

Introduced by Buffabe

First Reading 12-18-23

Second Reading 1-16-24

Ordinance No. 025551

Council Bill No. B 312-23

AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing property located north of Gibbs Road (3705 W. Gibbs Road); directing the City Clerk to give notice of the annexation; placing the property annexed in R-1 (One-family Dwelling), R-2 (Two-family Dwelling), and R-MF (Multiple-family Dwelling) zoning districts; 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 21, 2023, 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 a representative from the Roxie Grant Revocable Trust, 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 18, 2023. Notice of this hearing was published more than seven (7) 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 although a protest petition was filed with regard to the proposed zoning of the property 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 1-11.70 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 1-11.70. January, 2024 Extension of Corporate Limits.

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

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE WEST HALF OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN BOONE COUNTY SURVEY NUMBER 2714 AND THE SURVEY RECORDED IN BOOK 5797, PAGE 105 AND DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 1769, PAGE 895 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, S 1°04'40"W, 1281.78 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE LEAVING SAID EAST LINE AND WITH THE SOUTH LINE THEREOF, N 84°36'00"W, 970.75 FEET TO THE SOUTHEAST CORNER OF OAK CORNERS SUBDIVISION RECORDED IN PLAT BOOK 13, PAGE 86; THENCE LEAVING SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND WITH THE LINES OF SAID OAK CORNERS SUBDIVISION, N 51°14'55"E, 23.81 FEET; THENCE N 5°43'40"E, 70.99 FEET TO THE WESTERLY LINE OF VERA RIDGE SUBDIVISION, PLAT 1, RECORDED IN PLAT BOOK 38, PAGE 20; THENCE LEAVING THE LINES OF SAID OAK CORNERS SUBDIVISION AND WITH THE LINES OF SAID VERA RIDGE SUBDIVISION, 116.90 FEET ALONG A 75.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 38°55'35"E, 105.42 FEET; THENCE S 83°34'45"E, 273.45 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 6°25'15"E, 395.29 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 83°34'45"W, 163.51 FEET; THENCE S 68°02'55"W, 235.56 FEET TO THE EASTERLY LINE OF SAID OAK CORNERS SUBDIVISION; THENCE LEAVING THE LINES OF SAID VERA RIDGE SUBDIVISION AND WITH THE EASTERLY LINE OF SAID OAK CORNERS SUBDIVISION, 188.63 FEET ALONG A 173.91-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 52°57'25"W, 179.52 FEET TO THE SOUTH LINE OF THE SURVEY RECORDED IN BOOK 437, PAGE 828; THENCE LEAVING SAID EASTERLY LINE AND WITH THE LINES OF SAID SURVEY, S 84°01'45"E, 124.58 FEET; THENCE N 0°48'45"E, 310.89 FEET TO THE NORTHEAST CORNER OF SAID SURVEY; THENCE N 83°52'10"W, 326.60 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE LEAVING THE LINES OF SAID SURVEY AND WITH THE WEST LINE THEREOF, N 0°50'30"E, 609.88 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4;

THENCE WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, N 1°07'45"E, 1005.08 FEET; THENCE LEAVING SAID WEST LINE, S 83°06'25"E, 1309.82 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE WITH THE EAST LINE THEREOF, S 1°27'55"W, 1004.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 60.26 ACRES.

BEARINGS ARE REFERENCED TO GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM. (CENTRAL ZONE)

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 following described property will be zoned and become a part of District R-1 (One-family Dwelling):

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE WEST HALF OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN BOONE COUNTY SURVEY NUMBER 2714 AND DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 1769, PAGE 895 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, S 1°04'40"W, 92.76 FEET; THENCE LEAVING SAID EAST LINE N 51°23'15"W, 250.82 FEET; THENCE N 22°02'30"W, 43.51 FEET; THENCE S 43°50'40"W, 241.44 FEET; THENCE S 46°09'20"E, 147.33 FEET; THENCE S 42°02'55"E, 42.97 FEET; THENCE S 52°03'30"W, 17.04 FEET; THENCE S 64°23'05"W, 106.74 FEET; THENCE N 89°26'05"W, 124.52 FEET; THENCE N 7°55'00"E, 46.52 FEET; THENCE N 51°00'20"W, 130.58 FEET; THENCE N 89°48'20"W, 195.53 FEET; THENCE S 13°03'15"W, 142.79 FEET; THENCE N 87°08'10"W, 35.38 FEET; THENCE S 67°10'30"W, 57.06 FEET; THENCE S 34°01'00"E, 32.99 FEET; THENCE S 24°43'00"E, 108.68 FEET; THENCE S 2°20'05"E, 108.68 FEET; THENCE S 3°27'20"W, 56.46 FEET; THENCE S 7°20'35"E, 56.46 FEET; THENCE S 12°44'30"E, 112.87 FEET; THENCE S

39°39'20"E, 76.79 FEET TO THE NORTHERLY LINE OF VERA RIDGE SUBDIVISION, PLAT 1, RECORDED IN PLAT BOOK 38, PAGE 20; THENCE WITH THE NORTHERLY LINE THEREOF, S 68°02'55"W, 235.56 FEET TO THE EASTERLY LINE OF SAID OAK CORNERS SUBDIVISION; THENCE LEAVING THE LINES OF SAID VERA RIDGE SUBDIVISION AND WITH THE EASTERLY LINE OF SAID OAK CORNERS SUBDIVISION, 188.63 FEET ALONG A 173.91-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 52°57'25"W, 179.52 FEET TO THE SOUTH LINE OF THE SURVEY RECORDED IN BOOK 440, PAGE 569; THENCE LEAVING SAID EASTERLY LINE AND WITH THE LINES OF SAID SURVEY, S 84°01'45"E, 124.58 FEET; THENCE N 0°48'45"E, 310.89 FEET TO THE NORTHEAST CORNER OF SAID SURVEY; THENCE N 83°52'10"W, 326.60 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE LEAVING THE LINES OF SAID SURVEY AND WITH THE WEST LINE THEREOF, N 0°50'30"E, 609.88 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, N 1°07'45"E, 1005.08 FEET; THENCE LEAVING SAID WEST LINE, S 83°06'25"E, 1309.82 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE WITH THE EAST LINE THEREOF, S 1°27'55"W, 1004.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.10 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 following described property will be zoned and become a part of District R-2 (Two-family Dwelling):

