

Introduced by Treece

First Reading 9-20-21

Second Reading 10-4-21

Third Reading 10-18-21

Ordinance No. 024792

Council Bill No. B 296-21

AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing property located along both sides of Van Horn Tavern Road and east of Highway UU (5500 W. Van Horn Tavern Road); directing the City Clerk to give notice of the annexation; placing the property annexed in District O (Open Space) and District M-N (Mixed-use Neighborhood); 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 August 16, 2021, 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 Carlos Scott, a representative of MFL Golf, 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 September 20, 2021. 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 1-11.60 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 1-11.60. October, 2021 Extension of Corporate Limits.

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

A TRACT OF LAND LOCATED IN NORTHEAST QUARTER OF SECTION 7, AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 4435, PAGE 174 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7 AND WITH THE SOUTH LINE THEREOF, N 88°10'55"W, 317.16 FEET TO THE SOUTHEAST CORNER OF VH ACRES, RECORDED IN PLAT BOOK 44, PAGE 25; THENCE LEAVING SAID SOUTH LINE AND WITH THE LINES OF SAID VH ACRES, N 47°34'15"W, 805.06 FEET; THENCE N 7°35'45"E, 603.89 FEET TO THE SOUTH LINE OF THE QUIT-CLAIM DEED RECORDED IN BOOK 1558, PAGE 208; THENCE WITH THE LINES OF SAID DEED, 30.47 FEET ALONG A 603.70-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 82°07'45"W, 30.47 FEET; THENCE N 6°25'30"W, 30.00 FEET; THENCE 88.96 FEET ALONG A 573.70-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 88°01'05"W, 88.87 FEET; THENCE N 2°27'35"E, 30.00 FEET; THENCE 35.35 FEET ALONG A 543.70-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 89°24'10"E, 35.34 FEET TO THE SOUTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 383, PAGE 139; THENCE LEAVING THE LINES OF SAID DEED AND WITH THE EAST LINE OF SAID SURVEY, N 11°54'25"E, 973.36 FEET TO THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 70; THENCE LEAVING THE EAST LINE OF SAID SURVEY AND WITH SAID SOUTH RIGHT OF WAY LINE, S 87°53'55"E, 1771.44 FEET; THENCE S 35°22'25"E, 7.30 FEET; THENCE 138.87 FEET ALONG A 246.50-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 27°06'15"W, 137.04 FEET; THENCE S 87°53'20"E, 441.56 FEET; THENCE N 2°06'40"E, 130.00 FEET; THENCE S 87°53'20"E, 519.85 FEET TO THE CENTERLINE OF PERCHE CREEK AS SHOWN IN BOONE COUNTY SURVEY #7602; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE AND WITH THE APPROXIMATE CENTERLINE OF SAID PERCHE CREEK S 25°56'55"W, 416.53 FEET; THENCE S 6°22'45"W, 545.00 FEET; THENCE S 1°12'15"E, 491.90 FEET; THENCE S 27°54'15"W, 141.66 FEET TO THE NORTH LINE OF THE SURVEY RECORDED IN BOOK 2587, PAGE 22; THENCE WITH THE WEST LINES OF SAID SURVEY AND CONTINUING WITH THE CENTERLINE OF SAID CREEK, S 45°27'20"W, 364.00 FEET; THENCE

S 27°15'40"W, 87.00 FEET; THENCE S 0°44'00"E, 105.00 FEET; THENCE S 15°31'40"E, 91.00 FEET; THENCE S 47°24'10"E, 88.00 FEET; THENCE S 14°20'10"E, 104.00 FEET; THENCE S 17°51'20"W, 7.92 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE LEAVING THE LINES OF SAID SURVEY AND THE SOUTH LINE OF SAID NORTHWEST QUARTER, N 83°29'50"W, 1486.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 121.22 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 "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 the following described property will be zoned and become a part of District O (Open Space):

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7 AND THE NORTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING ALL OF A TRACT AS SHOWN BY SURVEY RECORDED IN BOOK 318, PAGE 133 AND THE SURVEY RECORDED IN BOOK 5133, PAGE 83 AND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 5145, PAGE 147 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7 AND WITH THE SOUTH LINE THEREOF, N 88°10'55"W, 317.16 FEET TO THE SOUTHEAST CORNER OF VH ACRES, RECORDED IN PLAT BOOK 44, PAGE 25; THENCE LEAVING SAID SOUTH LINE AND WITH THE LINES OF SAID VH ACRES, N 47°34'15"W, 805.06 FEET; THENCE N 7°35'45"E, 603.89 FEET TO THE SOUTH LINE OF THE QUIT-CLAIM DEED RECORDED IN BOOK 1558, PAGE 208; THENCE WITH THE LINES OF SAID DEED, 30.47 FEET ALONG A 603.70-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 82°07'45"W, 30.47 FEET; THENCE N 6°25'30"W, 30.00 FEET; THENCE 88.96 FEET ALONG A 573.70-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 88°01'05"W, 88.87 FEET; THENCE

N 2°27'35"E, 30.00 FEET; THENCE 35.35 FEET ALONG A 543.70-FOOT RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 89°24'10"E, 35.34 FEET TO THE SOUTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 383, PAGE 139; THENCE LEAVING THE LINES OF SAID DEED AND WITH THE EAST LINE OF SAID SURVEY, N 11°54'25"E, 973.36 FEET TO THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 70; THENCE LEAVING THE EAST LINE OF SAID SURVEY AND WITH SAID SOUTH RIGHT OF WAY LINE, S 87°53'55"E, 1771.44 FEET; THENCE S 35°22'25"E, 7.30 FEET; THENCE 138.87 FEET ALONG A 246.50-FOOT RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 27°06'15"W, 137.04 FEET; THENCE S 87°53'20"E, 441.56 FEET; THENCE N 2°06'40"E, 130.00 FEET; THENCE S 87°53'20"E, 519.85 FEET TO THE CENTERLINE OF PERCHE CREEK AS SHOWN IN BOONE COUNTY SURVEY #7602; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE AND WITH THE APPROXIMATE CENTERLINE OF SAID PERCHE CREEK S 25°56'55"W, 416.53 FEET; THENCE S 6°22'45"W, 545.00 FEET; THENCE S 1°12'15"E, 491.90 FEET; THENCE S 27°54'15"W, 141.66 FEET TO THE NORTH LINE OF THE SURVEY RECORDED IN BOOK 2587, PAGE 22; THENCE WITH THE WEST LINES OF SAID SURVEY AND CONTINUING WITH THE CENTERLINE OF SAID CREEK, S 45°27'20"W, 364.00 FEET; THENCE S 27°15'40"W, 87.00 FEET; THENCE S 0°44'00"E, 105.00 FEET; THENCE S 15°31'40"E, 91.00 FEET; THENCE S 47°24'10"E, 88.00 FEET; THENCE S 14°20'10"E, 104.00 FEET; THENCE S 17°51'20"W, 7.92 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE LEAVING THE LINES OF SAID SURVEY AND THE SOUTH LINE OF SAID NORTHWEST QUARTER, N 83°29'50"W, 1486.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 121.22 ACRES, EXCEPTING ALL THAT PART OF THE TRACT DESCRIBED AS FOLLOWS:

EXCEPTION TRACT

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7 AND THE NORTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING ALL PART OF A TRACT AS SHOWN BY SURVEY RECORDED IN BOOK 318, PAGE 133 AND THE SURVEY RECORDED IN BOOK 5133, PAGE 83 AND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 5145, PAGE 147 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8 AND WITH THE WEST LINE THEREOF, S 1°05'15"W, 1168.42 FEET TO THE POINT OF BEGINNING: THENCE FROM THE POINT OF BEGINNING, SAID POINT ALSO BEING ON CENTERLINE FOR VACATED

OLD HIGHWAY 40 AS DESCRIBED BY QUIT-CLAIM DEED RECORDED IN BOOK 1558, PAGE 208 AND WITH SAID VACATED CENTERLINE, N 69°47'45"E, 443.33 FEET; THENCE LEAVING SAID VACATED CENTERLINE, S 19°29'20"E, 240.32 FEET; THENCE S 69°37'35"W, 534.60 FEET TO THE WEST LINE OF SAID SECTION 8; THENCE WITH SAID WEST LINE, S 1°05'15"W, 350.45 FEET; THENCE LEAVING SAID WEST LINE, N 46°33'10"W, 634.31 FEET TO SAID CENTERLINE OF VACATED OLD HIGHWAY 40; THENCE WITH SAID VACATED CENTERLINE, N 69°47'45"E, 503.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.99 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 the following described property will be zoned and become a part of District M-N (Mixed-use Neighborhood):

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7 AND THE NORTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 48 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING PART OF TRACT 2 AS SHOWN BY SURVEY RECORDED IN BOOK 318, PAGE 133 AND THE SURVEY RECORDED IN BOOK 5133, PAGE 83 AND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 5145, PAGE 147 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8 AND WITH THE WEST LINE THEREOF, S 1°05'15"W, 1168.42 FEET TO THE POINT OF BEGINNING: THENCE FROM THE POINT OF BEGINNING, SAID POINT ALSO BEING ON CENTERLINE FOR VACATED OLD HIGHWAY 40 AS DESCRIBED BY QUIT-CLAIM DEED RECORDED IN BOOK 1558, PAGE 208 AND WITH SAID VACATED CENTERLINE, N 69°47'45"E, 443.33 FEET; THENCE LEAVING SAID VACATED CENTERLINE, S 19°29'20"E, 240.32 FEET; THENCE S 69°37'35"W, 534.60 FEET TO THE WEST LINE OF SAID SECTION 8; THENCE WITH SAID WEST LINE, S 1°05'15"W, 350.45 FEET; THENCE LEAVING SAID WEST LINE, N 46°33'10"W, 634.31 FEET TO SAID CENTERLINE OF VACATED OLD HIGHWAY 40; THENCE WITH SAID VACATED CENTERLINE, N 69°47'45"E, 503.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.99 ACRES.

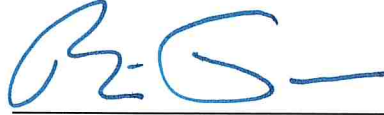
SECTION 9. This ordinance shall be in full force and effect from and after its passage.

PASSED this 18th day of October, 2021.

ATTEST:



City Clerk



Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor