Introduced by _____

First Reading _____ Second Reading _____

Ordinance No. _____ Council Bill No. _____B 360-13_____

AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing property located on the east side of Creasy Springs Road and north of Prairie Lane (3680 North Creasy Springs Road); directing the City Clerk to give notice of the annexation; placing the property annexed in District R-1; 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 finds that a verified petition was filed with the City on October 1, 2013, requesting the annexation of land which is contiguous and compact to the existing corporate limits of the City and which is described in Section 4 of this ordinance. The petition was signed by Donna Marsh, the sole owner of the fee interest of record in the land proposed to be annexed. A public hearing was held concerning this matter on December 2, 2013. Notice of this hearing was published more than seven days prior to the hearing in a newspaper of general circulation qualified to publish legal matters. At the public hearing all interested persons, corporations and political subdivisions were permitted to present evidence regarding the proposed annexation.

SECTION 2. The Council determines that the annexation is reasonable and necessary to the proper development of the City and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time.

SECTION 3. The Council determines that no written objection to the proposed annexation has been filed within fourteen days after the public hearing.

SECTION 4. The City Council hereby extends the city limits by annexing the land described in Section 1-11.__ **[number to be assigned by the City Clerk]** of the Code of Ordinances of the City of Columbia, Missouri, which is hereby added to Chapter 1 of the City Code and which reads as follows:

Section 1-11.__ **[number to be assigned by the City Clerk]**. December, 2013 Extension of Corporate Limits.

The corporate limits of the City of Columbia shall include the following land:

A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 49 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI, BEING THE SOUTH PART OF THE SURVEY IN BOOK 318 PAGE 382 OF THE BOONE COUNTY RECORDS, ALSO BEING THE TRACT DESCRIBED BY THE DEED IN BOOK 4063 PAGE 128 OF THE BOONE COUNTY RECORDS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SAID SURVEY; THENCE S 87°52' E, 295 FEET TO THE SOUTH EAST CORNER OF SAID SURVEY; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID NORTH HALF OF THE SOUTH HALF OF THE NORTH EAST QUARTER A DISTANCE OF 137 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION 295 FEET, MORE OR LESS TO A POINT ON THE WEST LINE OF SAID SURVEY; THENCE SOUTH ALONG THE WEST LINE OF SAID SURVEY 134 FEET TO THE BEGINNING AND CONTAINING 0.92 ACRES MORE OR LESS.

SECTION 5. The City Clerk is hereby authorized and directed to cause three certified copies of this ordinance to be filed with the Clerk of Boone County, Missouri and three certified copies with the Assessor of Boone County, Missouri. The City Clerk is further authorized and directed to forward to the Missouri Department of Revenue, by registered or certified mail, a certified copy of this ordinance and a map of the City clearly showing the area annexed to the City.

SECTION 6. The property described in Section 4 is in the Second Ward.

SECTION 7. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the property described in Section 4 will be zoned and become a part of District R-1 (One-Family Dwelling District).

SECTION 8. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2013.

ATTEST:

_____ _____

City Clerk Mayor and Presiding Officer

APPROVED AS TO FORM:

_____

City Counselor

Source: Community Development - Planning Agenda Item No:

To: City Council
From: City Manager and Staff

Council Meeting Date: Dec 2, 2013

Re: Donna Marsh - permanent zoning (Case #13-207)

EXECUTIVE SUMMARY:
A request by Donna Marsh (owner) to rezone approximately 0.92 acres of land from Boone County R-S (Single-Family Residential) to City R-1 (One-Family Dwelling District) pending voluntary annexation. The subject site is located on the east side of Creasy Springs Road, approximately 850 feet north of W. Prairie Lane, and is addressed 3680 N. Creasy Springs Road. (Case #13-207)

DISCUSSION:
The applicant is requesting approval of R-1 (One-Family Dwelling District) as permanent City zoning, pending annexation of the subject property on December 16, 2013.

Annexation is desired to allow for a connection to be made to the City's sewer system. The site has a functioning septic tank. While the site lies within the City's Urban Service Area, the nearest public sewer line is approximately 500 feet southeast of the property, and the property owner would be responsible for the cost of extending the City's sewer line to the subject site. Sewer may be made available in the future if the adjacent Vanderveen Crossing, Plat No. 9 development (preliminary plat) is platted and developed.

The proposed zoning is equivalent to the site's existing Boone County R-S (Single-Family Residential) zoning designation, and is consistent with surrounding zoning and land uses, as well as the current use of the property which contains a single-family home.

At its November 21, 2013 public hearing, the Planning and Zoning Commission voted unanimously (6-0) to approve the requested zoning designation. There was little discussion between Commissioners, and no members of the public spoke on this request.

A copy of the Planning and Zoning Commission meeting minutes, and staff report, including locator maps, are attached for reference.

FISCAL IMPACT:

None

VISION IMPACT:
http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php

None

SUGGESTED COUNCIL ACTIONS:

Approval of R-1 as permanent City zoning

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

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
November 21, 2013

SUMMARY

A request by Donna Marsh (owner) to rezone approximately 0.92 acres from Boone County R-S to City R-1 pending voluntary annexation. The subject parcel is located approximately 850 feet north of W. Prairie Lane on the east side of N. Creasy Springs Road and is addressed as 3680 N. Creasy Springs Road. (Case # 13-207)

DISCUSSION

The applicant is requesting approval of R-1 (One-Family Dwelling District) as permanent City zoning, pending annexation of the subject property on December 16, 2013.

Annexation is desired to allow for a connection to be made to the City's sewer system. The site has a functioning septic tank. While the site lies within the City's Urban Service Area, the nearest public sewer line is approximately 500 feet southeast of the property, and the property owner would be responsible for the cost of extending the City's sewer line to the subject site.

The proposed zoning is equivalent to the site's existing Boone County R-S (Single-Family Residential) zoning designation, and is consistent with surrounding zoning and land uses, as well as the current use of the property which contains a single-family home.

RECOMMENDATION

Approval of R-1 as permanent City zoning

ATTACHMENTS

- Locator aerial and topographic maps

SITE HISTORY

Annexation Date	Pending annexation on December 16, 2013
Existing Zoning District(s)	County R-S (Single-Family Residential)
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Surveyed tract. No new development permits may be issued until subdivision occurs to meet legal lot status.

SITE CHARACTERISTICS

Area (acres)	0.92 acre
Topography	Flat to sloping downward from west to east
Vegetation/Landscaping	Grass-covered open space with interspersed trees
Watershed/Drainage	Bear Creek
Existing structures	One single-family home and accessory structures

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	City R-1 (One-Family)	Undeveloped
South	City R-1	Single-family home
East	City R-1	Undeveloped
West	County R-S (Single-Family)	Single-family home/farm

UTILITIES & SERVICES

Sanitary Sewer	On-site septic tank
Water	Consolidated Public Water Supply District #1
Fire Protection	Boone County Fire Protection District (Columbia Fire Dept. upon annexation)
Electric	Boone Electric Cooperative

ACCESS

Creasy Springs Road	West side of site
Major Roadway Plan	Minor Arterial (unimproved & County-maintained)
CIP Projects	None

Blue Ridge Road extension	Future extension from east of site to Creasy Springs Road, along south side of site
Major Roadway Plan	Minor Arterial (unbuilt). Alignment is shown on Vanderveen Crossing, Plat No. 9 preliminary plat
CIP Projects	None. Will likely be built as part of future residential development

PARKS & RECREATION

Neighborhood Parks	N/A
Trails Plan	No trails planned adjacent to site
Bicycle/Pedestrian Plan	Urban trail/pedway planned along Creasy Springs Road

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on October 29, 2013.

Public Information Meeting Recap	Number of attendees: None Comments/concerns: None
Neighborhood Association(s) Notified	Vanderveen Crossing
Correspondence Received	None as of this writing

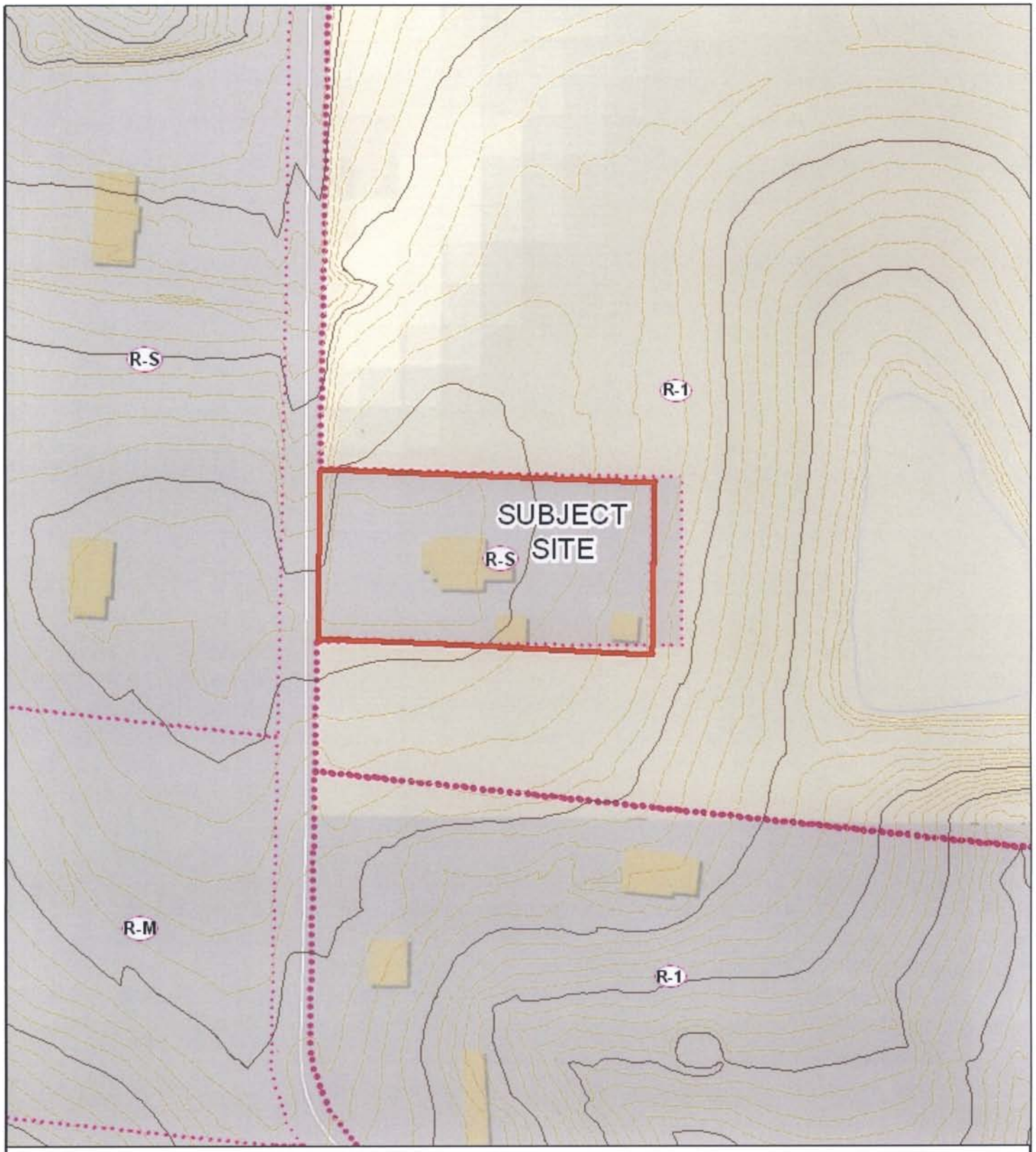
Report prepared by Steve MacIntyre; approved by Tim Teddy

13-207: Marsh Annexation

0 55 110 220
Feet

N

Parcel Data Source: Boone County Assessor
Created by The City of Columbia - Community Development Department



13-207: Marsh Annexation

*Note: County Data Zoning Boundary is Different than City of Columbia Zoning Boundary

0 55 110 220
Feet

N

Parcel Data Source: Boone County Assessor
Created by The City of Columbia - Community Development Department

EXCERPTS
PLANNING AND ZONING COMMISSION
NOVEMBER 21, 2013

Case #13-207

A request by Donna Marsh (owner) to rezone approximately 0.92 acres from Boone County R-S to City R-1 pending voluntary annexation. The subject parcel is located approximately 850 feet north of West Prairie Lane on the east side of North Creasy Springs Road and is addressed as 3680 North Creasy Springs Road.

MR. REICHLIN: Staff report, please.

Staff report was given by Mr. Steven MacIntyre of the Planning and Development Department. Staff recommends approval of the R-1 as permanent City zoning.

MR. REICHLIN: Are there any questions of Staff? Seeing none, we'll open up the public hearing.

PUBLIC HEARING OPENED

MR. REICHLIN: Anybody who wishes to speak in support of this matter? Anybody wishing to speak as opposed to this matter? Seeing none, we'll close the public hearing.

PUBLIC HEARING CLOSED

MR. REICHLIN: Comments of Commissioners, please.

MR. WHEELER: Well, it certainly looks like a straightforward request which I would assume was facilitated by the necessary requirement of sanitary sewer. And so, I would make a motion that we approve the request.

MR. TILLOTSON: I second.

MR. REICHLIN: So, we have a motion made by Mr. Wheeler, and a second by Mr. Tillotson. Ready?

MR. STRODTMAN: A motion has been made and seconded for Item No. 13-207, a request by Donna Marsh to rezone approximately 0.92 acres from County R-S to City R-1 pending annexation. Address is 3680 North Creasy Springs Road.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton, Mr. Strodtman, Ms. Loe, Mr. Reichlin, Mr. Tillotson, Mr. Wheeler. Motion carries 6-0.

MR. STRODTMAN: Mr. Vice-Chair, the motion has been approved.

MR. REICHLIN: Okay. Moving right along.