

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 113-13

### AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing property located on the west side of Old Plank Road and south of Glasgow Drive (1111 Old Plank 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 March 11, 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 Dennis R. and Sara F. Harper, the owners of the fee interest of record in the land proposed to be annexed. A public hearing was held concerning this matter on May 6, 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]**. May, 2013 Extension of Corporate Limits.

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

A TRACT OF LAND BEING PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 13 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4082, PAGE 67 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE ON THE NORTHWEST SIDE OF OLD PROVIDENCE ROAD (NOW OLD PLANK ROAD), APPROXIMATELY 450 FEET SOUTH OF THE NORTH QUARTER SECTION LINE; THENCE SOUTHWEST 350 FEET ON THE NORTHWEST SIDE OF SAID ROAD TO A STEEL STAKE; THENCE NORTHWEST 198 FEET TO A STEEL PIPE; THENCE APPROXIMATELY NORTH 130 FEET TO A STEEL PIPE; THENCE SOUTHEAST 198 FEET TO THE POINT OF BEGINNING; SAID TRACT OF LAND IS LOCATED SOUTH OF, AND ADJACENT TO LOT 1440 OF THE HIGHLANDS PLAT 14-A, A SUBDIVISION LOCATED IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 10, RECORDS OF BOONE COUNTY, MISSOURI.

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 Fifth 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.

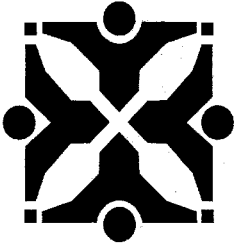
ATTEST:

\_\_\_\_\_  
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: May 6, 2013

Re: Harper permanent R-1 zoning request (Case #13-49)

**EXECUTIVE SUMMARY:**

A request by Allstate Consultants, on behalf of Dennis and Sara Harper (owners), for annexation and permanent City R-1 zoning. The 0.8-acre site is located at 1111 Old Plank Road. (Case #13-49)

**DISCUSSION:**

The subject site consists of approximately eight-tenths of an acre, and features an existing residence. The annexation and permanent zoning request is being made for the purpose of connecting to the City sewer system. The site is contiguous to the City limits.

The property is currently zoned County A-R, and the applicant is requesting permanent City R-1 (one-family dwelling) zoning; the City has no directly comparable zone to A-R, so R-1 is the closest equivalent. The Planning and Zoning Commission, at its April 18, 2013 meeting, voted unanimously (6-0) in favor of the permanent zoning request. There were no speakers during the public hearing.

The staff report, locator maps, 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 R-1 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  
APRIL 18, 2013**

**SUMMARY**

A request by Allstate Consultants, on behalf of Dennis and Sara Harper (owners), for annexation and permanent City R-1 zoning. The 0.8-acre site is located at 1111 (formerly 1127) Old Plank Road. (Case #13-49)

**DISCUSSION**

The applicants seek permanent City R-1 (one-family dwelling) zoning as part of a pending annexation request. The site is currently zoned County A-R, which permits a residential dwelling on a minimum one-half acre site. As the City has no directly equivalent zoning to A-R, R-1 is the most equivalent designation. The request is made to connect to the City's sanitary sewer system.

The application has been reviewed by pertinent City departments and other agencies. The site is designated "Neighborhoods" in the Metro 2020 plan. The annexation portion of the application is currently pending at Council.

**STAFF RECOMMENDATION**

Staff recommends approval of the permanent zoning from A-R to R-1.

**SITE CHARACTERISTICS**

Area (acres)	0.8
Address	1111 Old Plank Road
Topography	Slightly sloping
Vegetation	Some trees, grass yard
Watershed	Little Bonne Femme

**SITE HISTORY**

Land Use Plan designation	Neighborhoods
Existing use(s)	Residential
Existing zoning	County A-R

**SURROUNDING LAND USES**

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

### UTILITIES & SERVICES

Sanitary Sewer	Annexation requested to obtain City of Columbia service
Water	CPWSD #1
Electric	Boone Electric Cooperative
Fire Protection	BCFPD

### ACCESS

Old Plank Road	East of site
Major Roadway Plan classification	Neighborhood Collector
Capital Improvement Program projects	Description: N/A

### PARKS & RECREATION

Neighborhood Parks Plan	N/A
Trails Plan	N/A
Bicycle/Pedestrian Network Plan	Route KK is an urban trail/pedway

### PUBLIC NOTIFICATION

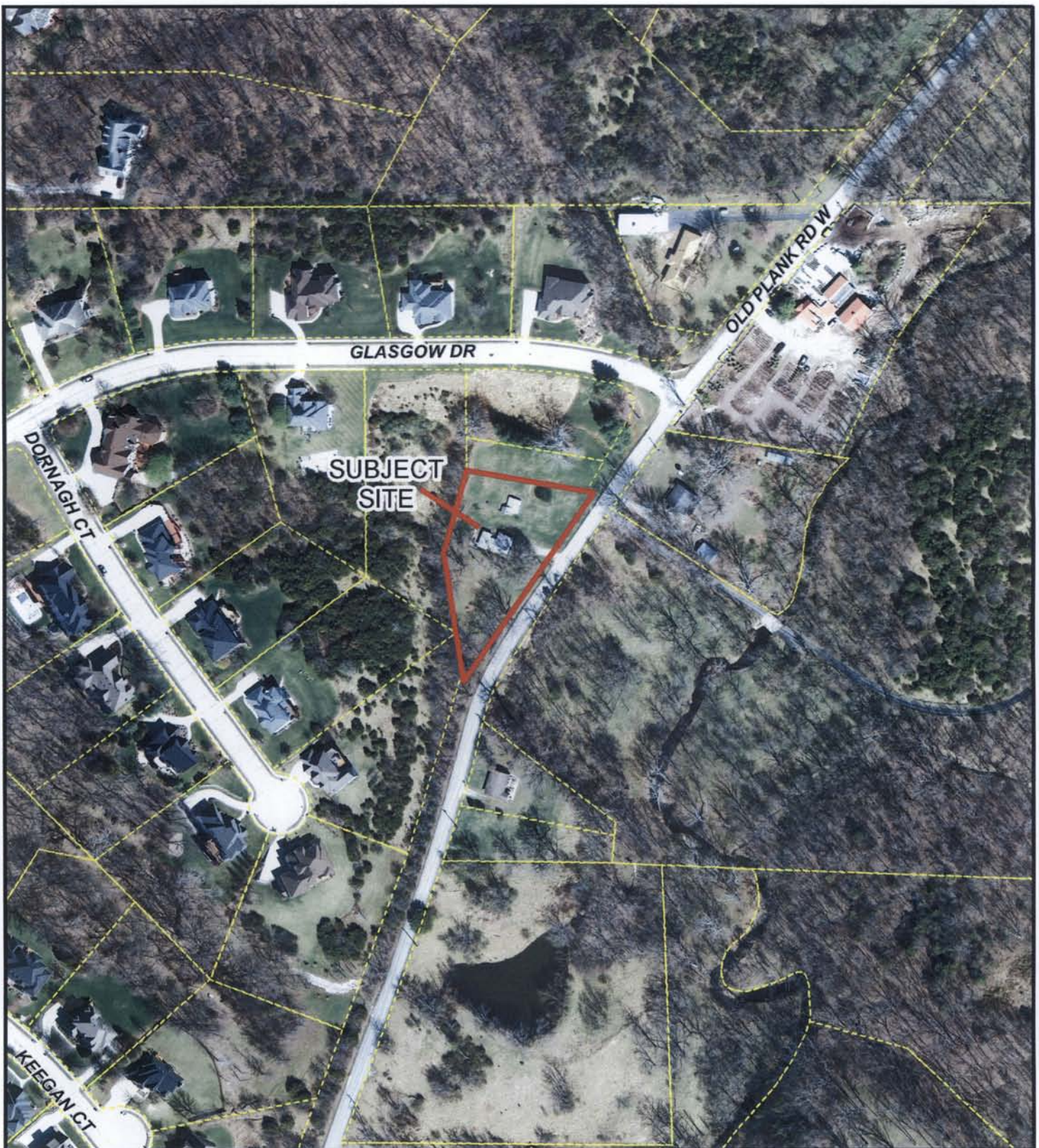
All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified by postcard of a public information meeting, which was held on March 26, 2013.

Public information meeting recap	Number of attendees: 1 (applicant) Comments/concerns: None
Neighborhood Association(s) notified	N/A
Correspondence received	None

Report prepared by ML

Approved by PRZ





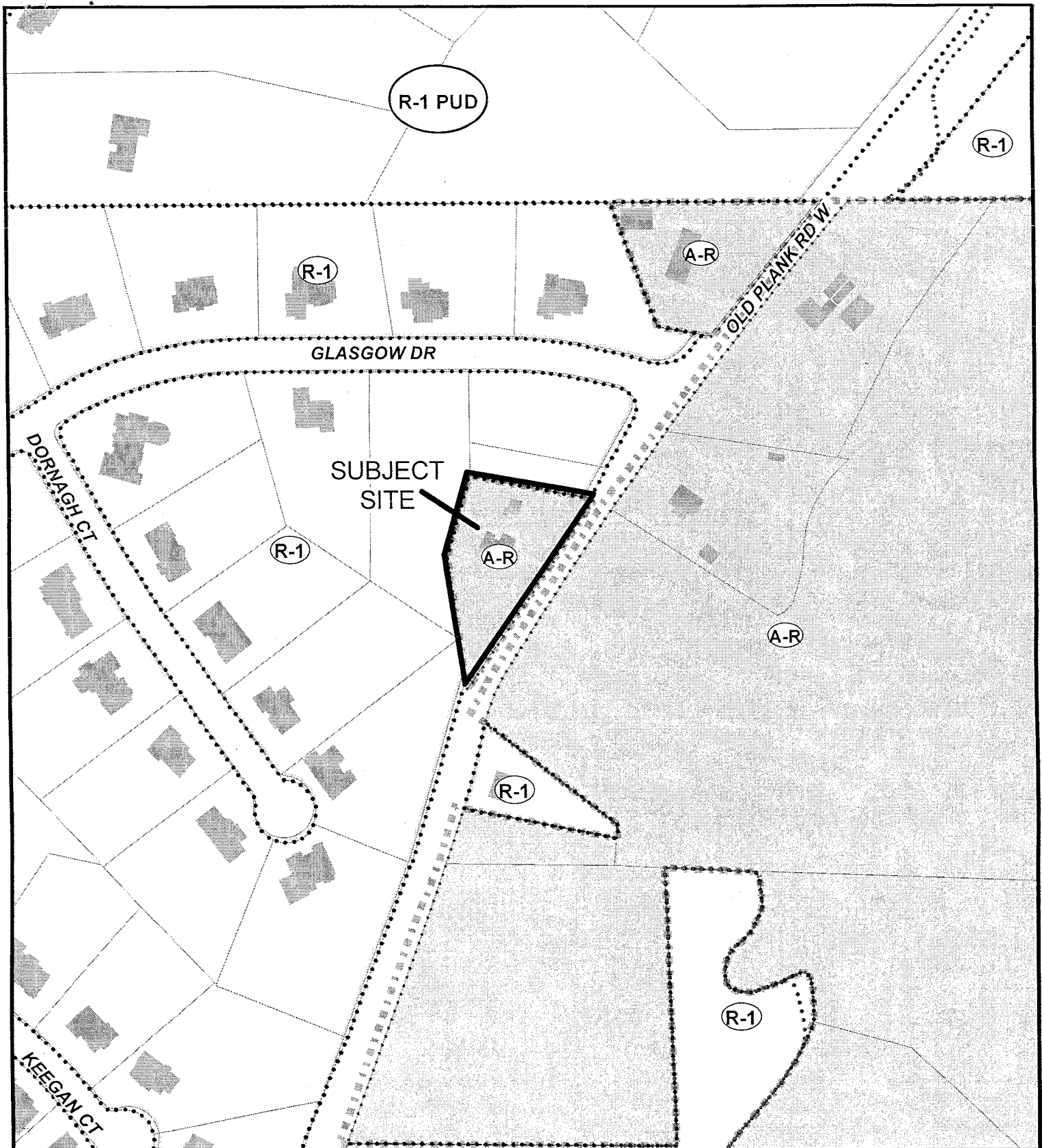
**Case 13-49: Annexation/Permanent Zoning  
Harper, 1127 Old Plank Road**



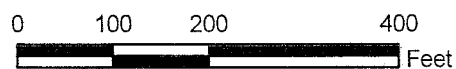
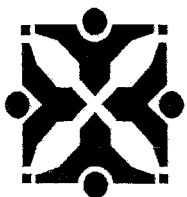
1 inch = 200 feet





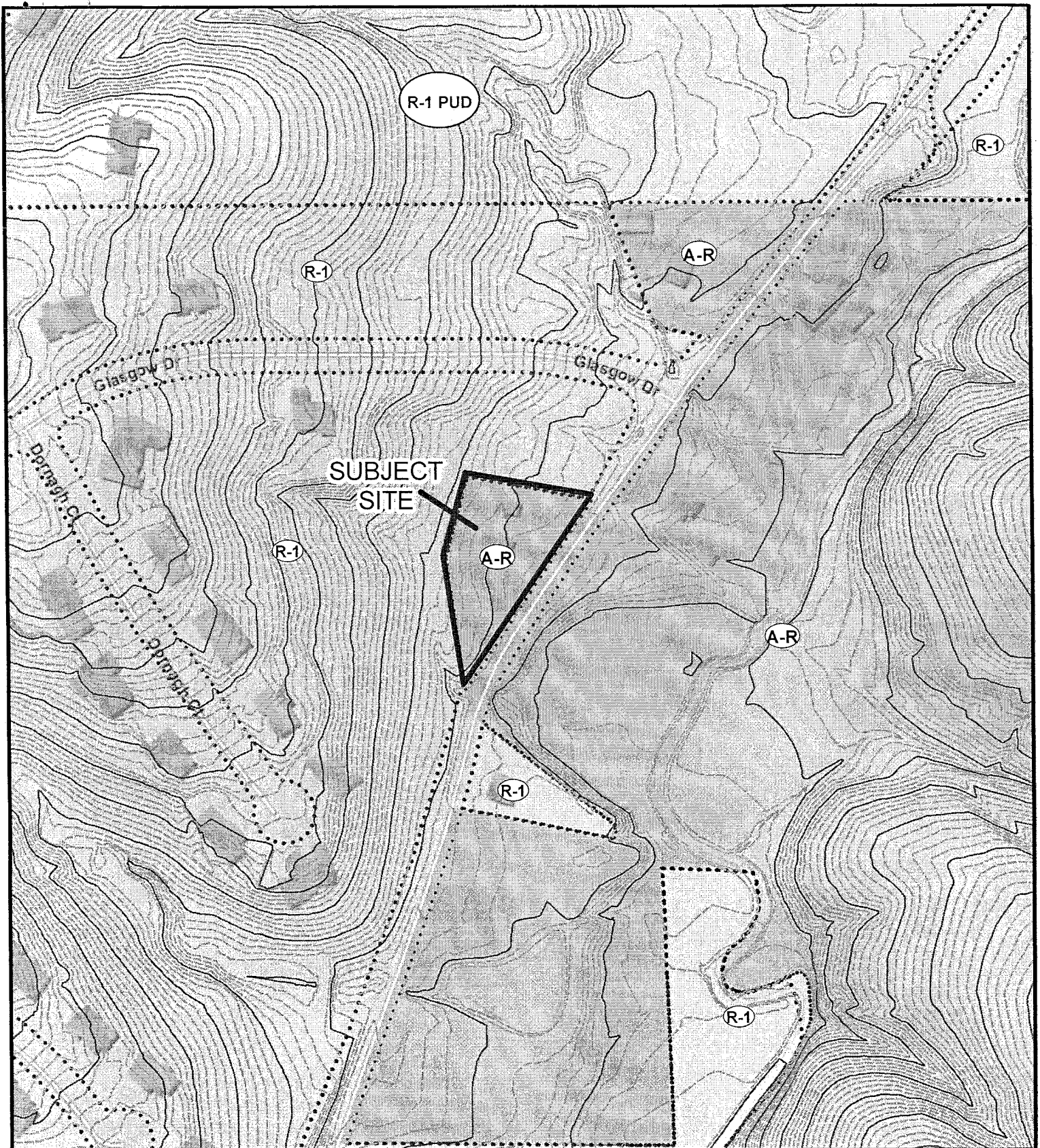


**Case 13-49: Annexation/Permanent Zoning  
Harper, 1127 Old Plank Road**

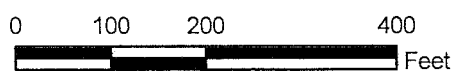
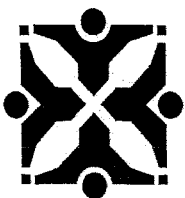


1 inch = 200 feet





**Case 13-49: Annexation/Permanent Zoning  
Harper, 1127 Old Plank Road**



1 inch = 200 feet



**EXCERPTS**  
**PLANNING AND ZONING COMMISSION**  
**APRIL 18, 2013**

**V.) PUBLIC HEARINGS**

**13-49 A request by Allstate Consultants, on behalf of Dennis and Sara Harper (owners), for annexation and permanent City R-1 zoning. The 0.8-acre site is located at 1127 Old Plank Road.**

MR. WHEELER: All right. Maybe 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 from A-R to R-1.

MR. WHEELER: Wow. Do we have any questions of Staff? Shortest Staff report I've ever heard. This is a public hearing, so if there's anyone that would like to speak on this item tonight -- we have a very small audience. No? Okay. We'll close the public hearing. Commissioners? Oh, I open --

**PUBLIC HEARING OPENED**

**PUBLIC HEARING CLOSED**

MR. WHEELER: -- and close the public hearing. Commissioners? Ms. Peters?

MS. PETERS: I think this is a pretty straightforward case. Not to cut anybody's comments off, but if no one else has any comments, I would move for approval.

MR. WHEELER: Motion's been made. Mr. Lee?

MR. LEE: I'll second.

MR. WHEELER: Motion's been made and seconded.

MR. VANDER TUIG: We have a motion and a second for approval of Case 13-49, A request by Allstate Consultants, on behalf of Dennis and Sara Harper, for annexation and permanent City R-1 zoning.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Lee, Ms. Peters, Dr. Puri, Mr. Reichlin, Mr. Vander Tuig, Mr. Wheeler. Motion carries 6-0.**

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