

019552
Permanent Record
Filed in Clerk's Office

Introduced by Hindman
First Reading 5-21-07 Second Reading 6-4-07
Third Reading 6-18-07
Ordinance No. 019552 Council Bill No. B 169-07 A

AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing property located between Bethel Church Road and State Route K, south of Old Plank Road; directing the City Clerk to give notice of the annexation; placing the property annexed in District R-1; 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 14, 2007, 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. This petition was signed by Edward Lee and Velma Lucille Johnson, the owners of the fee interest of record in the land proposed to be annexed. A public hearing was held concerning this matter on May 21, 2007. Notice of this hearing was published more than seven days prior to the hearing in two newspapers 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 1-11.185 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 1-11.185. June, 2007 Extension of Corporate Limits.

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

A tract of land in the northwest quarter of Section 1, Township 47 North, Range 13 West in Boone County, Missouri being parts of the survey recorded in Book 312 at page 607 of the Boone County Records, said tract being individually described as follows:

TRACT C

Tract Three (3) of said survey in Book 312 at page 607.

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. 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 Fifth 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 R-1 (One-Family Dwelling District).

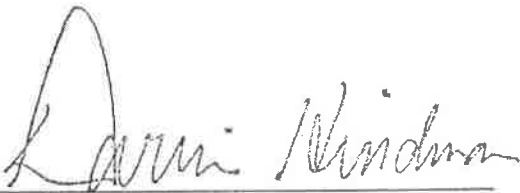
SECTION 8. This ordinance shall be in full force and effect from and after its passage.

PASSED this 18th day of June, 2007.

ATTEST:



City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor

019537
Permanent Record
Filed in Clerk's Office

Introduced by Hindman

First Reading 5-21-07

Second Reading 6-4-07

Ordinance No. 019537

Council Bill No. B 168-07

AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing property located between Bethel Church Road and State Route K, south of Old Plank Road; directing the City Clerk to give notice of the annexation; placing the property annexed in Districts R-1, R-2 and PUD-5; 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 January 19, 2007 and March 14, 2007, 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 Tyree Mobile Homes, Inc., Troy E. and Joan E. Bentlage and Ervin A. and Glenda A. Bentlage, Hal J. Brenton, David C. Holst, and R. Edward and Carol A. Berendzen, the owners of the fee interest of record in the land proposed to be annexed. A public hearing was held concerning this matter on May 21, 2007. Notice of this hearing was published more than seven days prior to the hearing in two newspapers 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 1-11.184 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 1-11.184. June, 2007 Extension of Corporate Limits.

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

Five (5) tracts of land in the northwest quarter of Section 1, Township 47 North, Range 13 West in Boone County, Missouri being parts of the survey recorded in Book 312 at page 607 of the Boone County Records, said tracts being individually described as follows:

TRACT A

Tract seven (7) of said survey in Book 312 at page 607 and the part of Tract Eight (8) of said survey as described in the warranty deed in Book 1923 at page 298.

TRACT B

Tracts One (1) and Two (2) of said survey in Book 312 at page 607.

TRACT D

Tract Four (4) of said survey in Book 312 at page 607.

TRACT E

The east part of Tract Ten (10) of said survey in Book 312 at page 607, as described in the warranty deed in Book 2115 at page 806.

TRACT F

A tract of land in the east parts of Tracts Eight (8) and Nine (9) of said survey in Book 312 at page 607 as described in the warranty deed in Book 1046 at page 126.

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. 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 Fifth 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 B

Tracts One (1) and Two (2) of said survey in Book 312 at page 607.

TRACT D

Tract Four (4) of said survey in Book 312 at page 607.

TRACT E

The east part of Tract Ten (10) of said survey in Book 312 at page 607 as described in the warranty deed in Book 2115 at page 806.

will be zoned and become a part of District R-1 (One-Family Dwelling District).

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 A

Tract seven (7) of said survey in Book 312 at page 607 and the part of Tract Eight (8) of said survey as described in the warranty deed in Book 1923 at page 298.

will be zoned and become a part of District R-2 (Two-Family Dwelling 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 F

A tract of land in the east parts of Tracts Eight (8) and Nine (9) of said survey in Book 312 at page 607 as described in the warranty deed in Book 1046 at page 126.

will be zoned and become a part of District PUD-5 (Planned Unit Development) with a development density of not more than 5 dwelling units per acre. Hereafter the property may be used for multi-family dwelling units. The statement of intent submitted by applicant, marked "Exhibit A" is attached to and made a part of this ordinance.

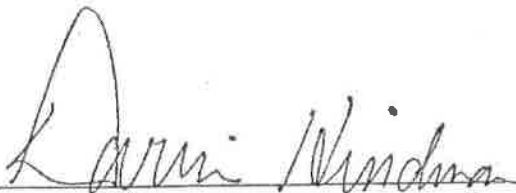
SECTION 10. This ordinance shall be in full force and effect from and after its passage.

PASSED this 4th day of June, 2007.

ATTEST:



City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

REGISTERED PROFESSIONAL
ENGINEERS:

Bill R. Crockett
Timothy D. Crockett
Christopher M. Sauder
Nathan T. Eckhoff

**CROCKETT
ENGINEERING
CONSULTANTS, LLC**

2608 N. Stadium Blvd.
Columbia, Missouri 65202
Phone: 573-447-0292
Fax: 573-447-3981
Email: crockett@crockettengineering.com

PROFESSIONAL LAND
SURVEYORS:

Bill R. Crockett
Christopher M. Sauder

April 27, 2007

Timothy Teddy
Planning and Development Department
City of Columbia
P.O. Box N
Columbia, MO 65205

Dear Mr. Teddy:

Below please find the items listed in Section 29-10 (e) (2) of the zoning regulations relating to the statement of intent for the PUD-5 rezoning request for parcel number 20-307-01-00-0013.00.01. This tract is currently owned by Edward and Carol Berendzen.

- (a) The proposed uses for this site include multi-family dwelling units.
- (b) The type of unit proposed for this site is a single 4-unit building with no accessory buildings.
- (c) The maximum number of dwelling units for this tract is four with a maximum density of five units per acre.
- (d) The maximum building height is 30 feet.
- (e) The total number of parking spaces proposed is eight, giving two parking spaces per dwelling unit.
- (f) The minimum percentage of the site to remain in open space is sixty-five percent. Fifteen percent is natural vegetation while fifty percent is landscaped area.
- (g) No amenities are proposed on this site.
- (h) This tract currently contains a single 4-unit building. It is the intent of the owner to maintain this structure on the site. No further development is intended for this site. The purpose of the rezoning is so that the tract can be annexed into the City of Columbia and connect to the public sanitary sewer system. The rezoning would allow the site to be in compliance with current zoning regulations.

Please review and should you have questions, please feel free to contact me.

Sincerely,

Crockett Engineering Consultants, LLC


Tim Crockett, PE

RECEIVED

APR 27 2007

PLANNING DEPT.

