

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 33-23

AN ORDINANCE

rezoning property located on the southeast corner of Balboa Lane and Sieville Avenue (3416 and 3418 Balboa Lane and 202 Sieville Avenue) from District R-MF (Multi-family Dwelling) to District PD (Planned Development); approving a statement of intent; approving the PD Plan of "Rockbridge Condominiums"; setting forth a condition for approval; 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:

Tract 1

A tract of land located in the southwest quarter of Section 25, Township 48 North, Range 13 West, in the city of Columbia, Boone County, Missouri, being shown as Lots 1, 4, and 5 also being part of Lots 2, 3, and 6 of Rockbridge subdivision Block IV, recorded in Plat Book 10, Page 196, records of Boone County, Missouri, and being more particularly described as follows:

Beginning at the northeast corner of said Lot 1 of Rockbridge Subdivision Block IV recorded in Plat Book 10, Page 196, also being a point on the west right-of-way line of Outer Road; Thence south along said west right-of-way line S 01°31'35"W, 202.34 feet; Thence leaving said west right-of-way line N 88°29'10"W, 238.86 feet, Thence S 01°35'30"W, 111.64; Thence following the south line of lots 3, 4, 5 & 6 of said subdivision N 88°31'50"W, 341.52 feet; Thence N 01°40'30"E, 150.41 feet to a point on the south right-of-way line of Sieville Lane; Thence east along said south right-of-way line S 88°27'30"E, 270.00 feet; Thence along a curve to the left having a radius of 130.00 feet, an arc length of 204.21 feet, and said curve having a chord which bears N 46°32'30"E, 183.85 feet to a point on the east right-of-way line of Balboa Lane; Thence Leaving said south right-of-way line, north along said east right-of-way line N 01°32'30"E, 34.10 feet to a point on the north

line of said Lot 1 of Rockbridge Subdivision Block IV; Thence leaving said east right-of-way line of Balboa Lane and east along said north line of Lot 1 S 88°27'50"E, 180.07 feet to the Point of Beginning and containing 2.76 acres.

All bearings referenced to grid north of the Missouri State Plane Coordinate System NADA83 (2011), epoch date 2010.00, central zone, by GPS observations using MoDOT VRS network.

Tract 2

A tract of land located in the southwest quarter of Section 25, Township 48 North, Range 13 West, in the city of Columbia, Boone County, Missouri, being shown part of Lots 2 and 3 of Rockbridge subdivision Block IV, recorded in Plat Book 10, Page 196, records of Boone County, Missouri, and being more particularly described as follows:

Commencing at the northeast corner of said Lot 1 of Rockbridge Subdivision Block IV recorded in Plat Book 10, Page 196, also being a point on the west right-of-way line of Outer Road; Thence south along said west right-of-way S 01°31'35"W, 202.34 feet to the Point of Beginning; Thence continuing along said west right-of-way line S 01°31'35"W, 111.45 feet; Thence leaving said west right-of-way line and following the south line of lot 2 and lot 3 of said subdivision N 88°31'50"W, 238.99 feet; Thence N 01°35'30"E, 111.64 feet; Thence S 88°29'10"E, 238.86 feet to the Point of Beginning and containing 26,572 square feet.

All bearings referenced to grid north of the Missouri State Plane Coordinate System NADA83 (2011), epoch date 2010.00, central zone, by GPS observations using MoDOT VRS network.

will be rezoned and become a part of District PD (Planned Development) and taken away from District 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 January 13, 2023, 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 PD Plan of "Rockbridge Condominiums," as certified and signed by the surveyor on January 13, 2023. Hereafter the property may be used for the permitted uses set forth in the statement of intent.

SECTION 4. Approval of the PD Plan of Rockbridge Condominiums is subject to the condition that should any building on an individual lot be removed, all design exceptions shall expire with new development on that lot.

SECTION 5. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. 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