

Source

Timothy Teddy

TO: City Council
FROM: City Manager and Staff
DATE: June 6, 2008



RE: Voluntary annexation of seven tracts of land totaling approximately 4.18 acres, located generally on the north and south sides of Poplar Hill Drive (08-14)



EXECUTIVE SUMMARY

Fiscal Impact

YES

NO

The above request is for voluntary annexation of seven tracts of land (Tracts A through G) which lie south of the present City limits in the south part of the City. The applicants are requesting voluntary annexation so that they may hook on to the City's sewer system.

The property consists of seven tracts, as follows:

1. Tracts A, B, C, & D: 3.53 acres owned by Dan and Elizabeth Stanley, and containing one single-family dwelling unit on each tract (four total)
2. Tract E: 0.33 acre owned by Mehrdad Fotoohi Ghiam (a.k.a., Mahin Khajenoori), and containing one single-family dwelling
3. Tract F: 0.19 acre owned by Chelsea Gentzch and Gentry Morgan, and containing one two-family dwelling
4. Tract G: 0.13 acre owned by Eldon Ray Smith Jr., and containing no structures

Other Info.

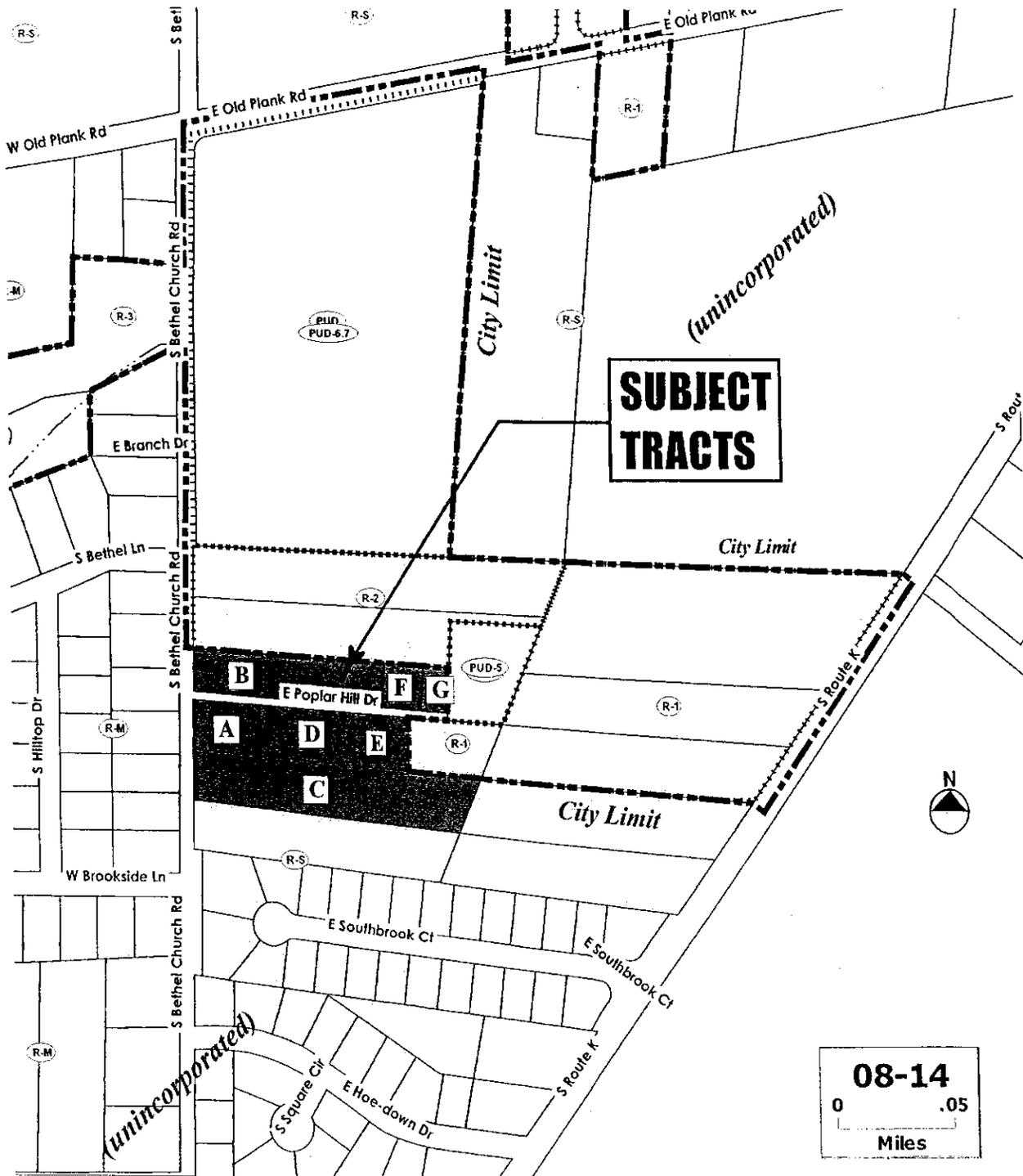
All of the applicants are requesting R-1 (One-Family Dwelling District) as permanent City zoning on the property. At present the property is zoned Boone County R-S (Single-Family Residential District), which is equivalent to City R-1 zoning. The Planning and Zoning Commission will make a recommendation to the City Council on the permanent zoning request at its June 19, 2008 meeting.

Utility information is as follows:

- The subject tracts are within Boone Electric Cooperative's and Consolidated Public Water Supply District #1's service territories.
- The subject tracts are within the Boone County Fire Protection District's service territory.
- The nearest sewer main belongs to BCRSD, and is located approximately 200 feet west of the intersection of Bethel Church Road and Poplar Hill Drive. A City sewer line is planned to extend from this BCRSD line to serve the subject properties. The properties would become City sewer customers.

SUGGESTED COUNCIL ACTION

If the Council finds the request for annexation reasonable and necessary to proper development of the City, a resolution should be passed setting a public hearing and introduction of an ordinance for July 7, 2008.



SUBJECT TRACTS

08-14
 0 .05
 Miles

A RESOLUTION

setting a public hearing on the voluntary annexation of property located on the north and south sides of Poplar Hill Drive, on the east side of South Bethel Church Road.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. Verified petitions requesting the annexation of certain lands owned by Daniel and Elizabeth Stanley, Mehrdad Fotoohi Ghiam, Chelsea Gentzsch and Gentry Morgan and Eldon Ray Smith Jr. were filed with the City on February 16, 2008, March 18, 2008; and May 8, 2008 respectively. Copies of the legal descriptions of the properties, marked "Exhibit A," are attached to and made a part of this resolution.

SECTION 2. The land proposed to be annexed lies in an unincorporated portion of Boone County, which is contiguous and compact to the existing corporate limits of the City of Columbia, Missouri.

SECTION 3. In accordance with Section 71.012, RSMo, a public hearing on this annexation request shall be held on July 7, 2008 at 7:00 p.m. in the City Council Chamber of the Daniel Boone Building, 701 E. Broadway, in the City of Columbia, Missouri.

SECTION 4. The City Clerk is directed to cause notice of this hearing to be published at least seven days prior to the date of the hearing in two newspapers of general circulation in Boone County, Missouri, which are qualified to publish legal matters.

ADOPTED this _____ day of _____, 2008.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

Tract (A)

A part of the Northwest $\frac{1}{4}$ of Section One Township 47, North, Range 13, West in Boone County, Missouri being a part of the West part of tract ten of a survey recorded in Book 312, Page 617 of the Boone County Records, more fully described as follows:

Beginning at the Southeast corner of said tract ten; thence North $85^{\circ} 20'$ West 505.2 feet along the South line of tract ten to the point of beginning; thence continuing said course North $85^{\circ} 20'$ West, 170 feet to a point in a county road; thence North 106 feet along the East side of said road; thence South $86^{\circ} 10'$ East 170 feet along the North side of said tract ten; thence South $0^{\circ} 10'$ East 108.8 feet to the point of beginning.

Tract (B)

A tract of land located in the Northwest Quarter (NW $\frac{1}{4}$) of Section One (1), Township Forty-seven (47) North, Range Thirteen (13) West, as shown by Survey recorded in Book 400, Page 744, records of Boone County, Missouri.

Subject to Easements and restrictions of record.

Tract (C)

TRACT ELEVEN (11) OF A SURVEY RECORDED IN BOOK 312, PAGE 607, RECORDS OF BOONE COUNTY, MISSOURI, AND BEING IN THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 1, TOWNSHIP 47 NORTH, RANGE 13 WEST, IN BOONE COUNTY, MISSOURI.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Tract (D)

A survey of a small tract of land in Tract 10 of survey recorded in Book 312, Page 607 of the Boone County, Missouri records. Said tract is located in the NW $\frac{1}{4}$ of Section One, Township 47, Range 13 West and is more fully described in survey recorded in Book 479 Page 51 of the Deed Records of Boone County, Missouri.

Subject to easements and restrictions of record.

Tract (E)

A small tract of land located in the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 1, Township 47 North, Range 13 West, Boone County, Missouri, being part of Tract Ten (10) of Survey recorded in Book 312, Page 607, said small tract being shown and described by Survey recorded in Book 428, Page 577, Boone County Records, TOGETHER with a sewer and lagoon easement recorded in Book 428, Page 578, Boone County Records, and roadway and utility easements as described by instruments recorded in Book 479, Page 536 and Book 479, Page 537, Boone County Records.

Tract (F)

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW ¼) OF SECTION ONE (1), TOWNSHIP FORTY-SEVEN (47) NORTH, RANGE THIRTEEN (13) WEST, AND BEING A PART OF TRACT NINE (9) OF SURVEY RECORDED IN BOOK 312, PAGE 607, RECORDS OF BOONE COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT NINE (9); THENCE NORTH 86 DEGREES 10' WEST, ONE HUNDRED TWENTY-FIVE (125) FEET TO A POINT; THENCE NORTH FOURTEEN (14) FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 86 DEGREES 10' WEST, ONE HUNDRED FIFTY (150) FEET TO A POINT WHICH IS FOURTEEN (14) FEET NORTH OF THE SOUTH LINE OF SAID TRACT NINE (9); THENCE NORTH NINETY-TWO (92) FEET, MORE OR LESS, TO THE NORTH LINE OF SAID TRACT NINE (9); THENCE SOUTH 87 DEGREES 00' EAST, ONE HUNDRED FIFTY (150) FEET TO A POINT; THENCE SOUTH NINETY-TWO (92) FEET, MORE OR LESS, TO THE POINT OF BEGINNING; EXCEPT THE EAST SIXTY (60) FEET THEREOF.

Tract (G)

1-47-13 Pt NW Sur 312-607 Pt tr 9 20-307-01-00-012 Boone County, Missouri.