

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 150-25

AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing property located on the northwest corner of New Haven Road and Warren Drive (3501 New Haven Road); directing the City Clerk to give notice of the annexation; placing the property annexed in District R-MH (Residential Mobile Home; approving the “Woodstock Mobile Home Park RMH” Development Plan, inclusive of requested design exceptions; 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 June 5, 2025, 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 Clayton Carter, an authorized representative of Woodstock MH, 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 July 7, 2025. 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. __ **[number to be assigned by the City Clerk]** 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. __ [number to be assigned by the City Clerk]. July, 2025 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 (E ½) of the Northeast Quarter (NE ¼) of Section 29, Township 48 North, Range 12 West, Boone County, Missouri, being more particularly described as follows: Starting at the East quarter corner of said Section 29; thence North 89 degrees 34' 00" West, along the South line of the Northeast Quarter of said Section 29, 15.00 feet to the Southeast corner of an eight acre tract shown by Survey recorded in Book 310, Page 103, Boone County Records, and the Point of Beginning.

From the Point of Beginning, continuing North 89 degrees 34' 00" West, along the quarter section line and the South line of said eight acre tract, 300.00 feet to the Southwest corner thereof; thence North 0 degrees 17' 30" West, along the West line of said eight acre tract, 25.00 feet to the Southeast corner of a 28.143 acre tract shown by a survey recorded in Book 368, Page 185; thence North 89 degrees 34' 00" West, along a line 25 feet North of and parallel with the quarter section line, being the South line of said 28.143 acre tract, 582.65 feet to the Southwest corner of last said tract and the West line of a ten acre tract shown by a survey recorded in Book 279, Page 65; thence North 0 degrees 23'30" East, along the line between last said tracts, 844.60 feet to the Northeast corner of said ten acre tract; thence North 89 degrees 39'30" West along the line between last said tracts, 500.00 feet to the Northwest corner of said ten acre tract and the East line of Concorde Office & Industrial Plaza Plat 1 and the successive replats thereof; thence North 0 degrees 23'30" East, along the line between said subdivisions and said 28.143 acres tract, 703.68 feet to the Southwest corner of a tract described by a Warranty Deed recorded in Book 793, Page 606, being 60 feet South 0 degrees 23'30" West from the Northwest corner of said 28.143 acre tract; thence South 89 degrees 39'30" East, along the South line of the tract described by said deed, being 60 feet south of and parallel with the North line of said 28.143 acre tract, 494.39 feet to the Southeast corner of the tract described by said deed; thence North 54 degrees 52'05" East, along the East line of the tract described by said deed and the West line of a tract described by a Warranty Deed recorded in Book 793, Page 605, a total of 189.55 feet to the Northwest corner of last said deeded tract, being 50 feet North of the South line of Concorde Office & Industrial Plaza Plat 9 and successive replat thereof; thence, following the lines of last said deeded tract: South 89 degrees 39'30" East 188.06 feet; South 15 degrees 07'50" East 4.10 feet; North 80 degrees 31'15" East 23.15 feet; South 89 degrees 39' 30" East 37.47 feet to the Northeast corner of last said deeded tract and the West line of a three-tract survey recorded in Book 310, Page 545; and South 0 degrees 18'30" East, along the line between last said deeded tract and Tract No. 3 of said three-tract survey, 50.00 feet to the Southeast corner of the tract described by Warranty Deed recorded in Book 793, Page 605, being the Northeast corner of said 28.143 acre tract; thence, leaving the lines of the tract described by last said Warranty Deed, continuing South

0 degrees 18'30" East, along the line between said 28.143 acre tract and said Tract No. 3 of said three-tract survey, 390.00 feet to the Southwest corner of said Tract No. 3 being the Northwest corner of a 0.915 acre tract shown and described by the survey recorded in Book 312, Page 364; thence North 89 degrees 38'00" East, along the line between the last said tracts, 464.60 feet to the Southeast corner of said Tract No. 3 and the Northeast corner of said 0.915 acre tract; thence South 0 degrees 17'30" East along the east line of said 0.915 acre tract and the East line of said eight acre tract, a total of 1250.55 feet to the Point of Beginning.

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 Sixth 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 property described in Section 4 will be zoned and become a part of District R-MH (Residential Mobile Home).

SECTION 8. The City Council hereby approves the "Woodstock Mobile Home Park" RMH Development Plan for the property described in Section 4 of this ordinance, and certified and signed by the surveyor on May 22, 2025, inclusive of the requested design exceptions relating to pad-site dimensional standards, perimeter buffering and screening, and a reduction in required parking.

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

PASSED this _____ day of _____, 2025.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor