

Source: Community Development - Planning 

Agenda Item No: (A)

To: City Council
From: City Manager and Staff 

Council Meeting Date: Aug 5, 2013

Re: Southside Trail Estates/Parkside Estates annexation request (Case #13-100)

EXECUTIVE SUMMARY:

A request by Crockett Engineering, on behalf of Southside Trail Estates, for annexation, permanent zoning from County R-S (single-family residential) and A-1 (agriculture) to City PUD 2.0 (two units per acre), a PUD plan/preliminary plat to be known as "Parkside Estates," and a sidewalk variance. The 35.8-acre site is located on South Route K, approximately 2,000 feet south of the Providence, Route K, and Old Plank Road intersection. **(Case # 13-100)**

DISCUSSION:

The subject site consists of approximately 35.8 acres. The site is undeveloped. The request is being made for the purpose of connecting to the City sewer system and improving the property with a residential subdivision. The site is contiguous to the City limits.

The site is currently zoned County A-1 and R-S. The Planning and Zoning Commission will make a recommendation on the zoning request at its August 8, 2013 hearing.

Locator maps and the annexation petition are attached.

FISCAL IMPACT:

None.

VISION IMPACT:

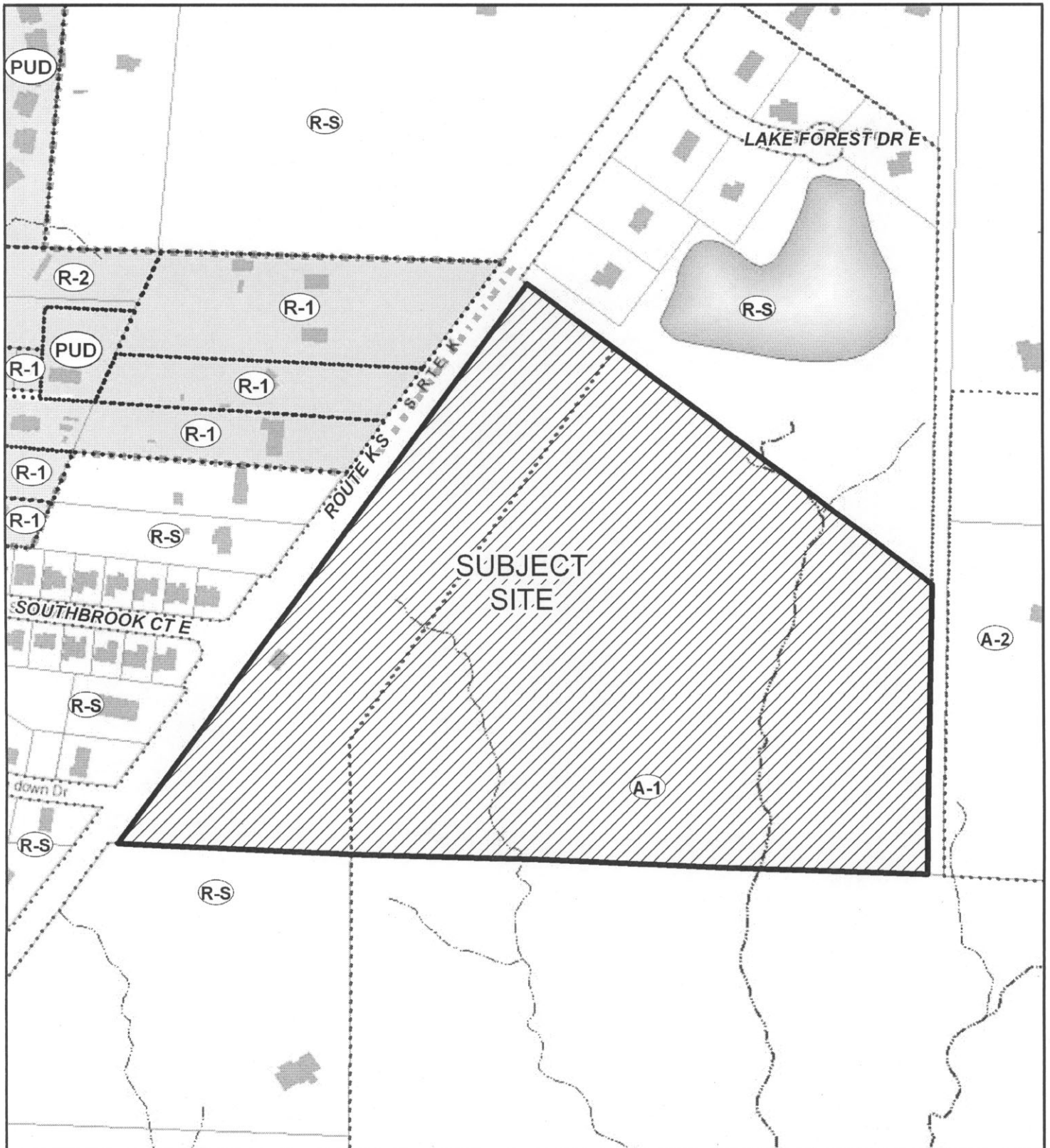
<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None.

SUGGESTED COUNCIL ACTIONS:

If the Council finds the request for annexation reasonable and necessary to the proper development of the City, a resolution should be passed, setting a public hearing and introduction of an ordinance for August 19, 2013.

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



Case 13-100: Parkside Estates PUD Development Plan



Parcel Data
Source: Boone County Assessor



1 inch = 300 feet



Introduced by _____ Council Bill No. R 139-13

A RESOLUTION

setting a public hearing on the voluntary annexation of property located on the south side of Route K, approximately 2,000 feet south of the intersection of Providence Road, Route K and Old Plank Road.

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

SECTION 1. A verified petition requesting the annexation of certain lands owned by Southside Trail Estates, LLC was filed with the City on June 10, 2013. A copy of this petition, which contains the description of the property, marked "Exhibit A," is 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 August 19, 2013 at 7:00 p.m. in the City Council Chamber of the City Hall Building, 701 E. Broadway, in the City of Columbia, Missouri.

SECTION 4. The City Clerk shall cause notice of this hearing to be published at least seven days before the hearing in a newspaper published in the City.

ADOPTED this _____ day of _____, 2013.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

PETITION REQUESTING ANNEXATION TO THE CITY OF COLUMBIA

SOUTHSIDE TRAIL ESTATES, a Missouri corporation, hereby petitions the City Council of the City of Columbia to annex the land described below into the corporate limits of Columbia and, in support of this petition, states the following:

1. SOUTHSIDE TRAIL ESTATES is the owner of all fee interests of record in the real estate in Boone County, Missouri, described as follows:

(Attach Legal Description)

2. This real estate is not now a part of any incorporated municipality.
3. This real estate is contiguous and compact to the existing corporate limits of the City of Columbia, Missouri.
4. SOUTHSIDE TRAIL ESTATES requests that this real estate be annexed to, and be included within the corporate limits of the City of Columbia, Missouri, pursuant to Section 71.012, RSMo 1994.
5. Petitioner requests that the property be zoned PUD-2.0 at the time of annexation.

Dated this 10 day of JUNE, ~~2007~~
2013

STATE OF MISSOURI)

) ss.

COUNTY OF BOONE)

VERIFICATION

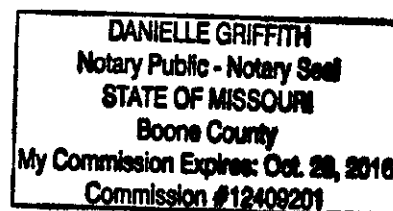
The undersigned, ROB HILL, being of lawful age and after being duly sworn states and verifies that the undersigned has reviewed the foregoing Petition for Voluntary Annexation, and that the undersigned is duly authorized to execute the foregoing instrument on behalf of SOUTHSIDE TRAIL ESTATES and acknowledges the requests, matters and facts set forth therein are true and correct to the best of the undersigned's information and belief.

Robert Hill

Subscribed and sworn to before me this 10 day of JUNE, ~~2007~~
2013

Danielle Griffith
Notary Public

My commission expires: 10/28/16



A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI AND BEING ALL OF THE LAND SHOWN IN THE SURVEYS RECORDED IN BOOK 2920, PAGE 90, AND BOOK 3080, PAGE 187 AND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4045, PAGE 119 AND CONTAINING 35.84 ACRES.