

021744

Permanent Record  
Filed in Clerk's Office

Introduced by McDavid  
First Reading 7-1-13 Second Reading 7-15-13  
Ordinance No. 021744 Council Bill No. B 178-13

### AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing property located on the north side of St. Charles Road, approximately 300 feet east of Lakewood Drive; directing the City Clerk to give notice of the annexation; placing the property annexed in District C-P; 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 verified petitions were filed with the City on April 26, 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 petitions were signed by a representative from RDM Development, LTD., Robyn Armer, Jo Ann Allen, trustee of the Jo Ann Allen Revocable Trust and Brian J. Painter, the owners of the fee interest of record in the land proposed to be annexed. A public hearing was held concerning this matter on July 1, 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 1-11.16 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 1-11.16. July, 2013 Extension of Corporate Limits.

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

**RDM DEVELOPMENT, LTD TRACT**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1241, PAGE 444 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF WOODS MILL PLAT 1 RECORDED IN PLAT BOOK 31, PAGE 60 AND WITH THE SOUTH LINE THEREOF, N89°49'00"E, 50.00 FEET TO THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 963, PAGE 287; THENCE LEAVING SAID SOUTH LINE AND WITH SAID WEST LINE, S0°34'00"W, 454.47 FEET TO THE SOUTH LINE OF SAID SECTION 3; THENCE WITH SAID SOUTH LINE, N89°40'00"W, 50.00 FEET TO THE EAST LINE OF PLAT OF LAKEWOOD ESTATES RECORDED IN BOOK 12, PAGE 5; THENCE LEAVING THE SOUTH LINE OF SAID SECTION AND WITH SAID EAST LINE, N0°34'00"E, 454.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.52 ACRES.

**ROBYN ARMER TRACT**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 963, PAGE 287 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3 AND WITH THE SOUTH LINE THEREOF, WEST, 670 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH THE SOUTH LINE OF SAID SECTION, 307 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION (3) THREE, 440 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 307 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION, 440 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.1 ACRES MORE OR LESS.

THE INTENT OF THIS DESCRIPTION IS TO BE AN EXCERPT OF THE DEED DESCRIPTION. THIS DESCRIPTION IS NOT FROM AN ACTUAL PROPERTY BOUNDARY SURVEY.

**JO ANN ALLEN TRUST TRACT**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 3868, PAGE 55 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3 AND WITH THE SOUTH LINE THEREOF, WEST, 470 FEET TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH THE SOUTH LINE OF SAID SECTION, 200 FEET; THENCE LEAVING SAID SOUTH LINE, NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION (3) THREE, 440 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 200 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION, 440 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.0 ACRES MORE OR LESS.

THE INTENT OF THIS DESCRIPTION IS TO BE AN EXCERPT AND CLARIFICATION OF THE DEED DESCRIPTION. THIS DESCRIPTION IS NOT FROM AN ACTUAL PROPERTY BOUNDARY SURVEY.

**BRIAN PAINTER TRACT**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 48 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 3303, PAGE 36 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST TWO HUNDRED (200) FEET OF THE 4.74 ACRE TRACT SHOWN AND DESCRIBED BY THE SURVEY RECORDED IN BOOK 289, PAGE 124, EXCEPT THAT PART USED FOR COUNTY ROAD PURPOSES ALONG THE SOUTH LINE THEREOF AND CONTAINING 2 ACRES MORE OR LESS.

THE INTENT OF THIS DESCRIPTION IS TO BE AN EXCERPT AND CLARIFICATION OF THE DEED DESCRIPTION. THIS DESCRIPTION IS NOT FROM AN ACTUAL PROPERTY BOUNDARY SURVEY.

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 C-P (Planned Business District). The statement of intent, marked "Exhibit A," attached hereto and made a part of this ordinance is hereby approved.

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

PASSED this 15th day of July, 2013.

ATTEST:

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

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

APPROVED AS TO FORM:

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

Statement of Intent

June 7, 2013

1. The proposed uses are per attached list.
2. The maximum building square footage for the proposed tracts is 50,000 square foot total.
3. The maximum proposed building height shall be 35 feet.
4. The minimum percentage of the site to be maintained in open space, shown by the percent in landscaping and the percent left in existing vegetation shall be as follows:
  - Existing Vegetation: 0%
  - Landscaping: 30%
5. There shall be a 25-foot landscape buffer maintained along the north property line once developed
6. Only two entrances from the subject tracts onto St. Charles Road shall be allowed.
7. Internal cross-access easements shall be executed prior to construction plan approval

X Robyn Armer

Robyn Armer