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE WEST HALF OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN BOONE COUNTY SURVEY NUMBER 2714 AND DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 1769, PAGE 895 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, S 1°04'40"W, 92.76 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING, S 1°04'40" W, 1189.02 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE LEAVING SAID EAST LINE AND WITH THE SOUTH LINE THEREOF, N 84°36'00"W, 970.75 FEET TO THE

SOUTHEAST CORNER OF OAK CORNERS SUBDIVISION RECORDED IN PLAT BOOK 13, PAGE 86; THENCE LEAVING SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND WITH THE LINES OF SAID OAK CORNERS SUBDIVISION, N 51°14'55"E, 23.81 FEET; THENCE N 5°43'40"E, 70.99 FEET TO THE WESTERLY LINE OF VERA RIDGE SUBDIVISION, PLAT 1, RECORDED IN PLAT BOOK 38, PAGE 20; THENCE LEAVING THE LINES OF SAID OAK CORNERS SUBDIVISION AND WITH THE LINES OF SAID VERA RIDGE SUBDIVISION, 116.90 FEET ALONG A 75.00-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 38°55'35"E, 105.42 FEET; THENCE S 83°34'45"E, 273.45 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 6°25'15"E, 395.29 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 83°34'45"W, 163.51 FEET; THENCE LEAVING THE LINES OF SAID VERA RIDGE SUBDIVISION N 39°39'20"W, 76.79 FEET; THENCE N 83°03'10"E, 100.97 FEET; THENCE N 88°50'55"E, 371.12 FEET; N 79°59'30"E, 153.98 FEET; THENCE N 18°52'00"W, 55.41 FEET; THENCE N 10°12'55"W, 90.25 FEET; THENCE N 7°16'45"E, 176.39 FEET; THENCE S 89°13'35"W, 25.00 FEET; THENCE S 84°15'25"W, 184.07 FEET; THENCE N 83°12'25"W, 80.78 FEET; THENCE S 81°03'45"W, 181.12 FEET; THENCE N 85°18'50"W, 153.64 FEET; THENCE S 74°09'55"W, 25.02 FEET; THENCE N 24°43'00"W, 108.68 FEET; THENCE N 34°01'00"W, 32.99 FEET; THENCE N 67°10'30"E, 57.06 FEET; THENCE S 87°08'10"E, 35.38 FEET; THENCE N 13°03'15"E, 142.79 FEET; THENCE S 89°48'20"E, 195.53 FEET; THENCE S 51°00'20"E, 130.58 FEET; THENCE S 7°55'00"W, 46.52 FEET; THENCE S 89°26'05"E, 124.52 FEET; THENCE N 64°23'05"E, 106.74 FEET; THENCE N 52°03'30"E 17.04 FEET; THENCE N 42°02'55"W, 42.97 FEET; THENCE N 46°09'20"W, 147.33 FEET; THENCE N 43°50'40"E 241.44 FEET; THENCE S 22°02'30"E, 43.51 FEET; THENCE S 51°23'15"E, 250.82 FEET AND CONTAINING 14.47 ACRES.

BEARINGS ARE REFERENCED TO MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE)

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 following described property will be zoned and become a part of District R-MF (Multiple-family Dwelling):

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE WEST HALF OF SECTION 4, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND SHOWN IN BOONE COUNTY SURVEY NUMBER 2714 AND DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 1769, PAGE 895 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, S 1°04'40"W, 387.77 FEET; THENCE LEAVING SAID EAST LINE, N 88°55'20"W, 175.62 FEET TO THE POINT OF BEGINNING:


THENCE FROM THE POINT OF BEGINNING, S 7°28'50"W, 86.15 FEET; THENCE S 7°05'10"W, 90.25 FEET; THENCE S 10°12'55"E, 90.25 FEET; THENCE S 18°52'00"E, 55.41 FEET; THENCE S 79°59'30"W, 153.98 FEET; THENCE S 88°50'55"W, 371.12 FEET; THENCE S 83°03'10"W, 100.97; THENCE N 12°44'30"W, 112.87 FEET; THENCE N 7°20'35"W, 56.46 FEET; THENCE N 3°27'20"E, 56.46 FEET; THENCE N 2°20'05"W, 108.68 FEET; THENCE N 74°09'55"E, 25.02 FEET; THENCE S 85°18'50"E, 153.64 FEET; THENCE N 81°03'45"E, 181.12 FEET; THENCE S 83°12'25"E, 80.78 FEET; THENCE N 84°15'25"E, 184.07 FEET; THENCE N 89°13'35"E, 25.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.69 ACRES.

BEARINGS ARE REFERENCED TO MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).

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

PASSED this 16th day of January, 2024.

ATTEST:

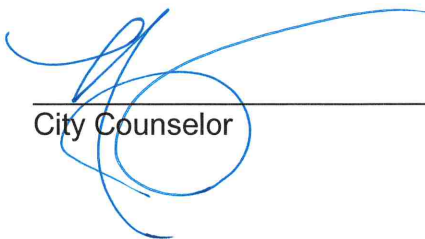


City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor