

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 144-24

**AN ORDINANCE**

approving a major amendment to the PD Planned Development of "The Kitchen & Discovery Offices" located on the west side of Discovery Parkway and south of Endeavor Avenue (3701 Discovery Parkway); 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 a major amendment to the PD Planned Development of "The Kitchen & Discovery Offices" located on the west side of Discovery Parkway and south of Endeavor Avenue (3701 Discovery Parkway) for the following described property:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 32 AND THE SOUTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 3790, PAGE 48 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERNMOST CORNER OF ARTEMIS DRIVE AS SHOWN IN DISCOVERY PARK SUBDIVISION PLAT 6, RECORDED IN PLAT BOOK 55, PAGE 44 AND WITH THE LINES OF SAID ARTEMIS DRIVE N 40°53'20"W, 439.14 FEET; THENCE 40.99 FEET ALONG A 40.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 11°32'05"W 39.22 FEET; THENCE 64.32 FEET ALONG AN 80.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 5°12'50"W, 62.60 FEET; THENCE 35.71 FEET ALONG A 40.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 2°40'25"W, 34.53 FEET TO THE EASTERLY RIGHT OF WAY OF NACONA PARKWAY; THENCE WITH SAID EASTERLY RIGHT OF WAY LINES N 22°53'55"E, 545.77 FEET TO THE EXISTING RIGHT OF WAY LINE OF NOCONA PARKWAY AS SHOWN IN DISCOVERY PARK SUBDIVISION PLAT 3-B RECORDED IN PLAT BOOK 50, PAGE 59; THENCE WITH THE LINES OF SAID PLAT AND CONTINUING N 22°53'55", 47.15 FEET; THENCE 30.05 FEET ALONG A 35.50-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD

N 47°09'05"E, 29.16 FEET; THENCE 6.40 FEET ALONG AN 86.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 69°16'15"E, 6.40 FEET; THENCE 24.75 FEET ALONG A 31.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 89°59'25"E, 24.10 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ENDEAVOR AVENUE; THENCE WITH SAID SOUTHERLY RIGHT OF WAY LINE S 67°07'05"E, 95.51 FEET; THENCE 48.64 FEET ALONG A 481.50-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 64°13'30"E, 48.62 FEET; THENCE S 61°19'50"E, 61.80 FEET; THENCE 51.94 FEET ALONG A 518.50-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 64°12'00"E, 51.92 FEET; THENCE S 67°04'15"E, 33.79 FEET; THENCE S 66°57'45"E, 50.01 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE STREET EASEMENT DESCRIBED IN BOOK 3267, PAGE 130; THENCE LEAVING THE LINES OF SAID DISCOVERY PARK SUBDIVISION PLAT 3-B AND WITH THE LINES OF SAID STREET EASEMENT, S 67°06'20"E, 45.91 FEET; THENCE 35.42 FEET ALONG A 58.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 49°36'05"E, 34.88 FEET; THENCE S 32°06'30"E, 94.29 FEET; THENCE 46.79 FEET ALONG A 53.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 6°48'45 "E, 45.28 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF DISCOVERY PARKWAY (FORMALLY GANS ROAD); THENCE WITH SAID NORTHERLY RIGHT OF WAY LINE AND CONTINUING WITH THE LINES OF SAID EASEMENT, S 18°28'25"W, 79.93 FEET; THENCE S 22°53'40"W, 469.94 FEET; THENCE 236.95 FEET ALONG A 711.99-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 32°25'40"W, 235.86 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF DISCOVERY PARKWAY AS SHOWN IN DISCOVERY PARK SUBDIVISION PLAT 1 RECORDED IN PLAT BOOK 47, PAGE 31; THENCE LEAVING THE NORTHERLY LINE OF SAID EASEMENT AND WITH THE NORTHERLY RIGHT OF WAY LINE OF SAID DISCOVERY PARKWAY, 26.69 FEET ALONG A 29.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 68°19'40"W, 25.76 FEET; THENCE 56.67 FEET ALONG A 111.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 80°03'55"W, 56.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.64 ACRES.

as certified and signed by the surveyor on May 8, 2024 and located on the west side of Discovery Parkway and south of Endeavor Avenue (3701 Discovery Parkway). Such revision shall replace the PD Planned Development and Preliminary Plat of The Kitchen & Discovery Offices approved by Ordinance No. 025564 and passed by the City Council on February 5, 2024.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

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

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor