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Ordinance No. 022801

Council Bill No. B 79-16

AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing property located on the southwest corner of Brown School Road and Range Line Street (Highway 763); directing the City Clerk to give notice of the annexation; placing the property annexed in Districts PUD-12, O-1, C-P, C-3 and R-3; approving a statement of intent; 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 10, 2016, 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 Greg and Kelly Deline, the owners of the fee interest of record in the land proposed to be annexed. A public hearing was held concerning this matter on April 4, 2016. 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 1-11.32 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 1-11.32. May, 2016 Extension of Corporate Limits.

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

A tract of land located in the southeast quarter of Section 25 T49N R13W, in Boone County, Missouri, being the tracts described by surveys recorded in book 949 page 456 and in book 977 page 236, except that part conveyed to the State of Missouri, by deed recorded in book 3194 page 107, said tract containing 70.56 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 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 following described property:

Tract 1

A tract of land located in the southeast quarter of Section 25 T49N R13W, in Boone County, Missouri, being part of the tract described by a deed recorded in book 4273 page 95 of the Boone County records, and further described as follows:

Beginning at the center of Section 25-49-13, also being the northwest corner of the tract described by a survey recorded in book 977 page 236, thence S 87°21'20"E, along the quarter section line, and the north line of tract described by a survey recorded in book 977 page 236, a distance of 468.61 feet; thence leaving said line, S 1°22'40"W 1096.03 feet; thence N 67°38'20"W 496.89 feet to the quarter section line, and the west line of tract described by a survey recorded in book 977 page 236; thence N 1°05'50"E, along said line, 928.47 feet to the beginning and containing 10.83 acres.

will be zoned and become a part of District PUD-12 (Planned Unit Development) with a development density of not more than twelve (12) dwelling units per acre. Hereafter the property may be used for the permitted uses set forth in the statement of intent ("Exhibit A").

SECTION 8. 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 following described property:

Tract 2

A tract of land located in the southeast quarter of Section 25 T49N R13W, in Boone County, Missouri, being part of the tract described by a deed recorded in book 4273 page 95 of the Boone County records, and further described as follows:

Starting at the center of Section 25-49-13, also being the northwest corner of the tract described by a survey recorded in book 977 page 236, thence S 87°21'20"E, along the quarter section line, and the north line of tract described by a survey recorded in book 977 page 236, a distance of 468.61 feet to the point of beginning.

From the point of beginning, thence continuing along the quarter section line, and the north line of tract described by a survey recorded in book 977 page 236, S 87°21'20"E 365.05 feet; thence leaving said line, S 1°22'40"W 924.75 feet; thence S 48°13'40"W 314.60 feet; thence N 67°38'20"W 145.06 feet; thence N 1°22'40"E 1096.03 feet to the beginning and containing 8.94 acres.

will be zoned and become a part of District O-1 (Office District).

SECTION 9. 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 following described property:

Tract 3

A tract of land located in the southeast quarter of Section 25 T49N R13W, in Boone County, Missouri, being part of the tract described by a deed recorded in book 4273 page 95 of the Boone County records, and further described as follows:

Starting at the center of Section 25-49-13, also being the northwest corner of the tract described by a survey recorded in book 977 page 236, thence S 87°21'20"E, along the quarter section line, and the north line of tract described by a survey recorded in book 977 page 236, a distance of 833.66 feet to the point of beginning.

From the point of beginning, thence continuing along the quarter section line, and the north line of tract described by a survey recorded in book 977 page 236, S 87°21'20"E 554.08 feet; thence leaving said line, S 1°22'40"W 520.33 feet; thence along a curve to the left, having a radius of 230.00 feet, a distance of 61.38 feet, the chord being S 6°16'00"E 61.19 feet; thence S 13°54'40"E 246.47 feet; thence N 68°58'10"W 405.26 feet; thence S 48°13'40"W 336.41 feet; thence N 1°22'40"E 924.75 feet to the beginning and containing 10.00 acres.

will be zoned and become a part of District C-P (Planned Business District). Hereafter the property may be used for the permitted uses set forth in the statement of intent ("Exhibit A").

SECTION 10. 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 following described property:

Tracts 4, 5, and 7

A tract of land located in the southeast quarter of Section 25 T49N R13W, in Boone County, Missouri, being part of the tract described by a deed recorded in book 4273 page 95 of the Boone County records, and further described as follows:

Starting at the center of Section 25-49-13, also being the northwest corner of the tract described by a survey recorded in book 977 page 236, thence S 87°21'20"E, along the quarter section line, and the north line of tract described by a survey recorded in book 977 page 236, a distance of 1,387.74 feet to the point of beginning.

From the point of beginning, thence continuing along the quarter section line, and the north line of tract described by a survey recorded in book 977 page 236, S 87°21'20"E 743.30 feet to the right of way line of Brown School Road, described by a deed recorded in book 3194 page 107; thence along said right of way line and the right of way line of State Route 763, described by said deed, S 1°24'10"W 16.47 feet; thence S 81°45'30"E 97.10 feet; thence S 84°01'40"E 100.72 feet; thence S 87°58'50"E 118.01 feet; thence S 45°16'40"E 96.20 feet; thence S 1°24'10"W 250.00 feet; thence S 6°43'40"E 342.95 feet; thence S 1°24'20"W 145.39 feet; thence S 42°18'20"W 138.63 feet; thence N 88°35'20"W 27.72 feet; thence S 1°24'10"W 25.47 feet to a southerly line of the tract described by a survey recorded in book 977 page 236; thence along the lines of said tract, N 86°14'00"W 326.48 feet; thence S 3°46'30"W 102.76 feet; thence N 86°13'40"W 602.20 feet to a corner of said tract; thence, leaving the lines of said tract, continuing N 86°13'40"W 33.02 feet; thence N 1°44'50"E 123.23 feet; thence along a curve to the left, having a radius of 230.00 feet, a distance of 62.86 feet, the chord being N 6°04'50"W 62.67 feet; thence N 13°54'40"W 291.53 feet; thence along a curve to the right, having a radius of 230.00 feet, a distance of 61.38 feet, the chord being N 6°16'00"W 61.19 feet; thence N 1°22'40"E 520.33 feet to the beginning and containing 25.69 acres.

will be zoned and become a part of District C-3 (General Business District).

SECTION 11. 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 following described property:

Tract 6

A tract of land located in the southeast quarter of Section 25 T49N R13W, in Boone County, Missouri, being part of the tract described by a deed recorded in book 4273 page 95 of the Boone County records, and further described as follows:

Starting at the center of Section 25-49-13, also being the northwest corner of the tract described by a survey recorded in book 977 page 236, thence S 1°05'50"W, along the quarter section line, and the west line of tract described by a survey recorded in book 977 page 236, a distance of 928.47 feet to the point of beginning.

From the point of beginning, thence leaving the quarter section line, and the west line of tract described by a survey recorded in book 977 page 236, S 67°38'20"E 641.95 feet; thence N 48°13'40"E 651.01 feet; thence S 68°58'10"E 405.26 feet; thence S 13°54'40"E 45.06 feet; thence along a curve to the right, having a radius of 230.00 feet, a distance of 62.86 feet, the chord being S 6°04'50"E 62.67 feet; thence S 1°44'50"W 123.23 feet; thence S 86°13'40"E 33.02 feet to a corner of the tract

described by a survey recorded in book 977 page 236; thence along the lines of said tract, S 1°44'50"W 330.60 feet; thence N 86°13'40"W 1505.31 feet; thence N 1°05'50"E 418.83 feet to the beginning and containing 15.11 acres.

will be zoned and become a part of District R-3 (Medium Density Multiple-Family Dwelling District).

SECTION 12. The City Council hereby approves the terms and conditions contained in the statement of intent for the properties described in Sections 7 and 9 above, attached hereto in substantially the same form as "Exhibit A," dated January 6, 2016, and made a part of this ordinance. The statement of intent shall be binding on the owners until such time as the Council shall release such limitations and conditions on the use of the property.

SECTION 13. This ordinance shall be in full force and effect from and after its passage.

PASSED this 2nd day of May, 2016.

ATTEST:



City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor