



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 16, 2025

Re: Discovery Apartments, Plat No. 1 – Final Plat (Case # 124-2025)

Executive Summary

Approval of this request would replat 3 existing lots and a portion of an unplatted tract remainder into a new 3-lot final plat to be known as "*Discovery Apartments, Plat No.1*". The 9.93-acre site is presently comprised of Lot 6 of Discovery Park, Plat No. 6A and Lots 7 and 8 of Discovery Park Subdivision Plat 7. The portion of the unplatted tract remainder is located to the north of current Lot 8 of Discovery Park Subdivision Plat 7. The newly created lots will be improved with a mix of residential and commercial uses as well as contain the northern extension of public right-of-way for Artemis Drive. The proposed lot arrangement and right-of-way alignment conforms to the PD Plan/Preliminary Plat for Discovery Apartments which is pending approval on the Council's June 2, 2025 agenda. The subject site is zoned PD (Planned Development) and includes the address 4900 Artemis Drive.

Discussion

Crocket Engineering (agent), on behalf of P1316 (owner), seeks approval of a 3-lot final plat containing 9.93-acres and constitutes a replat of Lot 6 of Discovery Park, Plat No. 6A, Lots 7 and 8 of Discovery Park Subdivision Plat 7, and a portion of an unplatted tract remainder north of Lot 8 of Discovery Park Subdivision Plat 7. Given this action is classified as "replat" its approval is subject to the provisions of Sec. 29-5.2(d)(4) of the UDC as discussed below.

The newly created 3-lot subdivision is to be known as "*Discovery Apartments, Plat No.1*" and will confer "legal lot" status upon the proposed lots in advance of their development with a mix of residential and commercial uses. The proposed lot arrangement is consistent with PD Plan/Preliminary Plat for Discovery Apartments (attached) which is pending Council approval on June 2 under separate cover.

Concurrent with the introduction of this matter will be the final approvals of the PD Plan/Preliminary Plat of Discovery Apartments (Case # 92-2025), the vacation of four easements (Case #113-2025) traversing the acreage and adjacent to the unimproved portion of Artemis Drive, and the vacation of the unimproved portion of Artemis Drive (Case # 118-2025). Approval of the aforementioned actions are prerequisites for approval of the submitted final plat.

The submitted plat shows the dedication of new right-of-way for the northern extension of Artemis Drive which will loop through and connect to a future northern extension of Endeavor Avenue as shown on the attached PD Plan/Preliminary Plat of Discovery Apartments. This extension and future connection will ensure all lots within the PD Plan have access to public streets. The remainder of the lots within the Discovery Apartments PD



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Plan/Preliminary Plat (lots 3, 4, and 5) will be submitted at a later date once development plans for those lots are finalized.

It should be noted that as part of the Planning and Zoning Commission's consideration of the PD Plan/Preliminary Plat for Discovery Apartments (Case #92-2025), it was determined that certain development parameters established in 2004 as part of the subject acreage's annexation and permanent zoning had been exceeded. These identified excesses are being addressed as part of the legislation to approve Case # 92-2025 via an amendment to Exhibit 21 of Ordinance # 018043 which annexed and assigned permanent zoning to the subject acreage.

As a condition of the Commission's recommendation of approval of the PD Plan/Preliminary Plat, the applicant was only authorized to pursue final platting of the lots shown on the submitted plat. Any future platting of the remaining lots within the PD Plan/Preliminary Plat as well as development or platting of other undeveloped lands within Discovery Park are subject to approval of a comprehensive revision to the underlying development parameters established by Ordinance #018043.

Since portions of the proposed final plat are previously platted lots, approval of the submitted plat must follow the "Resubdivision/Replat" criteria found within Sec. 29-5.2(d) of the UDC. Approval of the plat shall only be granted by Council if Council determines that:

1. The resubdivision would not eliminate restrictions on the existing plat upon which neighboring property owners or the city have relied, or, if restrictions are eliminated, the removal of such restrictions is in the best interest of the public;
2. Adequate utilities, storm drainage, water, sanitary sewer, electricity, and other infrastructure facilities are provided to meet the needs of the resubdivision, or, there will be no adverse effect on such infrastructure facilities caused by the resubdivision; and
3. The replat would not be detrimental to other property in the neighborhood, or, if alleged to be detrimental, the public benefit outweighs the alleged detriment to the property in the neighborhood.

Staff's analysis of the above criteria are provided below.

With respect to criterion #1, the proposed plat would not remove any restrictions from the existing plat. The resulting lots will be substantially similar to what was previously proposed except for a rectangular extension into the unplatted tract remainder north of current Lot 8 of Discovery Park Subdivision Plat 7 (proposed Lot 8A).

The acreage shown on the plat was not previously identified within a previously approved PD Plan and the submitted PD Plan/Preliminary Plat (Case # 92-2025) illustrates future intended development on the specific lots. The future improvement of these lots is governed by the "site-specific" Statement of Intent accompanying Case # 92-2025 and design parameters shown on the PD Plan/Preliminary Plat. Future development of the remaining acreage north



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of the subject lots and must conform to the "site-specific" Statement of Intent and design parameters shown on the PD Plan/Preliminary Plat for Case # 92-2025 as well as any future revisions to the development parameters of Ordinance #018043 as amended.

With respect to criterion #2 and #3, staff has evaluated access to utility infrastructure and the available capacity of said infrastructure to support the development and did not identify any limitations or concerns. All infrastructure, whether being extended, added, or relocated, will be done at the developer's expense. Staff does not foresee the proposed replat leading to any detrimental impacts on the adjacent properties given the proposed future development is consistent with the land use patterns elsewhere within Discovery Park and is complimentary to existing development.

The proposed final plat has been reviewed by both internal and external staff and has been found to be compliant with the provisions of the UDC and conforms with the submitted "Discovery Apartments" PD plan which serves as the lots' preliminary plat which is pending Council approval on June 2. All applicable easements of record are depicted on the attached final plat as are the standard 10-foot street frontage utility easements along all roadway frontages. The plat illustrates and will dedicate a temporary turn around easement at the end of Artemis Drive which is located north of a 60-foot wide x 220-foot long segment of new public right-of-way to accommodate the northern extension of Artemis Drive.

A copy of "Discovery Apartments," PD plan, locator maps, and the proposed final plat are attached for review.

Fiscal Impact

Short-Term Impact: None. Costs associated with relocation or expansion of public infrastructure will be borne by the applicant.

Long-Term Impact: Possible impacts may include additional costs associated with the provision of public safety, roadway maintenance, trash collection, and utility maintenance (sewer) services. Increased costs may or may not be off-set by increased property tax collection or user-fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Livable & Sustainable Communities



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Legislative History

Date	Action
05/19/2025	Approving PD Plan/Preliminary Plat, Statement of Intent, and revision to Exhibit 21, Table A of Ord. 018043 (B108-25)
05/19/2025	Vacating utility and drainage easements (B107-25)
05/19/2025	Vacating a portion of Artemis Drive (B106-25)
01/23/2024	Approved final plat "Discovery Park, Plat No. 6A" (Ord. 025593)
06/21/2021	Approved final plat "Discovery Park Subdivision Plat 7" (Ord. 024666)
04/19/2004	Approved annexation and Statement of Intent's for each tract (Ord. 18043)

Suggested Council Action

Approve, "Discovery Apartments, Plat No. 1"