

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 123-23

AN ORDINANCE

rezoning property located on the southeast corner of Providence Road and Veterans United Drive from District M-OF (Mixed-use Office) 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 northern 18.32 acres of a 24.49 acre parcel, 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 M-OF (Mixed-use Office):

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOT 1A, STATE FARM SUBDIVISION-BLOCK 2 RECORDED IN PLAT BOOK 54, PAGE 82 AND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 5681, PAGE 185 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1A, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE FOR VETERANS UNITED DRIVE AND LEAVING SAID SOUTH RIGHT OF WAY LINE AND WITH THE EAST LINE OF SAID LOT 1A THE FOLLOWING COURSES AND DISTANCES, S 34°20'50"E, 316.51 FEET; THENCE 33.17 FEET ALONG A 25.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 3°39'35"W, 30.79 FEET; THENCE 296.50 FEET ALONG A 909.42-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 32°19'40"W, 295.19 FEET; THENCE S 22°59'20"W, 60.08 FEET; THENCE 323.96 ALONG A 269.06-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 11°30'15"E, 304.74 FEET; THENCE LEAVING SAID EAST LINE, S 47°22'40"W, 176.21 FEET; THENCE 204.10 FEET ALONG A 1000.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE

HAVING A CHORD, S 53°13'30"W, 203.75 FEET; THENCE S 59°04'20"W, 117.58 FEET; THENCE 457.34 FEET ALONG A 460.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 30°35'25"W, 438.73 FEET TO THE SOUTH LINE OF SAID LOT 1A, SAID LINE ALSO BEING THE NORTH RIGHT OF WAY LINE FOR CORPORATE LAKE DRIVE; THENCE WITH SAID SOUTH LINE, N 88°09'00"W, 67.36 FEET; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID LOT 1A, SAID WEST LINE ALSO BEING THE EAST RIGHT OF WAY LINE FOR PROVIDENCE ROAD (A.K.A. STATE HIGHWAY 163), THE FOLLOWING COURSES AND DISTANCES, N 1°02'50"E, 63.48 FEET; THENCE N 88°57'10"W, 60.00 FEET; THENCE N 1°02'50"E, 407.24 FEET; THENCE N 0°06'00"W, 500.05 FEET; THENCE N 3°14'20"W, 200.56 FEET; THENCE N 1°02'50"E, 150.00 FEET; THENCE TRANSITIONING FROM SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE FOR VETERANS UNITED DRIVE THE FOLLOWING COURSES AND DISTANCES, N 35°50'40"E, 71.85 FEET; THENCE S 88°57'10"E, 42.00 FEET; THENCE N 1°02'50"E, 7.69 FEET; THENCE N 89°59'40"E, 178.02 FEET; THENCE 116.31 FEET ALONG A 500.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 83°20'00"E, 116.04 FEET; THENCE N 68°20'30"E, 80.00 FEET; THENCE 155.64 FEET ALONG A 538.50-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 63°48'50"E, 155.10 FEET; THENCE N 47°13'30"E, 38.07 FEET; THENCE N 55°31'50"E, 85.11 FEET TO THE POINT OF BEGINNING AND 18.32 ACRES.

SECTION 2. The following 6.17 acres of the 24.49 acre parcel, 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 EAST HALF OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOT 1A, STATE FARM SUBDIVISION-BLOCK 2 RECORDED IN PLAT BOOK 54, PAGE 82 AND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 5681, PAGE 185 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1A, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE FOR VETERANS UNITED DRIVE AND LEAVING SAID SOUTH RIGHT OF WAY LINE AND WITH THE EAST LINE OF SAID LOT 1A, THE FOLLOWING COURSES AND DISTANCES, S 34°20'50"E, 316.51 FEET; THENCE 33.17 FEET ALONG A 25.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 3°39'35"W, 30.79 FEET; THENCE 296.50 FEET ALONG A 909.42-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 32°19'40"W, 295.19 FEET; THENCE S 22°59'20"W, 60.08 FEET; THENCE 323.96 FEET ALONG A 269.06-FOOT

RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 11°30'15"E, 304.74 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING AND WITH SAID EAST LINE THE FOLLOWING COURSES AND DISTANCES, 7.68 FEET ALONG A 269.06-FEET RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 46°48'55"E. 7.68 FEET; THENCE S 47°38'00"E, 33.22 FEET; THENCE S 41°17'50"W, 217.32 FEET; THENCE 185.98 FEET ALONG A 1244.11-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 52°32'10"E, 185.81 FEET; THENCE S 1°51'00"W, 399.80 FEET TO THE SOUTH LINE OF SAID LOT 1A; THENCE LEAVING SAID EAST LINE AND WITH SAID SOUTH LINE, N 88°09'00"W, 606.04 FEET; THENCE LEAVING SAID SOUTH LINE, N 1°51'00"E, 3.50 FEET; THENCE N 88°09'00"W, 32.68 FEET; THENCE 457.34 FEET ALONG A 460.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 30°35'25"E, 438.73 FEET; THENCE N 59°04'20"E, 117.58 FEET, THENCE 204.10 FEET ALONG A 1000.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 53°13'30"E, 203.75 FEET; THENCE N 47°22'40"E, 176.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.17 ACRES.

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 _____ day of _____, 2023.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor