Introduced by _____

First Reading _____ Second Reading _____

Ordinance No. _____ Council Bill No. _____B 202-13_____

AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing property located on the west side of Scott Boulevard, between Brushwood Lake Road and Bellview Drive; directing the City Clerk to give notice of the annexation; placing the property annexed in District A-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 June 10, 2013, 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 CJ Dykhouse, County Counselor on behalf of Boone County, Missouri, the owner of the fee interest of record in the land proposed to be annexed. A public hearing was held concerning this matter on August 5, 2013. 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]. August, 2013 Extension of Corporate Limits.

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

A tract of land thirty (30) acres, more or less, being all that part of the East Half (E½) of the Southeast Quarter (SE¼) of Section Twenty-nine (29), Township Forty-eight (48) North, Range Thirteen (13) West, that lies south of the Missouri Midland Railroad, otherwise known as the McBaine-Columbia Spur of the MKT Railroad, and north and east of the center of Hinkson Creek, all in Boone County, Missouri, including that part subdivided from, and now known as Lot 1 of Turner Station Subdivision, as recorded in Plat Book 11, Page 128, of the Boone County Records.
ALSO: A strip of land in the East Half (E½) of the Southeast Quarter (SE¼) of said Section Twenty-nine (29), being part of the abandoned railroad right-of-way which lies south of the centerline of the Missouri Midland Railroad, otherwise known as the McBaine-Columbia Spur of the MKT Railroad, and north of, and adjacent to, the above described thirty (30) acres.
ALSO: A portion of the abandoned railroad right-of-way known as the Columbia Branch of the MKT Railroad right-of-way as the same lies south of Lot 33 of Bellview Acres, Block No. 2 as shown by the Plat recorded in Plat Book 10, Page 141, of the Records of Boone County, Missouri, and being more particularly described as follows: Beginning at the Southeast corner of Lot 33 of Bellview Acres, Block 2 as shown by the Plat recorded in Plat Book 10, Page 141; Thence South along the same course as the East line of said Lot 33 to its intersection with the centerline of the abandoned McBaine-Columbia Spur of the MK&T Railroad as shown by Tract B of the survey recorded in Book 986, Page 776 of said County Records; Thence West along said centerline to the point of beginning for Tract A as shown by said survey; Thence North along the line shown by said survey as being the center of Hinkson Creek to the Southwest corner of said Lot 33; Thence East along the South line of said Lot 33 82.68 feet to the beginning.
ALSO: A strip of land in the East Half (E½) of the Southeast Quarter (SE¼) of said Section Twenty-nine (29) being part of the abandoned railroad right-of-way which lies north of the centerline of the Missouri Midland Railroad, otherwise known as the McBaine-Columbia Spur of the MKT Railroad, and south of, and adjacent to, Bellview Acres, Block No. 1, Replat No. 1, as recorded in Plat Book 10, Page 176 of said County Records, lying East of Tract A of the survey recorded in Book 986, Page 776 of said County Records, and West of the Westerly right-of-way of Scott Boulevard.

This description is intended to combine the descriptions recorded in Book 903, Page 627, Book 903, Page 628, and Book 1002, Page 21 and the vacated area north of the Missouri Midland Railroad, otherwise known as the McBaine-Columbia Spur of the MKT Railroad.

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 Fifth 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 A-1 (Agricultural District).

SECTION 8. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2013.

ATTEST:

_____ _____

City Clerk Mayor and Presiding Officer

APPROVED AS TO FORM:

_____

City Counselor

Source: Community Development - Planning Agenda Item No:

To: City Council
From: City Manager and Staff

Council Meeting Date: Aug 5, 2013

Re: Boone County Commission - Jay Dix Station permanent zoning **(Case #13-101)**

EXECUTIVE SUMMARY:
A request by the Boone County Commission (owner) to assign A-1 (Agricultural District) as permanent zoning on 22.13 acre of land pending annexation into the City of Columbia. The subject site is located on the west side of Scott Boulevard, generally north of Brushwood Lake Road and south of Bellview Drive, and is currently zoned Boone County A-R (Agriculture-Residential). (Case # 13-101)

DISCUSSION:
The applicant is requesting A-1 (Agricultural District) as permanent City zoning, which is equivalent to the existing Boone County A-R (Agriculture-Residential) zoning designation. The site is used as a trailhead and parking lot for the MKT trail. Annexation is required to facilitate Jay Dix Station Master Plan park improvements.

A public hearing was scheduled before the Planning and Zoning Commission for July 18. Due to the inability to obtain a quorum of Commissioners, this item has been moved to August 8 Commission agenda. Based on the unforeseen quorum issue, it is requested that Council introduce this item, then await the results of the Commission's public hearing prior to making a final decision on the request. The staff report provided to the Planning and Zoning Commission and supplemental materials are attached. A copy of the August 8 public hearing minutes will be attached to a supplemental report for the Council's review.

The staff report and locator maps are attached for reference.

FISCAL IMPACT:

None.

VISION IMPACT:
http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php

None.

SUGGESTED COUNCIL ACTIONS:
Introduce an ordinance to assign permanent A-1 zoning to the subject parcel in advance of the required public hearing by the Planning and Zoning Commission scheduled to occur on August 8.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		**Program Impact**		**Mandates**	
City's current net FY cost	$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	$0.00	Duplicates/Epands an existing program?	No	**Vision Implementation impact**	
Amount of budget amendment needed	$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		**Resources Required**		Vision Impact?	No
One Time	$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	N/A
Operating/ Ongoing	$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	N/A
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	N/A

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
July 18, 2013

SUMMARY

A request by the Boone County Commission (owner) to assign A-1 (Agricultural District) as permanent zoning on land pending annexation into the City of Columbia. The 22.13-acre subject site is located on the west side of Scott Boulevard, generally north of Brushwood Lake Road and south of Bellview Drive, and is currently zoned Boone County A-R (Agriculture-Residential). **(Case # 13-101)**

DISCUSSION

The applicant is requesting approval of A-1 (Agricultural District) as permanent City zoning, pending annexation of the subject property on August 19, 2013. The proposed zoning is equivalent to the site's existing Boone County A-R (Agriculture-Residential) zoning designation.

The subject site contains a parking lot to access the MKT trail, which runs through the north side of the property. A master plan for Jay Dix Station has been approved by Council, and the City Parks Department plans to construct several park improvements on the site later this year and in 2014.

RECOMMENDATION

Approval of A-1 as permanent City zoning

ATTACHMENTS

- Locator aerial and topographic maps
- Jay Dix Station Proposed Master Plan

SITE HISTORY

Annexation Date	Pending annexation on August 19, 2013
Existing Zoning District(s)	County A-R (Agriculture-Residential)
Land Use Plan Designation	Open Space/Greenbelt District
Subdivision/Legal Lot Status	Land in Limits

SITE CHARACTERISTICS

Area (acres)	22.13 acres
Topography	Flat, low-lying floodplain
Vegetation/Landscaping	Grass, marshland vegetation, and trees
Watershed/Drainage	Hinkson Creek
Existing structures	None

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	County R-M (Moderate Density Residential)	Four-unit dwellings
South	County A-R (Agriculture-Residential)	Undeveloped
East	City A-1 (Agricultural District)	Parkland
West	County A-2 (Urban Agriculture)	Cropland

UTILITIES & SERVICES

Sanitary Sewer	City of Columbia
Water	City of Columbia
Fire Protection	Boone County Fire Protection District (Columbia Fire Dept. upon annexation)
Electric	City of Columbia

ACCESS

Scott Boulevard	
Location	East side of site
Major Roadway Plan	Major Arterial (unimproved & City-maintained)
CIP Projects	Current year project to improve Scott Blvd between Brookview Terrace and Vawter School Road
Sidewalk	To be constructed with road improvements

PARKS & RECREATION

Neighborhood Parks	Subject site is a park. MKT Trail - Scott Boulevard Access is located on east side of Scott Boulevard, directly across from site.
Trails Plan	MKT trail exists through north side of site
Bicycle/Pedestrian Plan	Eight-foot wide pedway and bike lanes will be installed as part of Scott Boulevard improvement project

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on June 25, 2013.

Public Information Meeting Recap	Number of attendees: None Comments/concerns: None
Neighborhood Association(s) Notified	None recognized in vicinity
Correspondence Received	None as of this writing

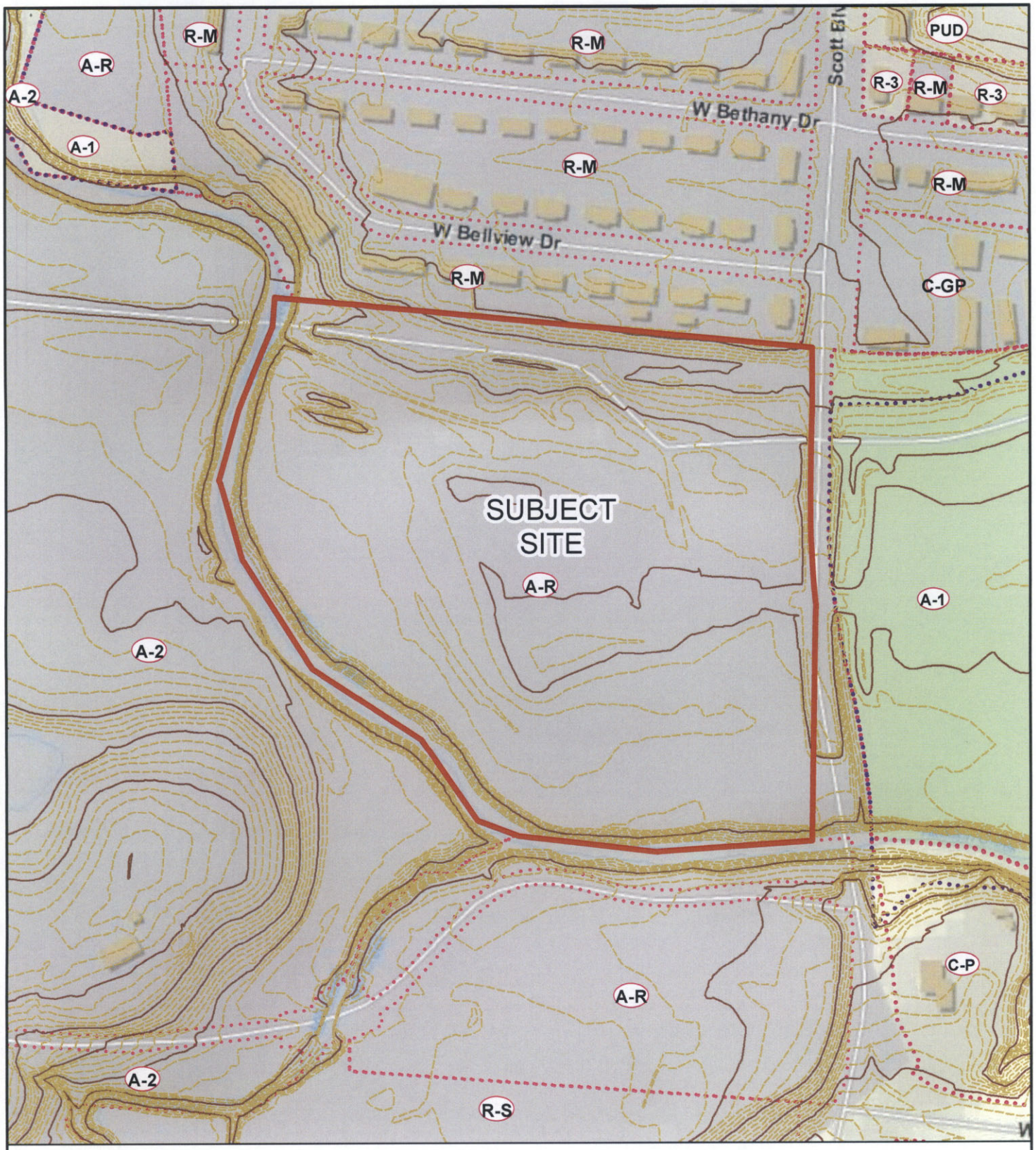
Report prepared by Steve MacIntyre; approved by Patrick Zenner

Case 13-101: Annexation/Zoning
Jay Dix Station

0 125 250 500 Feet

1 inch = 250 feet

Parcel Data and Aerial Photo
Souce: Boone County Assessor



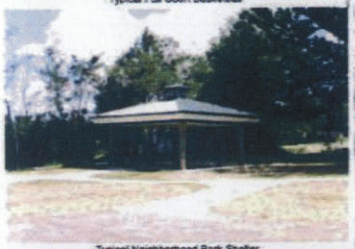
Case 13-101: Annexation/Zoning
Jay Dix Station

0 125 250 500 Feet

1 inch = 250 feet

Beginner Mountain Bike Skills Loop

Typical Full Court Basketball



Typical Neighborhood Park Shelter

Fitness Equipment Station

Trees within practice space to be removed if necessary:

Species include:

Boxelder	less than 12" DBH	9
Callery Pear	5" DBH	1
Green Ash	less than 9" DBH	5
Sycamore	less than 12" DBH	9
Eastern Red Cedar	15'-20' Height	29

Jay Dix Station Proposed Master Plan

May 31st, 2013

0' 100' 200'

N

Columbia Parks and Recreation
Creating Community

Attachment B - Revised Master Plan