

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

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

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

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

Council Bill No. B 292-18

**AN ORDINANCE**

extending the corporate limits of the City of Columbia, Missouri, by annexing property located on the northwest corner of the Prathersville Road and Oakland Gravel Road intersection; directing the City Clerk to give notice of the annexation; placing a portion of the property annexed in District R-1 (One-Family Dwelling District), District M-N (Mixed Use-Neighborhood District) and District M-C (Mixed Use-Corridor District) zoning; 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 25, 2018, 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 Gary G. Ridenhour, 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 November 19, 2018. 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, 2018  
Extension of Corporate Limits.

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

**TRACT 1**

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PORTION OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 4924, PAGE 39 OF THE BOONE COUNTY, MISSOURI RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 1, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF TRACT 2 OF A SURVEY RECORDED IN BOOK 994, PAGE 427 OF THE BOONE COUNTY, MISSOURI RECORDS; THENCE S58°12'35"E, 160.84 FEET TO THE POINT OF BEGINNING; THENCE N31°47'25"E, 36.00 FEET; THENCE N02°23'20"W, 85.59 FEET; THENCE N37°46'15"E, 137.69 FEET; THENCE S63°47'55"E 392.72 FEET; THENCE S33°09'05"W, 234.14 FEET; THENCE ALONG A 20.0-FOOT RADIUS CURVE TO THE RIGHT, 28.99 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S74°40'35"W, 26.52 FEET; THENCE N63°47'55"W, 292.59 FEET; THENCE N58°12'35"W, 42.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.21 ACRES.

**TRACT 2**

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PORTION OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 4924, PAGE 39 OF THE BOONE COUNTY, MISSOURI RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 1, THENCE N88°07'40"W, 191.37 FEET; THENCE N01°13'40"E, 50.42 FEET; THENCE N86°36'40"W, 177.43 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SCOTTISH RITE SUBDIVISION PLAT 2 AS RECORDED IN PLAT BOOK 36, PAGE 23 OF THE BOONE COUNTY, MISSOURI RECORDS; THENCE WITH THE EAST LOT LINE OF SAID LOT 1, N01°58'00"E, 283.33 FEET; THENCE LEAVING THE EAST LOT LINE OF SAID LOT 1, S88°46'20"E, 362.27 FEET TO THE EAST LINE OF SAID TRACT 1 OF THE SURVEY RECORDED IN BOOK 4924, PAGE 39 OF THE BOONE COUNTY, MISSOURI RECORDS; THENCE WITH THE EAST LINE OF SAID TRACT 1, S00°46'15"W, 342.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.64 ACRES.

**TRACT 3**

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PORTION OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 4924, PAGE

39 OF THE BOONE COUNTY, MISSOURI RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FROM THE SOUTHWEST CORNER OF SAID TRACT 1, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF TRACT 2 OF A SURVEY RECORDED IN BOOK 994, PAGE 427 OF THE BOONE COUNTY, MISSOURI RECORDS, AND WITH THE WEST LINE OF SAID TRACT 1, N00°12'00"E, 1984.67 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1; THENCE LEAVING SAID WEST LINE AND WITH THE NORTH LINE OF SAID TRACT 1, S89°19'10"E, 1322.79 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID TRACT 1, S00°46'15"W, 1329.31 FEET; THENCE N84°09'45"W, 5.00 FEET; THENCE S00°46'15"W, 1069.22 FEET; THENCE LEAVING THE EAST LINE OF SAID TRACT 1, N88°46'20"W, 362.27 FEET; THENCE N01°58'00"E, 287.38 FEET; THENCE N88°55'45"W, 284.57 FEET; THENCE S33°09'05"W, 215.20 FEET; THENCE N50°43'10"W, 87.26 FEET; THENCE N63°47'55"W, 39.10 FEET; THENCE ALONG A 20.0-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, 28.99 FEET, SAID CURVE HAVING A CHORD WHICH BEARS, N74°40'35"E, 26.52 FEET; THENCE N33°09'05"E, 234.14 FEET; THENCE N63°47'55"W, 392.72 FEET; THENCE S37°46'15"W, 137.69 FEET; THENCE S02°23'20"E, 85.59 FEET; THENCE S31°47'25"W, 36.00 FEET; THENCE N58°12'35"W, 160.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 64.13 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 Second Ward.

SECTION 7. The "Official Zoning Map of the City of Columbia, Missouri" established and adopted by Section 29-1.4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the property described as Tract 3 in Section 4 and containing 64.13 acres, more or less, will be zoned and become a part of District R-1 (One-Family Dwelling District):

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PORTION OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 4924, PAGE 39 OF THE BOONE COUNTY, MISSOURI RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FROM THE SOUTHWEST CORNER OF SAID TRACT 1, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF TRACT 2 OF A SURVEY RECORDED IN BOOK 994, PAGE 427 OF THE BOONE COUNTY, MISSOURI RECORDS, AND WITH

THE WEST LINE OF SAID TRACT 1, N00°12'00"E, 1984.67 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1; THENCE LEAVING SAID WEST LINE AND WITH THE NORTH LINE OF SAID TRACT 1, S89°19'10"E, 1322.79 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID TRACT 1, S00°46'15"W, 1329.31 FEET; THENCE N84°09'45"W, 5.00 FEET; THENCE S00°46'15"W, 1069.22 FEET; THENCE LEAVING THE EAST LINE OF SAID TRACT 1, N88°46'20"W, 362.27 FEET; THENCE N01°58'00"E, 287.38 FEET; THENCE N88°55'45"W, 284.57 FEET; THENCE S33°09'05"W, 215.20 FEET; THENCE N50°43'10"W, 87.26 FEET; THENCE N63°47'55"W, 39.10 FEET; THENCE ALONG A 20.0-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, 28.99 FEET, SAID CURVE HAVING A CHORD WHICH BEARS, N74°40'35"E, 26.52 FEET; THENCE N33°09'05"E, 234.14 FEET; THENCE N63°47'55"W, 392.72 FEET; THENCE S37°46'15"W, 137.69 FEET; THENCE S02°23'20"E, 85.59 FEET; THENCE S31°47'25"W, 36.00 FEET; THENCE N58°12'35"W, 160.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 64.13 ACRES.

SECTION 8. The "Official Zoning Map of the City of Columbia, Missouri" established and adopted by Section 29-1.4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the property described as Tract 1 in Section 4 and containing 2.21 acres, more or less, will be zoned and become a part of District M-N (Mixed Use-Neighborhood District):

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PORTION OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 4924, PAGE 39 OF THE BOONE COUNTY, MISSOURI RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 1, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF TRACT 2 OF A SURVEY RECORDED IN BOOK 994, PAGE 427 OF THE BOONE COUNTY, MISSOURI RECORDS; THENCE S58°12'35"E, 160.84 FEET TO THE POINT OF BEGINNING; THENCE N31°47'25"E, 36.00 FEET; THENCE N02°23'20"W, 85.59 FEET; THENCE N37°46'15"E, 137.69 FEET; THENCE S63°47'55"E 392.72 FEET; THENCE S33°09'05"W, 234.14 FEET; THENCE ALONG A 20.0-FOOT RADIUS CURVE TO THE RIGHT, 28.99 FEET, SAID CURVE HAVING A CHORD WHICH BEARS S74°40'35"W, 26.52 FEET; THENCE N63°47'55"W, 292.59 FEET; THENCE N58°12'35"W, 42.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.21 ACRES.

SECTION 9. The "Official Zoning Map of the City of Columbia, Missouri" established and adopted by Section 29-1.4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the property described as Tract 2 in Section 4 and containing 2.64 acres more or less, will be zoned and become a part of District M-C (Mixed Use-Corridor District):

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING A PORTION OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 4924, PAGE 39 OF THE BOONE COUNTY, MISSOURI RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 1, THENCE N88°07'40"W, 191.37 FEET; THENCE N01°13'40"E, 50.42 FEET; THENCE N86°36'40"W, 177.43 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SCOTTISH RITE SUBDIVISION PLAT 2 AS RECORDED IN PLAT BOOK 36, PAGE 23 OF THE BOONE COUNTY, MISSOURI RECORDS; THENCE WITH THE EAST LOT LINE OF SAID LOT 1, N01°58'00"E, 283.33 FEET; THENCE LEAVING THE EAST LOT LINE OF SAID LOT 1, S88°46'20"E, 362.27 FEET TO THE EAST LINE OF SAID TRACT 1 OF THE SURVEY RECORDED IN BOOK 4924, PAGE 39 OF THE BOONE COUNTY, MISSOURI RECORDS; THENCE WITH THE EAST LINE OF SAID TRACT 1, S00°46'15"W, 342.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.64 ACRES.

SECTION 10. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ATTEST:

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

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

APPROVED AS TO FORM:

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