

Ord. 22508; Changing the uses allowed on C-P zoned property located on the southeast corner of Lenoir Street and Roosevelt Avenue (4130 and 4150 S. Lenoir Street)

Ordinance No. 22508

Council Bill No. B 179-15

AN ORDINANCE

changing the uses allowed on C-P zoned property located on the southeast corner of Lenoir Street and Roosevelt Avenue (4130 and 4150 S. Lenoir Street); approving a revised statement of intent; 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 permitted uses on property in District C-P located on the southeast corner of Lenoir Street and Roosevelt Avenue (4130 and 4150 S. Lenoir Street), and further described as follows:

A tract of land in the north half (N 1/2) of the northeast quarter (NE 1/4) of Section 32, Township 48 North, Range 12 West in Boone County, Missouri being the land described in the warranty deeds in Book 2915 at pages 139 and 140 and also Parcel 1 of the land described in the warranty deed in Book 2757 at page 17, all of the Boone County Records and containing 20.75 acres, more or less, specifically described as follows:

Parcel 1: A tract of land containing 16.1 acres, more or less, located in part of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of Section Thirty-two (32), Township Forty-eight (48), Range Twelve (12), Boone County, Missouri, as shown by Survey recorded in Book 297, Page 606, Records of Boone County, Missouri; and

Parcel 2: Twenty-three and three-fourths (23 3/4) acres, more or less, the north-east part of the Northeast Quarter (NE 1/4) of Section Thirty-two (32), Township Forty-eight (48) North, Range Twelve (12) West, of the Fifth (5th) Principal Meridian, in Boone County, Missouri, more particularly described as follows: Beginning at the northeast corner of said Section Thirty-two (32) in the center of the county road; thence south along the east line of said Section Thirty-two (32), one thousand two hundred seventy (1,270) feet to the center line of the Columbia and Ashland Gravel Road (now State Highway 63 leading from Columbia to Jefferson City); thence along the center line of said highway north fifty (50) degrees west two thousand sixty-seven (2,067) feet to the north line of said Section Thirty-two (32); thence east on the north line of said Section Thirty-two (32) in the center of the county road, one thousand five hundred eighty-eight (1,588) feet to the beginning. Excepting therefrom three (3) acres, more or less,

as shown by survey recorded in Book 270, Page 564, Records of Boone County, Missouri; and also excepting therefrom sixteen and one-tenth (16.1) acres, more or less, as shown by survey recorded in Book 297, Page 606, Records of Boone County, Missouri; and also excepting therefrom any part conveyed, taken or used for road purposes.

are amended to include the permitted uses set forth in the statement of intent.

SECTION 2. The City Council hereby approves the terms and conditions contained in the revised statement of intent dated June 2, 2015, marked "Exhibit A," which is attached to and made a part of this ordinance, which replaces the statement of intent attached to Ordinance No. 019602 passed on August 20, 2007, and it 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. 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 20th day of July, 2015.

BROWN WILLBRAND, P.C.

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June 2, 2015

Steve McIntyre
Department of Community Development
City of Columbia, Missouri
PO Box 6015
Columbia, MO 65205-6015

Re: Fulton Medical Center/Whirlwind Properties

Dear Steve:

I enclose herewith a revised Statement of Intent with respect to the request of Fulton Medical Center, LLC, and Whirlwind Properties, LLC, to add additional uses and square footage of building area, as currently permitted by Ordinance No. 019602.

This Amended Statement of Intent should replace the Statement of Intent which I submitted with our application, and my letter of May 5, 2015.

If this does not suffice and additional information or changes are required, please let me hear from you.

Sincerely,



B. Daniel Simon

BDS:lwg

**AMENDED STATEMENT OF INTENT FOR C-P REZONING REQUEST BY
WHIRLWIND PROPERTIES, LLC AND FULTON MEDICAL CENTER, LLC**

Location of Tract: 20.57 acres located at 4130 and 4150 South Lenoir Street and is presently
Sunset Mobile Home Park and Ed's Mobile Home Park

A. **THE USES PROPOSED:**

State/private educational facilities
Public utility buildings
Federal/state government buildings
Private research laboratories
Office buildings
Barber/beauty shops
Dry cleaners
Pet store
Photo shops
Physical fitness center
Day care
Printing shops
Radio and television sales
Repair of household appliances
Shoe repair
Retail stores
Bakery
Restaurants
Hospitals for small animals
Trade school
Shops for custom work
Garment storage
Bicycle repair shops
Sign painting shops
Florist
Wholesale sales office
Medical and dental clinics
Religious institutions
Hospitals, medical or dental clinics, sanitariums, and medical laboratories

- b. Conformity with Requirements of Section 8 of Ordinance No. 019602. The Developer of the Property shall be required to conform with all requirements for the placement of the Property in Zoning District C-P, as provided for by Ordinance No. 019602, adopted by the City Council of the City of Columbia, Missouri on or about August 20, 2007, including, but not limited to, those of Section 8 of such Ordinance, meaning that the Property is subject to the following conditions:

1. The Developer shall be required to submit a Traffic Impact Study before or in conjunction with its C-P Development Plan for all or any part of the Property.
 2. The Developer shall be responsible for all off-site improvements recommended by the Traffic Impact Study.
 3. The Property shall be platted prior to the issuance of any building permits and all necessary right-of-way for adjacent streets shall be dedicated as a part of the platting process.
- e. The maximum gross square feet of building floor area proposed is 200,000 square feet.
- d. The maximum building height proposed is 45 feet.
- e. The minimum percentage of the site to be maintained in open space is twenty-five percent (25%)

Whirlwind Properties, LLC (Owner) and
Fulton Medical Center, LLC (Contract Purchaser)

By: 

B. Daniel Simon, Mo. Bar No. 20248

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