


Source: Community Development - Planning 

Agenda Item No: (C)

To: **City Council**

From: **City Manager and Staff**

**Council Meeting Date:** Aug 19, 2013

**Re:** Ricky and Jennifer Belzer voluntary annexation (Case 13-137)

**EXECUTIVE SUMMARY:**

A request by Ricky and Jennifer Belzer (owner) to annex approximately 5 acres of land into the City of Columbia, and to assign R-1 (One-Family Dwelling) as permanent City zoning. The subject site is located on the west side of Howard Orchard Road south of Stedman Road and is addressed as 5551 Howard Orchard Road. (Case # 13-137)

**DISCUSSION:**

The applicant is proposing to annex approximately 5 acres of land into the city. The subject site is contiguous with the city limits to the east, and the applicant is requesting R-1 (Single-family Dwelling District) as permanent City zoning. The subject site is presently zoned Boone County A-2 (Agriculture).

The site is occupied by one (1) single-family dwelling. Annexation is desired to allow for connection to public sewer as the current on-site system is no longer properly functioning. Currently the site receives public water from Consolidated District #1, electric from Boone Electric Cooperative, and fire protection from the Boone County Fire Protection District. Upon annexation the property would be served by city sewer and the Columbia Fire Department would assume fire protection duties per the territorial agreement. The property is within the City's electric and water territories; however, such service extensions will not be required until further development of the site is proposed.

The Planning and Zoning Commission will make a recommendation to the City Council on the permanent zoning request at its August 22, 2013 meeting.

Locator maps are attached.

**FISCAL IMPACT:**

None.

**VISION IMPACT:**

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None.

**SUGGESTED COUNCIL ACTIONS:**

**If Council finds the request for annexation reasonable and necessary to proper development of the city, a resolution should be passed setting a public hearing and introduction of an ordinance on August 19, 2013.**

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	N/A
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	N/A
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	N/A





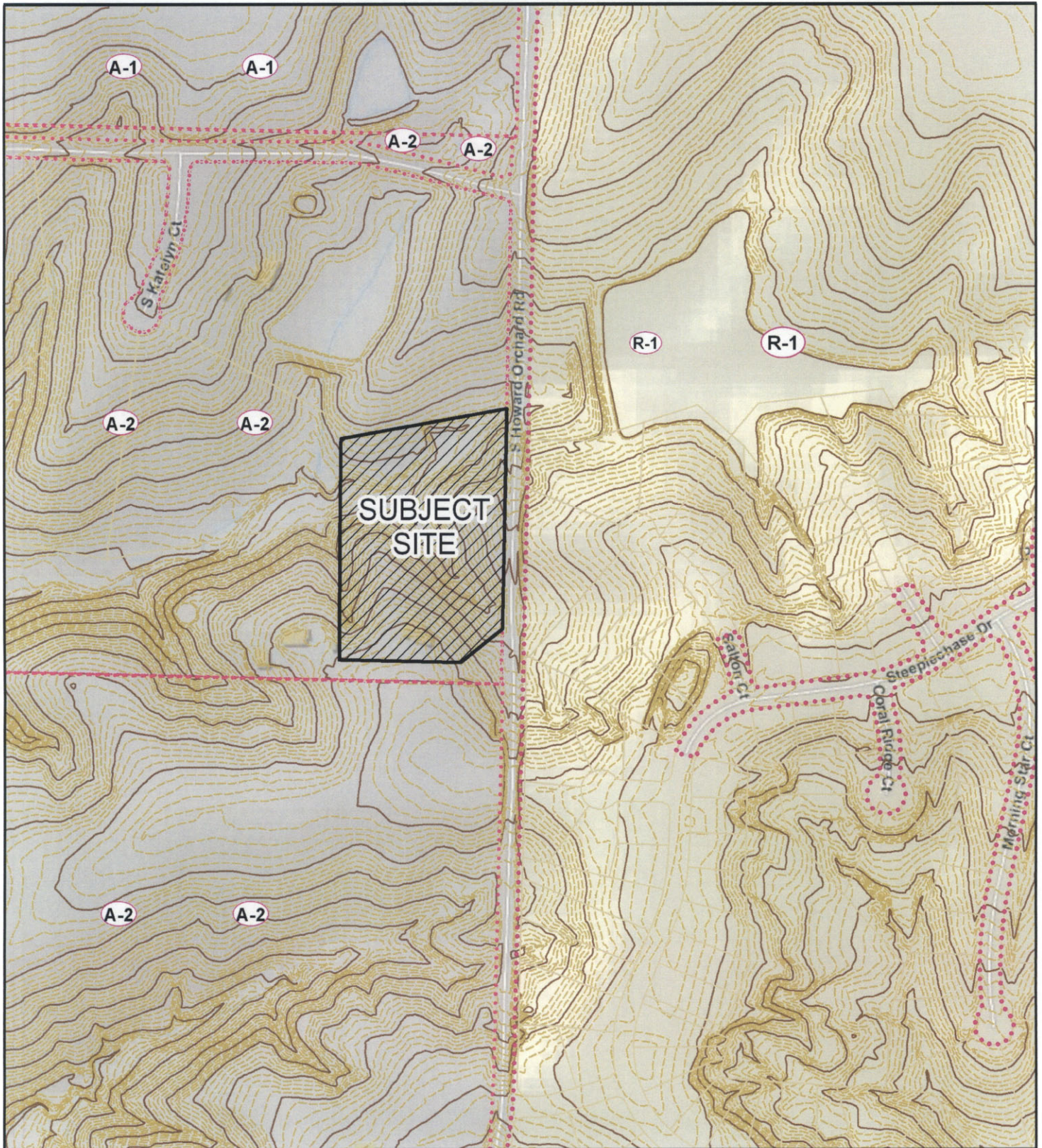
## Case 13-137: Annexation/Permanent Zoning Ricky Joe and Jennifer Belzer



