

Introduced by: _____

First Reading: _____

Second Reading: _____

Ordinance Number: _____

Council Bill Number: B 177-26

AN ORDINANCE

rezoning property located on the northwest corner of University Avenue and College Avenue (1205 University Avenue) from District R-MF (Multiple-family Dwelling) to District PD (Planned Development); approving the PD Planned Development of "Theory Sterling," inclusive of requested design exceptions; 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 will be rezoned and become a part of District PD (Planned Development) and taken away from District R-MF (Multiple-family Dwelling):

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOTS 1-5 AND ALL OF LOTS 6-12 AND 15' ALLEY AS SHOWN BY MATTHEWS' SUBDIVISION OF LOTS 1 TO 14, BOTH INCLUSIVE, OF SWALLOW'S ADDITION RECORDED IN PLAT BOOK 94, PAGE 146 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8 AND WITH THE WEST LINE OF SAID MATTHEWS' SUBDIVISION, SAID LINE ALSO BEING THE EAST RIGHT OF WAY LINE OF MATTHEWS STREET, N 0°33'50"E, 398.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE LEAVING SAID WEST AND EAST LINE AND WITH THE NORTH LINE OF SAID PLAT, S 89°32'05"E, 322.89 FEET; THENCE LEAVING SAID NORTH LINE, S 0°51'50"W, 140.94 FEET; THENCE S 3°35'50"W, 140.29 FEET; THENCE S 0°41'15"W, 107.14 FEET; THENCE S 49°58'55"W, 16.45 FEET TO THE SOUTH LINE OF SAID LOT 5, SAID POINT ALSO BEING THE NORTH RIGHT OF WAY LINE OF UNIVERSITY AVENUE; THENCE WITH SAID SOUTH AND NORTH LINE, N 89°22'35"W, 302.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.91 ACRES.

SECTION 2. The City Council hereby approves the PD Planned Development of "Theory Sterling," as certified and signed by the surveyor on June 16, 2026 and located on the northwest corner of University Avenue and College Avenue (1205 University Avenue), including the following requested design exceptions:

1. Allow setbacks less than twenty-five (25) feet for the front yard, fifteen (15) feet for the side yard, and twenty-five (25) feet for the rear yard as required by Section 29-4.1(a).
2. Allow building height to exceed the maximum forty-five (45) feet as required by Section 29-4.1(a).
3. Allow less than seven hundred eighteen (718) parking spaces as required by Section 29-4.3(b).
4. Allow less than fifteen percent (15%) landscaping as required by Section 29-4.4(c)(2)(ii).

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 property as legally described in Section 1 of this ordinance, dated May 29, 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