

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

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

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

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

Council Bill No. B 108-25

### **AN ORDINANCE**

approving a major amendment to the PD Planned Development and Preliminary Plat of "Discovery Apartments" located at the terminus of Artemis Drive and south of Endeavor Avenue; approving a statement of intent; amending Ordinance No. 018043 to approve an increase in the maximum gross square footage of buildable floor area set forth in Exhibit 21 – Table A established for Tracts 4, 5, and 9; 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 and Preliminary Plat of "Discovery Apartments" for the following described property:

A TRACT OF LAND LOCATED IN SECTION 32, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 3790, PAGE 49 AND BEING ALL OF LOTS 7 AND 8, DISCOVERY PARK SUBDIVISION, PLAT 7 RECORDED IN PLAT BOOK 55, PAGE 45 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF SAID LOT 7, SAID POINT BEING ON THE NORTHEAST RIGHT OF WAY LINE OF ARTEMIS DRIVE AND WITH SAID NORTHEAST RIGHT OF WAY LINE THEREOF, N 40°53'20"W, 311.15 FEET; THENCE 54.37 FEET ALONG A 200.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 33°06'05"W, 54.20 FEET; THENCE LEAVING SAID NORTHEAST RIGHT OF WAY LINE, S 49°06'40"W, 302.88 FEET TO THE WEST LINE OF SAID TRACT OF LAND; THENCE WITH SAID WEST LINE, N 40°53'40"W, 840.80 FEET; THENCE N 43°50'35"E, 379.79 FEET; THENCE N 9°34'00"W, 324.22 FEET; THENCE N 60°29'25"E, 223.81 FEET TO THE WEST CORNER OF LOT 6, DISCOVERY PARK SUBDIVISION PLAT 2-B, RECORDED IN PLAT BOOK 48, PAGE 45; THENCE WITH THE SOUTH LINE OF SAID LOT 6, S 88°34'10"E, 240.82 FEET TO THE NORTHWEST CORNER OF LOT 401B, DISCOVERY PARK SUBDIVISION PLAT 4-A, RECORDED IN PLAT BOOK 54, PAGE 46, SAID POINT BEING

151.39 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 401B; THENCE WITH THE WEST LINE OF SAID LOT 401B AND EXTENDING ALONG LOT 403C, S 0°05'50"W, 183.93 FEET; THENCE CONTINUING ALONG WEST LINE OF SAID LOT 403C OF SAID DISCOVERY PARK SUBDIVISION PLAT 4-A, S 22°52'05"W, 29.12 FEET; THENCE LEAVING SAID WEST LINE AND WITH THE SOUTH LINE OF SAID LOT 403C AND EXTENDING ALONG THE NORTH LINE OF SAID LOT 8, S 67°02'15"E, 818.69 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID LOT 8, S 22°54'45"W, 205.38 FEET; THENCE CONTINUING WITH SAID EAST LINE, S 67°06'05"E, 9.78 FEET; THENCE CONTINUING WITH SAID EAST LINE, S 22°53'55"W, 123.49 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF ENDEAVOR AVENUE; THENCE LEAVING SAID EAST LINE AND WITH SAID NORTH RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES, N 48°53'30"W, 35.79 FEET; THENCE N 67°06'05"W, 313.14 FEET; THENCE 18.64 FEET ALONG A 20.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 40°23'55"W, 17.97 FEET; THENCE TRANSITIONING TO THE SOUTH RIGHT OF WAY LINE OF SAID ENDEAVOR AVENUE, 420.49 FEET ALONG A 84.00-FOOT RADIUS TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 22°53'55"W, 100.15 FEET;

THENCE 18.64 FEET ALONG A 20.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 86°11'45"E, 17.97 FEET; THENCE S 67°06'05"E, 313.14 FEET; THENCE S 85°18'40"E, 27.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE AND WITH THE EAST LINE OF SAID LOT 7, S 23°06'25"W, 568.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.79 ACRES.

as certified and signed by the surveyor on April 11, 2025 and located at the terminus of Artemis Drive and south of Endeavor Avenue. Hereafter the property may be used for the permitted uses set forth in the statement of intent.

SECTION 2. The City Council hereby approves the terms and conditions contained in the statement of intent, for that portion of the property as legally described in Section 1 of this ordinance, dated February 28, 2025, attached hereto in substantially the same form as "Exhibit A" and made a part of this ordinance and replaces the uses established by Ordinance No. 018043 and passed by the City Council on April 19, 2004. 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. Ordinance No. 018043, passed by the City Council on April 19, 2004, is amended to approve an increase in the maximum gross square footage of buildable floor area set forth in Exhibit 21 – Table A established for Tracts 4, 5 and 9 as follows:

1. Tract 4: 205,283 square feet of buildable floor area;
2. Tract 5: 1,064,129 square feet of buildable floor area; and
3. Tract 9: 429,930 square feet of buildable floor area.

In addition, no new development plan submissions shall be considered on Tracts 4, 5, and 9 prior to approval of a comprehensive revision to Ordinance No. 018043 permitting additional footprint and total building space allocations on said Tracts.

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

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

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

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

APPROVED AS TO FORM:

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