0 160 320 640  
Feet

1 inch = 317 feet





Parcel Data  
Source: Boone County Assessor

## Case 13-137: Annexation/Permanent Zoning Ricky Joe and Jennifer Belzer

0 160 320 640  
Feet

1 inch = 317 feet





Introduced by \_\_\_\_\_ Council Bill No. R 153-13

**A RESOLUTION**

setting a public hearing on the voluntary annexation of property located on the west side of Howard Orchard Road, south of Stedman Road (5551 Howard Orchard Road).

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. A verified petition requesting the annexation of certain lands owned by Ricky Joe and Jennifer Belzer was filed with the City on June 10, 2013. A copy of this petition, which contains the description of the property, marked "Exhibit A," is attached to and made a part of this resolution.

SECTION 2. In accordance with Section 71.012, RSMo, a public hearing on this annexation request shall be held on September 3, 2013 at 7:00 p.m. in the City Council Chamber of the City Hall Building, 701 E. Broadway, in the City of Columbia, Missouri.

SECTION 3. The City Clerk shall cause notice of this hearing to be published at least seven days before the hearing in a newspaper published in the City.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

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

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

APPROVED AS TO FORM:

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

# PETITION REQUESTING ANNEXATION TO THE CITY OF COLUMBIA

Ricky Joe Belzer + Jennifer Belzer, husband and wife, hereby petition the City Council of the City of Columbia to annex the land described below into the corporate limits of Columbia and, in support of this petition, state the following:

1. Mr. + Mrs. Belzer are the owners of all fee interests of record in the real estate in Boone County, Missouri, described as follows:

(Attach Legal Description)

2. This real estate is not now a part of any incorporated municipality.
3. This real estate is contiguous and compact to the existing corporate limits of the City of Columbia, Missouri.
4. Mr. + Mrs. Belzer request that this real estate be annexed to, and be included within the corporate limits of the City of Columbia, Missouri, pursuant to Section 71.012, RSMo 1994.
5. Petitioners request that the property be zoned residential at the time of annexation. If the requested zoning is not granted by the proposed ordinance annexing the property, petitioners reserve the right to withdraw this petition requesting annexation.

Dated this 10<sup>th</sup> day of June, 2013.

STATE OF MISSOURI       )  
  ) ss.  
COUNTY OF BOONE       )

## VERIFICATION

The undersigned, Ricky Joe Belzer  
Jennifer Belzer, husband and wife, being of lawful age and after being duly sworn state and verify that they have reviewed the foregoing Petition for Voluntary Annexation, and that they are duly authorized to execute the foregoing instrument and acknowledge the requests, matters and facts set forth therein are true and correct to the best of their information and belief.

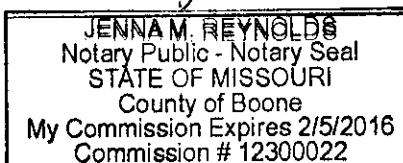
Ricky Joe Belzer

Jennifer Belzer

Subscribed and sworn to before me this 10<sup>th</sup> day of June, 2013.

Jennam Reynolds  
Notary Public

My commission expires: 2/5/2016



# **BRUSH & ASSOCIATES**

CONSULTING ENGINEERS AND LAND SURVEYORS  
506 NICHOLS STREET, SUITE A COLUMBIA, MISSOURI 65201  
PHONE : (573) 442-3110 FAX: (573) 442-4851

**PROFESSIONAL ENGINEERS**  
JAMES W. BRUSH PE - RETIRED  
J. DANIEL BRUSH PE

**LAND SURVEYORS**  
JAMES W. BRUSH PLS - RETIRED  
J. DANIEL BRUSH PLS  
KEVIN M. SCHWEIKERT LSIT

## **DESCRIPTION**

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 6, TOWNSHIP 47 NORTH, RANGE 13 WEST, AND BEING TRACT 1 AS SHOWN BY THE SURVEY IN BOOK 1041 PAGE 351 AND BEING THE TRACT DESCRIBED BY THE DEED IN BOOK 4034 PAGE 11 BOTH OF THE BOONE COUNTY RECORDS; EXCEPT FOR THAT PART CONVEYED TO BOONE COUNTY, MISSOURI BY AN INSTRUMENT RECORDED IN BOOK 1133 PAGE 206 OF THE BOONE COUNTY RECORDS, SAID TRACT CONTAINING 5.11 ACRES.