

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 3-24

AN ORDINANCE

rezoning property located on the east and west sides of Fairview Road and north of Worley Street (700 N. Fairview Road) from District A (Agriculture) and District R-1 (One-family Dwelling) to District M-C (Mixed-use Corridor); 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 will be rezoned and become a part of District M-C (Mixed-use Corridor) and taken away from District A (Agriculture) and District R-1 (One-family Dwelling):

A TRACT OF LAND BEING PART OF THE TRACTS DESCRIBED BY THE TRUSTEE'S DEED RECORDED IN BOOK 3653, PAGE 77, LOCATED IN WEST HALF OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 10; THENCE WITH THE SECTION LINE, N1°02'20"E, 1402.95 FEET TO THE SOUTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 414, PAGE 889; THENCE LEAVING SAID SECTION LINE AND ALONG THE LINES OF SAID SURVEY, S83°31'00"E, 165.00 FEET TO THE SOUTHEAST CORNER OF SAID SURVEY; THENCE N5°37'35"E, 248.92 FEET TO THE NORTHEAST CORNER OF SAID SURVEY ON THE SOUTH LINE OF HILTON PLAT NO. 5, RECORDED IN PLAT BOOK 19, PAGE 15; THENCE LEAVING THE LINES OF SAID SURVEY AND WITH SAID SOUTH LINE, S83°31'30"E, 292.64 FEET TO THE NORTHEAST CORNER OF THE TRACT DESCRIBED BY THE STREET EASEMENT RECORDED IN BOOK 609, PAGE 530; THENCE LEAVING SAID SOUTH LINE AND WITH THE EAST LINE OF SAID STREET EASEMENT, 85.94 FEET ALONG A 195.59-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S6°03'25"E, 85.25 FEET; THENCE

S18°38'45"E, 32.12 FEET; THENCE 47.12 FEET ALONG A 30.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S63°38'10"E, 42.42 FEET TO THE NORTH LINE OF THE STREET EASEMENT RECORDED IN BOOK 519, PAGE 753; THENCE LEAVING SAID STREET EASEMENT AND WITH SAID NORTH LINE, N71°22'25"E, 23.05 FEET TO THE NORTHEAST CORNER OF SAID STREET EASEMENT ON THE WEST LINE OF COLUMBIA MALL PLAT 1, RECORDED IN PLAT BOOK 18, PAGE 61; THENCE WITH THE EAST LINE OF SAID STREET EASEMENT, S6°07'35"W, 744.60 FEET TO A CORNER OF COLUMBIA MALL PLAT 4, RECORDED IN PLAT BOOK 53, PAGE 92; THENCE LEAVING THE LINES OF SAID STREET EASEMENT RECORDED IN BOOK 519, PAGE 753 AND WITH THE LINES OF SAID COLUMBIA MALL PLAT 4, S53°59'05"E, 357.90 FEET; THENCE S6°08'50"W, 608.13 FEET TO THE SOUTHWEST CORNER OF SAID PLAT 4 AND THE QUARTER SECTION LINE; THENCE LEAVING THE LINES OF SAID PLAT, CONTINUING S6°08'50"W, 65.25 FEET TO THE NORTH LINE OF WORLEY STREET AS SHOWN BY THE ADMINISTRATIVE SUBDIVISION OF WORLEY STREET PLAZA RECORDED IN BOOK 759, PAGE 747; THENCE WITH SAID NORTH LINE OF WORLEY STREET, S85°42'55"W, 382.32 FEET; THENCE 84.69 FEET ALONG A 796.88-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S82°40'20"W, 84.65 FEET TO THE EAST END OF THE STREET EASEMENT RECORDED IN BOOK 3427, PAGE 37; THENCE LEAVING SAID NORTH LINE AND WITH THE LINES OF SAID STREET EASEMENT, N10°23'00"W, 4.55 FEET; THENCE S77°51'50"W, 52.02 FEET; THENCE N14°07'30"W, 4.90 FEET; THENCE S78°58'20"W, 13.95 FEET; THENCE S12°13'00"E, 4.83 FEET; THENCE 83.12 FEET ALONG A 61.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N55°41'30"W, 76.84 FEET; THENCE N16°39'10"W, 45.55 FEET; THENCE S73°20'50"W, 5.57 FEET TO THE EAST LINE OF THE STREET EASEMENT RECORDED IN BOOK 519, PAGE 757; THENCE WITH SAID EAST LINE, 102.97 FEET ALONG A 539.96-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N10°43'40"W, 102.81 FEET TO THE QUARTER SECTION LINE; THENCE WITH SAID QUARTER SECTION LINE, N83°28'35"W, 90.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.23 ACRES

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) FROM GPS OBSERVATIONS.

SECTION 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2024.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor