

026280

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Introduced by Buffaloe

First Reading 4-6-26

Second Reading 4-20-26

Ordinance No. 026280

Council Bill No. B 82-26

**AN ORDINANCE**

approving the PD Planned Development Plan and Preliminary Plat of "The Vantage" located on the east and west sides of Rolling Hills Road and south of Richland Road; approving a revised statement of intent; approving a development agreement; directing the City Clerk to record the development agreement; 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 City Council hereby approves the PD Planned Development Plan and Preliminary Plat of "The Vantage," as certified and signed by the surveyor on January 28, 2026 (hereinafter "PD Plan"), described as follows:

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 48 NORTH, RANGE 12 WEST AND BEING ALL OF TRACTS 2, 3 AND 4 OF A SURVEY RECORDED IN BOOK 4333, PAGE 100 AND BEING PART OF A TRACT DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 3835, PAGE 73 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15 AND WITH THE NORTH LINE THEREOF, S 89°21'50"E, 1213.67 FEET; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID TRACT 4 THE FOLLOWING COURSES AND DISTANCES, S 1°28'50"W, 399.90 FEET; THENCE S 23°44'05"W, 397.02 FEET; THENCE S 41°00'10"W, 1679.54 FEET; THENCE LEAVING SAID EAST LINE AND WITH THE WEST LINE OF SAID TRACT 4, THE FOLLOWING COURSES AND DISTANCES, 16.17 FEET ALONG A 1004.00-RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 14°20'50"W, 16.17 FEET; THENCE N 14°48'35"W, 460.38 FEET; THENCE 184.82 FEET ALONG A 996.97-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 9°33'55"W, 184.56 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 2; THENCE LEAVING SAID WEST LINE AND WITH THE SOUTH LINE OF SAID TRACT 2, S 89°16'45"W, 203.98 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID TRACT 2, N 1°28'40"E, 740.52 FEET; THENCE

LEAVING SAID WEST LINE, N 88°55'05"W, 62.66 FEET TO THE SOUTHEAST CORNER OF TRACT 1 OF A SURVEY RECORDED IN BOOK 4333, PAGE 100; THENCE WITH THE EAST LINE OF SAID TRACT 1, SAID LINE ALSO BEING THE WEST LINE OF SAID TRACT 2, N 1°05'15"E, 657.15 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE LEAVING SAID WEST LINE AND WITH SAID NORTH LINE, N 89°17'25"E, 445.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 50.80 ACRES.

(hereinafter the "Subject Property").

For that portion of the Subject Property, such PD Plan shall replace any prior approved plans. Hereafter the Subject Property may be used in conformance with the PD Plan and for such permitted uses as set forth in the revised statement of intent described herein in Section 2.

SECTION 2. The City Council hereby approves the terms and conditions contained in the revised statement of intent, dated January 30, 2026, attached hereto as "Attachment A" and made a part of this ordinance for the Subject Property. For the Subject Property, the revised statement of intent in Attachment A shall replace the statement of intent attached to Ordinance No. 020801 and passed by the City Council on December 6, 2010. The revised 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 Manager is hereby authorized to execute a development agreement with Tori-Ben Farms, LLC to establish public infrastructure obligations. The form and content of the development agreement shall be substantially as set forth in "Attachment B" attached hereto. For the Subject Property, the development agreement in Attachment B shall replace the development attached to Ordinance No. 020801 and passed by the City Council on December 6, 2010.

SECTION 4. The City Clerk is authorized and directed to have the development agreement recorded in the office of the Boone County Recorder of Deeds.

SECTION 5. This ordinance shall be in full force and effect from and after its passage.


PASSED this 20th day of April, 2026.

ATTEST:

  
\_\_\_\_\_  
City Clerk

  
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Mayor and Presiding Officer

APPROVED AS TO FORM:

  
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City Counselor