

018222

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Introduced by Hindman
First Reading 9-7-04 Second Reading 9-20-04
Ordinance No. 018222 Council Bill No. B 281-04 A

AN ORDINANCE

rezoning property located north of Vandiver Drive and south of Pioneer Drive, west of Woody Lane from Districts R-1, A-1 and O-P to District C-P; 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 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 property:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE DEED RECORDED IN BOOK 1559, PAGE 644 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 5, THENCE WITH THE QUARTER SECTION LINE N0°28'15"E, 890.68 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF VANDIVER DRIVE AS SHOWN ON CENTERSTATE PLAT 1, RECORDED IN PLAT BOOK 35, PAGE 33, THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING CONTINUING WITH SAID QUARTER SECTION LINE N0°28'15"E, 1199.29 FEET; THENCE LEAVING SAID QUARTER SECTION LINE N89°10'45"E, 100.00 FEET TO THE SOUTHWEST CORNER OF TRACT "A" OF THE SURVEY RECORDED IN BOOK 320, PAGE 295; THENCE WITH THE LINES OF SAID TRACT "A" N89°10'45"E, 400.00 FEET; THENCE N0°28'15"E, 410.59 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PIONEER DRIVE; THENCE LEAVING THE LINES OF SAID TRACT "A" AND WITH SAID SOUTH LINE N89°10'45"E, 411.68 FEET; THEN LEAVING SAID SOUTH LINE N0°49'15"W, 25.00 FEET TO THE NORTH LINE OF SAID SECTION 5; THENCE WITH SAID SECTION LINE N89°10'45"E, 273.53 FEET; THENCE LEAVING SAID SECTION LINE S0°49'15"E, 693.93 FEET TO THE NORTH RIGHT-OF-WAY LINE

OF SAID VANDIVER DRIVE; THENCE WITH SAID NORTH LINE S51°35'00"W,
1541.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.72 ACRES.

will be rezoned and become a part of District C-P (Planned Business District) and taken away from Districts R-1 (One-Family Dwelling District), A-1 (Agricultural District) and O-P (Planned Office District). Hereafter the property may be used for all C-3 uses with the exception of: halfway houses; farm machinery sales; drive-in theaters; machine shops; outside retail storage; warehouse or for any assembling, manufacturing, industrial, distilling, refining, smelting, agricultural or mining operation; flea market; any establishment offering a strip show or other "adult" or pornographic entertainment; any use which is a public or private nuisance; any use which produces dust, dirt or fly ash in excessive quantities; a dry cleaning plant larger than 5,000 square feet; a massage parlor of tattoo parlor; the sale, rental or display of "adult" or pornographic materials, including, without limitation, magazines, books, movies, videos and photographs, unless the same are sold, rented or displayed as incidental to the general retail business of a national chain; a pawn shop; a carnival, amusement park or circus, other than a temporary carnival setup; a "head shop" or other business selling drug paraphernalia; a truck stop, car wash, automotive service or repair business; a mobile home or trailer court, labor camp, junk yard or stock yard; a landfill, garbage dump or other facility for the dumping, disposing, incinerating or reduction of garbage; a "Second-hand" store whose principal business is selling used merchandise, thrift shops, salvation army type stores, "goodwill" type stores, and similar businesses; any bar (unless part of a sit down restaurant).

SECTION 2. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. The rezoning of the property described in Section 1 shall be subject to the following conditions:

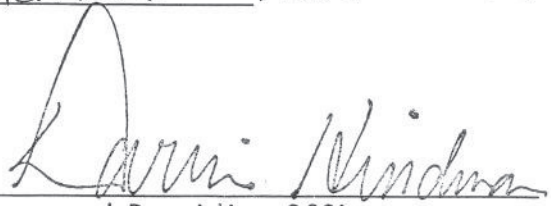
1. An undeveloped 100 foot buffer strip shall be placed along Pioneer Drive.
2. No vehicle access to the property shall be permitted from Pioneer Drive.

SECTION 4. This ordinance shall be in full force and effect from and after its passage.

PASSED this 20th day of September, 2004.

ATTEST:


City Clerk


Mayor and Presiding Officer

APPROVED AS TO FORM:


City Counselor

