



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 19, 2025

Re: Artemis Drive – Partial Right-of-Way Vacation (Case # 118-2025)

Executive Summary

Approval of this request would vacate the approximate 60-foot wide x 460-foot long (27,580 sq. ft.) portion of unimproved Artemis Drive that was proposed to connect to the existing roundabout at the northern terminus of Endeavor Avenue. This request is being presented concurrent with two other requests on the Council's May 19 agenda. The first, Case # 113-2025, seeks to vacate two drainage and two utility easements flanking unimproved Artemis Drive. The second, Case # 92-2025, is a proposed Planned Development Plan to be known as "Discovery Apartments" which seeks to develop a mixture of residential and commercial uses on the undeveloped property which is traversed by unimproved Artemis and the drainage and utility easements.

If approved, the vacated right-of-way, drainage easements and utility easements would be combined through a replat to create "Discovery Apartments, Plat No. 1." The first plat of the proposed PD Plan presented in Case # 92-2025. The present public road right-of-way for Artemis would be relocated to run parallel with the western boundary of the Discovery Park development and loop back eastward to connect into a future extension of Endeavor Avenue providing public street access to all future lots shown on the PD Plan.

Discussion

Crockett Engineering (agent), on behalf of P1316 LLC (owner), is seeking approval to vacate an approximately 60-foot wide x 460-foot long portion of Artemis Drive adjacent to Lot 7 of "Discovery Park Subdivision Plat 7," Lot 6 of Discovery Park, Plat No. 6A, and a Tract Split Survey for Bristol 6789 (see attached "key diagram"). The approximately 0.63-acre tract abuts 4900 Artemis Drive. This request is being presented concurrently with a request to vacate two drainage easements and two 10-foot utility easements (Case # 113-2025) and grant approval to a new Planned Development Plan to be known as "Discovery Apartments" (Case # 92-2025). These cases appear on the Council's May 19 agenda under separate cover.

The 60-foot wide x 460-foot long portion of right-of-way contains a drainage easement as well as adjoining "standard" 10-foot utility easements – the subject of Case # 113-2025. The proposed vacated right-of-way, drainage easements, and utility easements will be combined with the adjacent undeveloped land surrounding the request to facilitate the development shown on the Planned Development Plan to be known as "Discovery Apartments" which is the subject of Case # 92-2025.



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The portion of Artemis Drive sought to be vacated is shown on the proposed PD Plan of Discovery Apartments as a private east-west driveway that would connect to future northward extensions of Artemis Drive and Endeavor Avenue. The northern extension of both Artemis and Endeavor would connect together forming a "loop-street" in the future that would be south of a future lot having frontage along Phillips Lake. The vacation of the unimproved portion of Artemis would be replaced by this "loop-street" connection.

The requested vacation of the unimproved portion of Artemis Drive has been reviewed by both internal and external agencies and is supported. This support is based the understanding that the PD Plan (Case #92-2025) for Discovery Apartments provides a comparable, if not superior, connection to the future undeveloped acreage north of the current terminus of both Artemis and Endeavor. Vacation of the right-of-way is subject to the approval of the drainage and utility easement vacation requests shown within Case #113-2025. Furthermore, support is based upon the fact that a final plat for Discovery Apartments has been submitted showing necessary drainage and utility easements to connect existing and future infrastructure facilities as well as accommodating the private driveway connection between the two roadways.

Locator maps, easement and right-of-way vacation "key diagram", proposed "Discovery Apartments" PD Plan, and the right-of-way vacation legal description with exhibit are attached for review.

Fiscal Impact

Short-Term Impact: None. Any relocation of existing utilities resulting from development of the former right of way would be borne by the applicant.

Long-Term Impact: Potentially revenue positive given current land status does not generate property taxes. Maintenance costs of existing public infrastructure within the right-of-way corridor are neutral.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Resilient Economy, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable



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Legislative History

Date	Action
1/23/2024	Approved final plat "Discovery Park, Plat No. 6A" (Ord. 025593)
6/21/2021	Approved final plat "Discovery Park Subdivision Plat 7" (Ord. 024666)
11/01/2004	Approved annexation and Statement of Intent's for each tract (Ord. 18043)

Suggested Council Action

Approve the requested vacation of the western 60-foot wide x 460-foot long portion of Artemis Drive abutting Lot 7 of "Discovery Park Subdivision Plat 7", Lot 6 of "Discovery Park, Plat No. 6A."