and north of Grindstone Parkway from District A (Agricultural) to District PD (Planned Development); approving the Preliminary Plat and Planned Development of "The Retreat at Columbia"; approving the statement of intent; 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 located on the west side of Rock Quarry Road and north of Grindstone Parkway will be rezoned and become a part of District PD (Planned Development) and taken away from District A (Agricultural):

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF TWO TRACTS OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1370, PAGE 39 AND BOOK 1370, PAGE 38 AS SHOWN BY A SURVEY RECORDED IN BOOK 279, PAGE 392 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:

COMMENCING AT THE SOUTHWEST CORNER OF A SAID TRACT OF LAND AND WITH THE WEST LINE THEREOF, SAID LINE ALSO BEING THE WEST LINE OF SAID SECTION 30, N 1°11'15"E, 886.14 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE LEAVING SAID WEST LINE AND WITH THE NORTH LINE OF SAID TRACT OF LAND, S 89°56'35"E, 592.90 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH SAID NORTH LINE, S 89°56'35"E, 1906.46 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY BOOK 377, PAGE 476; THENCE LEAVING SAID NORTH LINE AND WITH THE WEST LINE OF SAID TRACT, S 38°28'30"E, 157.51 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND WITH THE SOUTH LINE OF SAID TRACT, N 83°34'00"E, 183.80 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, SAID CORNER ALSO

BEING ON THE EAST LINE OF SAID TRACT DESCRIBED BY A WARRANTY DEED RECORDED IN BOOK 1370, PAGE 39; THENCE LEAVING SAID SOUTH LINE AND WITH SAID EAST LINE, S 42°49'05"E, 125.02 FEET; THENCE CONTINUING WITH SAID EAST LINE, S 26°44'50"E, 309.03 FEET; THENCE LEAVING SAID EAST LINE, S 63°15'10"W, 33.00 FEET; THENCE 47.91 FEET ALONG A 30.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 72°29'35"W, 42.98 FEET; THENCE 48.85 FEET ALONG A 217.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 55°18'40"W, 48.75 FEET; THENCE S 48°51'45"W, 203.59 FEET; THENCE 239.42 FEET ALONG A 333.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 69°27'35"W, 234.30 FEET; THENCE N 89°56'35"W, 586.17 FEET; THENCE 47.12 FEET ALONG A 30.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 45°03'25"W, 42.43 FEET; THENCE S 0°03'25"W, 391.76 FEET; THENCE 88.02 FEET ALONG A 467.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 5°20'30"E, 87.89 FEET;

THENCE 48.05 FEET ALONG A 30.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 56°37'50"E, 43.08 FEET TO THE SOUTH LINE OF SAID TRACT, SAID LINE ALSO BEING THE NORTH RIGHT OF WAY LINE OF GRAY OAK DRIVE; THENCE WITH SAID SOUTH LINE THE FOLLOWING COURSES AND DISTANCES, S 77°28'50"W, 30.25 FEET; THENCE 51.26 FEET ALONG A 211.18-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 84°26'00"W, 51.13 FEET; THENCE N 88°36'45"W, 53.08 FEET; THENCE LEAVING SAID SOUTH LINE, 52.72 FEET ALONG A 30.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 41°02'40"E, 46.19 FEET; THENCE 87.04 FEET ALONG A 533.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 4°37'15"W, 86.94 FEET; THENCE N 0°03'25"E, 391.76 FEET; THENCE 47.12 FEET ALONG A 30.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 44°56'35"W, 42.43 FEET; THENCE N 89°56'35"W, 632.68 FEET; THENCE N 0°03'25"E, 86.19 FEET; THENCE N 21°58'10"W, 117.31 FEET; THENCE N 64°42'05"W, 397.90 FEET; THENCE N 38°36'55"W, 78.35 FEET; THENCE N 8°02'00"W, 72.00 FEET; THENCE N 53°17'10"W, 76.45 FEET; THENCE N 30°47'00"W, 79.63 FEET; THENCE N 9°58'45"W, 106.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.71 ACRES.

SECTION 2. The City Council hereby approves the Preliminary Plat and Planned Development of "The Retreat at Columbia," as certified and signed by the surveyor on June 1, 2026. Hereafter the property may be used for the permitted uses set forth in the statement of intent.

SECTION 3. The City Council hereby approves the terms and conditions contained in the statement of intent for that portion of the property as legally described in Section 1 of this ordinance, dated April 22, 2026, 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 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: _____

Mayor and Presiding Officer

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Counselor