

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 70-22

AN ORDINANCE

rezoning property located on the northeast corner of College Avenue and Paris Road from District M-N (Mixed-use Neighborhood) and R-MF (Multi-family Dwelling) to District PD (Planned Development); approving the statement of intent; approving the Planned Development Plan for "Petro-Mart"; granting design adjustments relating to right-of-way dedication and lot frontage; 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 northwest quarter of Section 7 T48N R12W, in Columbia, Boone County, Missouri, being all of Lot 1 of the Administrative Plat - Evans Plat 1 recorded in book 1223 page 953, and also being all of Lot 3 and part of Lots 2, 4, 5, and 6 of Haggard's Subdivision recorded in plat book 3 page 26, further described as follows:

Beginning at the northeast corner of Lot 1 of the Administrative Plat - Evans Plat 1 recorded in book 1223 page 953, thence along the lines of said plat, S 40°40'00"W 100.22 feet, thence along a curve to the right, having a radius of 282.51 feet, a distance of 125.57 feet, the chord being S 53°24'00"W 124.54 feet; thence N 37°58'40"W 55.82 feet to the easterly right-of-way of College Avenue (Missouri State Route 763); thence along the said line, on a non-tangent curve to the right, having a radius of 5694.58 feet, a distance of 250.05 feet, the chord being N 3°18'00"E 250.03 feet having left the lines of said Evans Plat 1; thence leaving said line, S 81°15'40"E 106.36 feet to the westerly line of Lot 3 of Haggard's Subdivision recorded in plat book 3 page 26; thence along the lines of said lot, N 36°16'20"E 8.77 feet; thence S 50°06'50"E 144.33 feet to the northerly right-of-way of Paris Road; thence along said line, S 40°40'00"W 54.98 feet to the point of beginning, and containing 0.94 acres.

will be rezoned and become a part of District PD (Planned Development) and taken away from District M-N (Mixed-use Neighborhood) and R-MF (Multi-family Dwelling). 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 December 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. The City Council hereby approves the Planned Development Plan for "Petro-Mart," as certified and signed by the surveyor on February 9, 2022. Hereafter the property may be used for the permitted uses set forth in the statement of intent.

SECTION 4. The City Council grants a design adjustment from the requirements of Section 29-5.1(c)(4) and Section A.3(a) of the Unified Development Code (Appendix A. Street Standards) of the City Code to waive right-of-way dedication as follows:

1. Eighteen (18) feet of required additional half-width street right-of-way dedication along the subject tract's College Avenue frontage.
2. Varying amounts of up to eleven and one-half (11.5) feet of required additional half-width street right-of-way dedication along a portion of the subject tract's Paris Road frontage.

SECTION 5. The City Council grants a design adjustment from the requirements of Section 29-5.1(f)(1)(iv)(D) relating to lot frontage to allow the subject tract direct driveway access to College Avenue containing less than the minimum three hundred (300) feet of required frontage along the street right-of-way.

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 _____, 2022.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor