

Introduced by _____

First Reading _____ Second Reading _____

Ordinance No. _____ Council Bill No. _____ B 4-26

AN ORDINANCE

approving the PD Planned Development of "Ashford Place" located at the northern terminus of Sagemoor Drive and west of Hoylake Drive; approving a revised statement of intent; authorizing 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 of "Ashford Place," as certified and signed by the surveyor on September 25, 2025 (hereinafter "PD Plan"), described as follows:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, AND PART OF TRACT "A" OF A SURVEY RECORDED IN BOOK 4216, PAGE 23 AND PART OF TRACT 5 AS DESCRIBED BY ORDINANCE NUMBER 20801 AND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 4225, PAGE 44 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT C3, THE BROOKS, PLAT NO. 3 RECORDED IN PLAT BOOK 56, PAGE 30; THENCE WITH THE WEST LINE OF SAID TRACT "A", SAID LINE ALSO BEING THE WEST LINE OF SAID TRACT 5, N 1°33'45"E, 868.20 FEET TO THE NORTHWEST CORNER OF SAID TRACT 5; THENCE LEAVING SAID WEST LINE, AND WITH THE NORTH LINE OF SAID TRACT 5 THE FOLLOWING COURSES AND DISTANCES, S 84°50'45"E, 102.48 FEET; THENCE N 68°51'45"E, 545.36 FEET; THENCE S 78°16'30"E, 282.67 FEET; THENCE N 67°29'30"E, 187.63 FEET TO THE EAST LINE OF SAID TRACT "A"; THENCE LEAVING SAID NORTH LINE AND WITH SAID EAST LINE, S 0°36'50"W, 1078.26 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE LEAVING SAID EAST LINE AND WITH SAID SOUTH LINE, SAID LINE ALSO BEING THE NORTH LINE OF SAID, THE BROOKS, PLAT NO. 3, N 89°32'50"W, 1072.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 24.03 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 with a submission date of August 27, 2025, 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 Troy Miller Properties, L.L.C. to establish public infrastructure obligations. The form and content of the development agreement shall be substantially as set forth in "Attachment B" attached hereto.

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 _____ day of _____, 2026.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor