

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 116-23

AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing property located on the south side of Richland Road and west of Olivet Road; directing the City Clerk to give notice of the annexation; placing the property annexed in District R-1 (One-family Dwelling) and District M-N (Mixed-use Neighborhood) zoning; 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 May 1, 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 petitions were signed by a representative from Richland Olivet Farm, L.L.C., Charlotte M. Frazier, and Melissa L. Ussery, the owners of the fee interest of record in the land proposed to be annexed. A public hearing was held concerning this matter on June 5, 2023. 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]**. June, 2023 Extension of Corporate Limits.

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

TRACT ONE

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST AND BEING DESCRIBED BY THE TRUSTEES DEED RECORDED IN BOOK 5670, PAGE 52 AND BEING PART OF TRACT 2 AS SHOWN IN THE SURVEY RECORDED IN BOOK 5157, PAGE 33 AND CONTAINING ALL OF THE LAND SHOWN IN THE SURVEY RECORDED IN BOOK 1453, PAGE 371 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14 AND WITH THE NORTH LINE OF THEREOF, N 88°37'30"E, 336.09 FEET TO THE NORTHWEST CORNER OF TRACT B OF A SURVEY RECORDED IN BOOK 410, PAGE 871; THENCE LEAVING SAID NORTH LINE AND WITH THE LINES OF SAID TRACT B, S 0°37'55"W, 351.00 FEET; THENCE N 89°37'50"E, 226.00 FEET; THENCE N 4°15'35"W, 355.20 FEET TO THE NORTH LINE OF SAID SECTION 14; THENCE LEAVING THE LINES OF SAID SURVEY AND WITH SAID NORTH LINE THEREOF, N 88°37'30"E, 745.05 FEET TO THE NORTHWEST CORNER OF ZUMWALT ESTATES, RECORDED IN PLAT BOOK 35 PAGE 56; THENCE LEAVING THE NORTH LINE OF SAID SECTION WITH THE LINES OF SAID ZUMWALT ESTATES, S 0°55'00"W, 750.10 FEET; THENCE N 88°37'55"E, 52.03 FEET TO THE EAST LINE OF SAID TRUSTEES DEED RECORDED IN BOOK 5670, PAGE 52; THENCE LEAVING THE LINES OF SAID ZUMWALT ESTATES AND WITH THE EAST LINE OF SAID DEED, S 1°26'55"W, 1854.77 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE WITH SAID SOUTH LINE, N 88°56'05"W, 1346.90 FEET TO THE CENTER OF SAID SECTION 14 AS SHOWN IN BOONE COUNTY SURVEY NUMBER 7968; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF THE NORTHEAST QUARTER THEREOF, N 1°43'50"E, 2548.42 FEET TO THE POINT OF BEGINNING AND COUNTING 76.63 ACRES.

TRACT TWO

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST AND BEING DESCRIBED BY THE TRUSTEES DEED RECORDED IN BOOK 5199, PAGE 75 AND BEING PART OF TRACTS 2 AND 3 AS SHOWN IN THE SURVEY RECORDED IN BOOK 5157, PAGE 33 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 14 AS SHOWN IN BOONE COUNTY SURVEY # 7968 AND THE NORTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 2591, PAGE 24; THENCE WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, S 88°56'05"E, 1346.90 FEET TO THE SOUTHWEST CORNER OF SAID TRUSTEE'S DEED RECORDED IN BOOK 5199,

PAGE 75; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF SAID DEED, N 1°26'55"E, 1373.24 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH SAID WEST LINE, N 1°26'55" E, 481.53 FEET TO THE SOUTH LINE OF ZUMWALT ESTATES RECORDED IN PLAT BOOK 35 PAGE 56; THENCE WITH THE LINES OF SAID ZUMWALT ESTATES, N 88°37'55"E, 356.97 FEET; THENCE N 0°55'00"E, 750.15 FEET TO THE NORTH LINE OF SAID SECTION; THENCE LEAVING THE LINE OF SAID ZUMWALT ESTATES AND WITH THE NORTH LINE OF SAID SECTION 14, N 88°37'30"E, 402.15 FEET TO NORTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 383 PAGE 582; THENCE LEAVING SAID NORTH LINE OF SAID SECTION AND WITH THE LINES OF SAID SURVEY AND THE TRACT DESCRIBED IN BOOK 3181 PAGE 13, S 1°11'00"W, 413.85 FEET; THENCE N 88°49'00"E, 208.71 FEET; THENCE N 1°11'00"W, 414.55 FEET TO THE NORTH LINE OF SAID SECTION; THENCE WITH SAID NORTH LINE N 88°37'30"E, 361.55 FEET TO THE NORTHEAST CORNER OF SAID SECTION 14; THENCE LEAVING SAID NORTH LINE AND WITH THE EAST LINE OF SAID SECTION S 0°53'20"W, 845.23 FEET TO THE NORTH LINE OF THE SURVEY RECORDED IN BOOK 474, PAGE 884; THENCE LEAVING SAID EAST LINE AND WITH THE LINES OF SAID SURVEY, AND THE TRACT OF LAND DESCRIBED IN DEED RECORDED IN BOOK 1176, PAGE 431, S 88°44'10"W, 330.18 FEET, THENCE S 0°27'55"W, 434.21 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE LEAVING THE LINES OF SAID TRACT, N 88°40'20"W, 1006.71 FEET TO THE POINT OF BEGINNING AND COUNTING 27.09 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 Third 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 property will be zoned and become a part of District R-1 (One-family Dwelling):

A TRACT OF LAND LOCATED IN SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF A TRACT OF LAND AS DESCRIBED IN TRUSTEE'S DEED RECORDED IN BOOK 5199, PAGE 75 AND SHOWN BY A SURVEY RECORDED IN BOOK 5157, PAGE 33 AND ALL OF A TRACT OF LAND AS DESCRIBED BY TRUSTEE'S DEED RECORDED IN BOOK 5670, PAGE 52 AND ALL OF A TRACT OF LAND DESCRIBED BY A SURVEY RECORDED IN BOOK 5694, PAGE 32 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14 AND WITH THE NORTH LINE THEREOF, S 88°37'30"W, 570.26 FEET TO THE NORTHWEST CORNER OF TRACT A OF A SURVEY RECORDED IN BOOK 383, PAGE 582 TO THE POINT OF BEGINNING: THENCE FROM THE POINT OF BEGINNING, LEAVING SAID NORTH LINE AND WITH THE WEST LINE OF SAID TRACT A, EXTENDING WITH THE WEST LINE OF A TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 5743, PAGE 102, S 1°11'00"E, 413.85 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE WITH THE SOUTH LINE OF SAID TRACT OF LAND, N 88°49'00"E, 208.71 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE LEAVING SAID SOUTH LINE, S 1°17'25"E, 429.39 FEET TO THE NORTHWEST CORNER OF TRACT B OF A SURVEY RECORDED IN BOOK 474, PAGE 884; THENCE WITH THE WEST LINE OF SAID TRACT B AND EXTENDING BEYOND THE SOUTHWEST CORNER OF SAID TRACT B TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY WARRANTY DEED RECORDED IN BOOK 1176, PAGE 431, S 0°27'55"W, 434.21 FEET; THENCE N 88°40'20"W, 1006.71 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE WITH SAID WEST LINE, S 1°26'55"W, 1373.24 FEET TO THE SOUTH LINE OF NORTHEAST QUARTER OF SAID SECTION 14; THENCE LEAVING SAID WEST LINE AND WITH SAID SOUTH LINE, N 88°56'05"W, 1346.90 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE LEAVING SAID SOUTH LINE AND WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14, N 1°43'50"E, 2548.42 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE LEAVING SAID WEST LINE AND WITH THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 14, N 88°37'30"E, 336.09 FEET TO THE NORTHWEST CORNER OF TRACT B OF THE SURVEY RECORDED IN BOOK 410, PAGE 871 AND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 4580, PAGE 47; THENCE WITH THE WEST LINE OF SAID TRACT B, S 0°37'55"W, 351.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B; THENCE LEAVING SAID WEST LINE AND WITH THE SOUTH LINE OF SAID TRACT B, N 89°37'50"E, 226.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B; THENCE LEAVING SAID SOUTH LINE AND WITH THE EAST LINE OF SAID TRACT B, N 4°15'35"W, 355.20 FEET TO THE NORTHEAST CORNER OF SAID TRACT B, SAID POINT ALSO BEING ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE WITH SAID NORTH LINE, N 88°37'30"E, 745.05 FEET TO THE NORTHWEST CORNER OF A LAND SHOWN IN A SURVEY RECORDED IN BOOK 900, PAGE 454; THENCE LEAVING SAID NORTH LINE AND WITH THE WEST LINE OF SAID TRACT, S 0°55'00"W, 750.10 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE LEAVING SAID WEST LINE AND WITH THE SOUTH LINE OF SAID TRACT, N 88°37'55"E, 409.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE LEAVING SAID SOUTH LINE AND WITH THE EAST LINE OF SAID TRACT, N 0°55'00"E, 750.15 FEET TO THE NORTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 14; THENCE LEAVING

SAID EAST LINE AND WITH SAID NORTH LINE, N 88°37'30"E, 402.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 97.02 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 property will be zoned and become a part of District M-N (Mixed-use Neighborhood):

A TRACT OF LAND LOCATED IN SECTION 14, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF A TRACT AS DESCRIBED IN TRUSTEE'S DEED RECORDED IN BOOK 5199, PAGE 75 AND SHOWN BY A SURVEY RECORDED IN BOOK 5157, PAGE 33 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 14 AND WITH THE EAST LINE OF SAID SECTION 14, S 0°53'20"W, 845.23 TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1176, PAGE 431 AND SHOWN AS TRACT B OF A SURVEY RECORDED IN BOOK 474, PAGE 884; THENCE LEAVING SAID EAST LINE AND WITH THE NORTH LINE OF SAID TRACT B, S 88°44'10"W, 330.18 FEET TO THE NORTHWEST CORNER OF SAID TRACT B; THENCE N 1°17'25"W, 429.39 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 5473, PAGE 102; THENCE WITH THE EAST LINE OF SAID WARRANTY DEED AND EXTENDING WITH THE EAST LINE OF TRACT A, SHOWN BY SURVEY RECORDED IN BOOK 383, PAGE 583, N 1°11'00"W, 414.55 FEET TO THE NORTHEAST CORNER OF SAID TRACT A, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID SECTION 14; THENCE WITH SAID NORTH LINE, N 88°37'30"E, 361.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.71 ACRES.

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

PASSED this _____ day of _____, 2023.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor