

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 37-13

AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing property located on the southeast corner of Wyatt Lane and Mule Deer Drive (3980 Wyatt Lane); 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 November 30, 2012, 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. This petition was signed by Vernon E. Johnson, 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 February 4, 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 1-11.12 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 1-11.12. February, 2013 Extension of Corporate Limits.

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

A TRACT LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 49 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI BEING LOT 1 OF BRINKMAN SUBDIVISION AS SHOWN IN PLAT BOOK 28, PAGE 79 OF THE BOONE COUNTY RECORDS AND CONTAINS 2.55 ACRES.

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 Third 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.

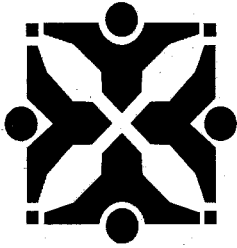
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Community Development - Planning *TT*

Agenda Item No:

To: **City Council**

From: **City Manager and Staff** *MM*

Council Meeting Date: Feb 4, 2013

Re: Vernon Johnson permanent zoning request (Case #12-200)

EXECUTIVE SUMMARY:

A request by Vernon Johnson (owner) for permanent City R-1 zoning on property pending voluntary annexation into the City. The 2.55-acre property is located at 3980 Wyatt Lane, at the southeast corner of Wyatt and Mule Deer Drive. (Case #12-200)

DISCUSSION:

The subject site consists of approximately 2.55 acres. The site features a home and outbuildings. The request is being made in conjunction with an annexation petition for the purpose of connecting to the City sewer system. The site is contiguous to the City limits.

The site is currently zoned County R-S. At its January 24, 2013 hearing, the Planning and Zoning Commission voted 8-0 in favor of the permanent zoning request. There were no speakers during the public hearing.

Locator maps, a staff report, and meeting excerpts are attached.

FISCAL IMPACT:

None.

VISION IMPACT:

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

None.

SUGGESTED COUNCIL ACTIONS:

The Planning and Zoning Commission recommends approval of the permanent zoning request.

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/Epands 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
JANUARY 24, 2013**

SUMMARY

A request by Brush & Associates, on behalf of Vernon Johnson, for annexation and permanent R-1 zoning. The 2.55-acre site is located at the corner of Wyatt Lane and Mule Deer Drive. (Case #12-200)

DISCUSSION

The applicant requests annexation and permanent City R-1 zoning. This is consistent with the site's current County R-S designation. The subject site consists of approximately 2.55 acres. The site features a home and outbuildings. The request is being made for the purpose of connecting to the City sewer system, and the site is contiguous to the City limits. The property is designated "neighborhoods" in the Metro 2020 plan.

SITE CHARACTERISTICS

Area (acres)	2.55
Address	3980 Wyatt Lane
Topography	Sloping from the north center down to the east and west sides
Vegetation	Trees, grass
Watershed	Hinkson

SURROUNDING LAND USES

Orientation from site	Zoning District	Land use
North	City R-1	Residential
South	County	Residential
East	City R-1	Residential
West	County	Residential

UTILITIES & SERVICES

Sanitary Sewer	(To become City of Columbia)
Water	Consolidated Water No. 1
Electric	Boone Electric Cooperative
Fire Protection	City of Columbia (upon annexation)

ACCESS

Wyatt Lane	
Major Roadway Plan classification	Major collector
Capital Improvement Program projects	Description: None

Mule Deer Drive	
Major Roadway Plan classification	Local
Capital Improvement Program projects	Description: None

PARKS & RECREATION

Neighborhood Parks Plan	None; secondary parks acquisition area
Trails Plan	None
Bicycle/Pedestrian Network Plan	Wyatt is an urban trail/pedway

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 by postcard of a public information meeting, which was held on Dec. 18, 2012.

Public information meeting recap	Number of attendees: None Comments/concerns:
Neighborhood Association(s) notified	Deer Ridge
Correspondence received	None

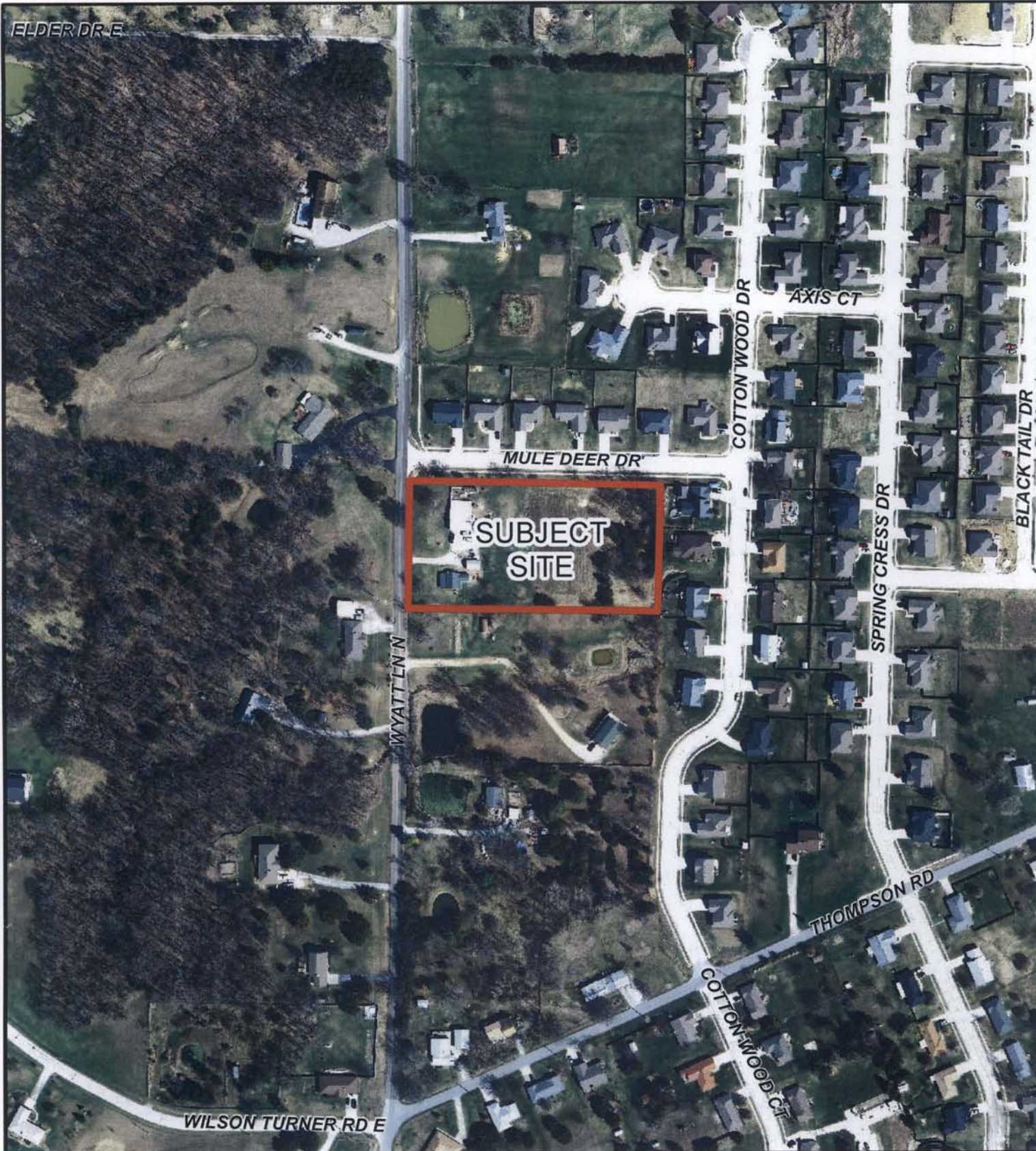
STAFF RECOMMENDATION

Staff recommends approval of the permanent zoning request.

Report prepared by ML

Approved by PRJ

ELDER DR E



SUBJECT
SITE



2011 Orthophoto
Source: Boone County Assessor

Case 12-200: Annexation/Zoning Vernon Johnson

0 125 250 500
Feet

1 inch = 250 feet





**Case 12-200: Annexation/Zoning
Vernon Johnson**



0 125 250 500
Feet

1 inch = 250 feet



EXCERPTS
PLANNING AND ZONING COMMISSION
JANUARY 24, 2013

VII.) PUBLIC HEARINGS

12-200 A request by Vernon Johnson for annexation and permanent zoning from County R-S (single-family residential) to City R-1 (one-family dwelling). The 2.55-acre property is located at 3980 N. Wyatt Lane.

MR. WHEELER: May we have a staff report, please.

Staff report was given by Mr. Matthew Lepke of the Planning and Development Department. Staff recommends approval of the permanent zoning request.

MR. WHEELER: Are there any questions of Staff? This is a public hearing, so we'll open the public hearing.

PUBLIC HEARING OPENED

MR. WHEELER: Seeing no one.

PUBLIC HEARING CLOSED

MR. WHEELER: Commissioners, discussion or motion?

MR. SKALA: I'll make the motion to approve the request by Brush & Associates, on behalf of Vernon Johnson, for annexation and permanent R-1 zoning. The 2.55-acre site is located at the corner of Wyatt Lane and Mule Deer Drive, Case No. 12-200.

MR. WHEELER: A motion has been made. Is there a second?

MR. STRODTMAN: (Indicating).

MR. WHEELER: Mr. Strodman. A motion has been made and seconded. Is there any discussion on the motion? When you're ready.

MR. VANDER TUIG: We have a motion and a second for approval of Case No. 12-200, the Vernon County -- Vernon Johnson annexation and permanent zoning from County R-S to City R-1, located at 3980 North Wyatt Lane.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Dr. Puri, Mr. Reichlin, Mr. Tillotson, Mr. Vander Tuig, Mr. Wheeler, Mr. Skala, Mr. Strodman, Mr. Lee. Motion carries 8-0.

MR. WHEELER: A recommendation for approval will be forwarded to City Council.