

022146

Introduced by McDavid

First Reading 7-21-14

Second Reading 8-4-14

Ordinance No. 022146

Council Bill No. B 208-14 A

AN ORDINANCE

rezoning a portion of the property located on the south side of East Business Loop and east of Old Highway 63 (2112 E. Business Loop) from District R-1 (One-family Dwelling District) and District C-3 (General Business District) to District C-P (Planned Business District); approving the statement of intent; approving the C-P Plan and Preliminary Plat for Veterans Campus; repealing all conflicting ordinances or parts of ordinances; approving less stringent screening requirements; setting forth a condition for approval; 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 Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is amended so that the following 1.89 acres of a 4.01 acre property:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOTS 11 & 17 AND THE VACATED RIGHT-OF-WAY OF STREET F OF CONLEY & GORDON'S SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 4, AND BEING ALL OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1599, PAGE 60 AND THE SURVEY RECORDED IN BOOK 4298, PAGE 181 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY SAID WARRANTY DEED RECORDED IN BOOK 1599, PAGE 60, AND SHOWN BY SURVEY RECORDED IN BOOK 400, PAGE 222, THENCE WITH THE LINES THEREOF, N 1°06'20"E, 371.20 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH THE WEST LINE OF SAID DEED, N 1°06'20"E, 331.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BUSINESS LOOP 70; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE, S 89°12'45"E, 249.75 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND CONTINUING WITH THE LINES OF SAID SURVEY, S 1°18'05"W, 330.84 FEET; THENCE LEAVING THE LINES OF

SAID SURVEY, N 89°20'40"W, 248.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.89 ACRES.

will be rezoned and become a part of District C-P (Planned Business District) and taken away from District R-1 (One-family Dwelling District) and District C-3 General Business District). Hereafter the property may be used for all permitted uses shown in the Statement of Intent, attached hereto as "Exhibit A."

SECTION 2. The City Council hereby approves the terms and conditions contained in the statement of intent for the property described in Section 1 above, dated June 2, 2014, 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 C-P Plan and Preliminary Plat for Veterans Campus, as certified and signed by the surveyor on July 11, 2014, for Lot 1, the portion of the property referenced in Section 1 above. The Director of Community Development shall use the design parameters set forth substantially in the same form as "Exhibit B," which is attached to and made a part of this ordinance, as guidance when considering any future revisions to the C-P Development Plan.

SECTION 4. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. The City Council approves less stringent screening requirements than those set forth in Section 29-17(d)(6) of the Zoning Regulations so that screening shall not be required along the south portion of Lot 1 where it abuts the adjacent R-1 zoned property; subject to the condition that a note and graphic shall be added to the C-P plan stating that landscaping shall be installed at the time of residential development to the south.

SECTION 6. This ordinance shall be in full force and effect from and after its passage.

PASSED this 4th day of August, 2014.

ATTEST:

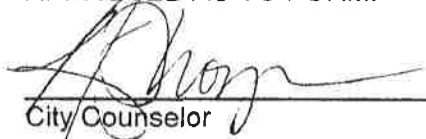


City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor