

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 361-17

AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing property located on the north side of State Route WW, approximately 900 feet west of Rolling Hills Road; directing the City Clerk to give notice of the annexation; placing the property annexed in District R-1 (One-family Dwelling District); authorizing a development agreement with The Brooks at Columbia, LLC; 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 9, 2017, 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 an authorized member of The Brooks at Columbia, LLC, 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 4, 2017. 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, 2017
Extension of Corporate Limits.

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

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, THE SOUTHWEST QUARTER OF SECTION 15 AND THE SOUTHEAST QUARTER OF SECTION 16, ALL OF TOWNSHIP 48 NORTH RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4733, PAGE 181 AND THE QUIT-CLAIM DEED RECORDED IN BOOK 4733, PAGE 180 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH RIGHT OF WAY LINE OF STATE ROUTE WW AT THE SOUTHWEST CORNER OF CEDAR GROVE SUBDIVISION AS SHOWN IN THE SURVEY RECORDED IN BOOK 374, PAGE 112 AND WITH THE NORTH LINE THEREOF, N 42°44'40"W, 212.13 FEET; THENCE N 41°45'45"W, 174.24 FEET; THENCE 275.26 FEET ALONG A 746.29-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 52°19'45"W, 273.70 FEET; THENCE N 62°53'40"W, 522.53 FEET; THENCE N 62°38'40"W, 774.62 FEET; THENCE N 59°47'00"W, 100.12 FEET; THENCE N 62°38'40"W, 234.35; THENCE N 64°51'15"W, 166.02 FEET THENCE N 63°07'40"W, 342.26 FEET; THENCE N 62°36'40"W, 597.41 FEET; THENCE 167.71 FEET ALONG A 1402.81-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 59°11'10"W, 167.61 FEET; THENCE N 55°45'40"W, 161.21 FEET TO THE SOUTHEAST CORNER OF SURVEY RECORDED IN BOOK 829 PAGE 433; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND WITH THE EAST LINE OF SAID SURVEY N 0°03'35"W, 708.70 FEET; THENCE N 1°08'35"E, 477.34 FEET; THENCE N 2°10'05"E, 128.92 FEET TO THE SOUTH WEST CORNER OF THE SURVEY RECORDED IN BOOK 4216 PAGE 23; THENCE LEAVING SAID EAST LINE AND WITH THE SOUTH LINE OF SAID SURVEY RECORDED IN BOOK 4216 PAGE 23, S 89°32'50"E, 1945.32 FEET TO THE EAST LINE OF SAID SECTION 16; THENCE WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 15, S 89°57'25"E, 1317.11 FEET TO THE WEST LINE OF SAID CEDAR GROVE SUBDIVISION; THENCE LEAVING SAID NORTH LINE AND WITH SAID WEST LINE OF CEDAR GROVE SUBDIVISION S 1°35'25"W, 3181.37 FEET TO THE POINT OF BEGINNING AND CONTAINS 161.84 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 Sixth 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 in Section 4 will be zoned and become a part of District R-1 (One-family Dwelling District).

SECTION 8. The City Manager is hereby authorized to execute a development agreement with The Brooks at Columbia, LLC. The form and content of the development agreement shall be substantially as set forth in "Attachment A" attached hereto and made a part hereof. Any actions taken by or on behalf of the City in connection with such agreement prior to the date of this ordinance are hereby approved and ratified.

SECTION 9. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2017.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor