

Introduced by _____

First Reading _____ Second Reading _____

Ordinance No. _____ Council Bill No. B 189-05

AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing property located on the northeast side of Strawn Road (State Route ZZ), north of West Worley Street; 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 April 18, 2005, 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 E. Ray and Darlene J. Brown, Trustees of the E. Ray and Darlene J. Brown Revocable Trust, the owner of the fee interest of record in the land proposed to be annexed. A public hearing was held concerning this matter on June 20, 2005. 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 1-11.154 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 1-11.154. July, 2005 Extension of Corporate Limits.

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

Lot Two (2) of Harmony Creek Hollow as shown by the plat recorded in Plat Book 13, Page 84, Records of Boone County, Missouri.

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 Second 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 _____ day of _____, 2005.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

Source

William Watkins



TO: City Council

FROM: City Manager and Staff 

DATE: June 10, 2005

RE: Establishing R-1 (One-Family Dwelling District) as permanent City zoning on property pending voluntary annexation into the City of Columbia. The property, which is owned by E. Ray and Darlene J. Brown, is located on the northeast side of Strawn Road (State Route ZZ), north of West Worley Street and contains approximately 0.6 acre. (23-Z-05)

Fiscal Impact

YES

NO

EXECUTIVE SUMMARY

At its meeting of June 9, 2005, the Planning and Zoning Commission voted unanimously (9-0), to recommend approval of R-1 as permanent zoning. No one from the public spoke in opposition to the proposal.

A staff report, locator map and excerpts from the minutes of the Planning and Zoning Commission meeting are attached.

Other Info.

SUGGESTED COUNCIL ACTION

The Planning and Zoning Commission recommends approval of R-1 as permanent City zoning.

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
JUNE 9, 2005**

ITEM NO.

23-Z-05

ITEM

Establishing permanent zoning on property pending voluntary annexation into the City, owned by E. Ray and Darlene J. Brown

LOCATION

On the northeast side of Strawn Road (State Route ZZ), north of West Worley Street

PROPERTY SIZE

Approximately 0.6 acre

EXISTING ZONING

Boone County R-S (Single-Family Residential District)

REQUESTED PERMANENT ZONING

R-1 (One-Family Dwelling District)

HISTORY

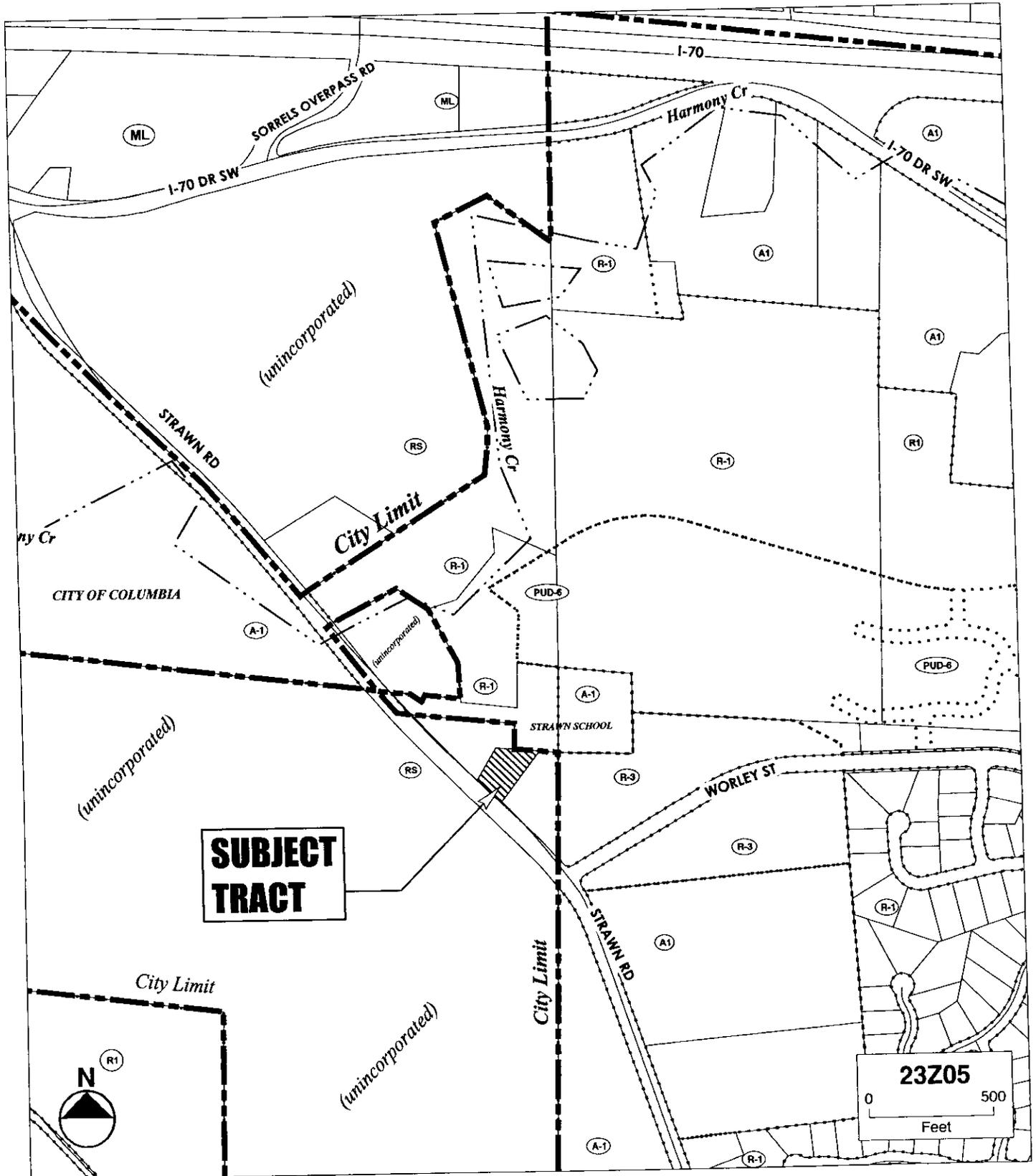
The property was zoned Boone County R-S when zoning was first established in Boone County in 1973. There have been no prior requests to change zoning on the property.

EXISTING CONDITIONS

	<u>ZONING</u>	<u>LAND USE</u>
SITE	Boone county R-S	Undeveloped
NORTH	Boone County R-S and City A-1	Single-family residential & Strawn School
SOUTH	Boone County R-S	Undeveloped
EAST	Boone County R-S	Single-family residential
WEST	Boone County R-S	Single-family residential

METRO 2020 LAND USE PLAN DESIGNATION

The subject property is designated as a "neighborhood district" on the Metro 2020 Land Use Plan.



SUBJECT TRACT



23Z05
0 500
Feet

APPLICATION FOR REZONING OF PROPERTY (May 22, 2002)

23-7-05

General location of property (use street intersections if possible) Lot #2 Strawn rd.

Street address of property (not N/A if site is vacant) Lot #2 Strawn rd.

Size of tract (expressed in acres) 1.6 acres

Deed to property recorded in Book 0013 Page 0084

Present zone (s) R-5 (No restrictions)

Requested zone (s) R-1

Present use (s) of property Vacant

Columbia Land Use Plan designation

Reason for requesting zoning change In order to obtain permits to build single family home. Lot is currently on the market.

SEE ATTACHED FOR DESCRIPTION OF ALL ITEMS WHICH MUST BE INCLUDED WITH THIS APPLICATION

OWNERS of record:	CONTRACT PURCHASER (if applicable):	AGENT (if other than owner):
E. Ray Brown + Darlene J. Brown		
names	name	name
5909 30th Ct. E.		
address	address	address
Ellenton FL 34222		
city state zip	city state zip	city state zip
941-721-4272		
phone	phone	phone

Signature of property owner or attorney representing owner: E. Ray Brown Darlene J. Brown Date: 4.12.05

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
June 9, 2005

23-Z-05 A request by E. Ray Brown and Darlene J. Brown to establish permanent R-1 zoning, containing approximately 0.6 acres.

MR. WADE: May we have a staff report, please.

Staff report given by Mr. Hanson of the Planning and Development Department. Staff recommends approval of R-1 as permanent City zoning.

MR. WADE: Are there any questions of staff? Thank you. I'm going to open the public hearings. Before I do, a quick review of the sort of rules of engagement that we will go by. The first person speaking in support of a proposal will have up to six minutes. People then following in support of a proposal will have three minutes or less. Then the first person speaking in opposition to an item will have six minutes, and those that follow will have up to three minutes. And we do have a very long agenda, and I do keep time. And we'll let you know when you are pushing on your time limit.

PUBLIC HEARING OPENED

MR. WADE: Anyone wishing to speak in support of this item, please come forward. Anyone wishing to speak in opposition?

MS. McCREARY: Good evening, gentlemen. My name is Elaine McCreary, and I own the property adjacent to this parcel at 316 Strawn Road. And I just want to be on record as opposing this annexation into the City. It will then ring my property on three sides with county zoning -- or, excuse me - - with City zoning, and I would prefer that not to happen. When this Harmony Creek tract was originally zoned, there were three lots and they were in the county, and I would request to have them maintained in the county. I see no advantage to this lot being annexed into the City. It currently has available all utilities and it is a buildable lot within the guidelines of county code. So, I am in opposition to this annexation.

MR. WADE: Are there any questions of this speaker? Thank you.

MS. McCREARY: Thank you.

MR. WADE: Anyone else wishing to speak in opposition to this proposal?

PUBLIC HEARING CLOSED

MR. WADE: Commissioners? Mr. Daugherty.

MR. DAUGHERTY: Well, inasmuch as we all requested to act on the zoning of this property and not the annexation, and this, it seems to me, to be appropriate, and I would move for approval.

MR. MEIER: Second.

MR. WADE: It's been moved and seconded that we recommend approval of the requested permanent zoning of R-1. Is there any discussion on the motion? Roll call, please.

MR. LAMB: The motion has been made and seconded to recommend approval of item 23-Z-05, a request by E. Ray Brown and Darlene J. Brown to establish permanent R-1 zoning, containing approximately 0.6 acres.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Holden, Mr. Lamb, Mr. Meier, Mr. Rice, Mr. Wade, Mr. Wheeler, Mr. Barrow, Mr. Cady, Mr. Daugherty. Motion carries 9-0.