



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 7, 2016

Re: Durnil/Ouk – Annexation Resolution (Case #16-54)

Executive Summary

Approval of this resolution would set March 21 as the public hearing date for the voluntary annexation of 3.92 acres of land located on the southwest corner of Wyatt Lane and E Wilson Turner Road.

Discussion

This request is to set a public hearing on the proposed annexation of two single-family lots into the city so they may have access to the City's sewer system. The acreage is contiguous with the city limits, and the applicants are requesting R-1 (One-Family Dwelling District) zoning, which is consistent with the current Boone County R-S (Single-Family Residential) zoning designation of the properties. The applicants will be responsible for the extension of the sewer service to their respective properties.

The northern lot (owned by the Durnils) is developed with a single-family home, which has a failing septic tank. The southern lot (owned by Mr. Ouk) is currently undeveloped, and has been graded for construction of a single-family home once sewer is available to the site. The property owners will install a new sewer 3-inch force main along their Wyatt Lane frontage which will connect to an existing 8-inch gravity sewer on the east side of Wyatt Lane. The installation of the new force main will cross underneath Wyatt Lane to make the connection to the existing 8-inch gravity sewer.

Water, electric and sanitary sewer service will be provided by the City of Columbia. Boone County Fire Protection District currently serves the site; however, the Columbia Fire Department will assume fire protection duties upon annexation. Wyatt Lane is maintained by the City of Columbia in this location and is shown in the FY 2016 CIP (10+ year project) for improvement at its intersection with Wilson Turner Road. Wilson Turner Road will remain a Boone County-maintained roadway after annexation.

The subject site is contained within the Comprehensive Plan's Urban Service Area. The property is surrounded by existing R-S and R-1 zoned single-family residential subdivisions.

The Planning and Zoning Commission recommended approval of R-1 as permanent City zoning at its February 18th meeting. There was no Commission discussion or public input received regarding this matter.

Locator maps are attached.



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Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
02/18/2016	Planning and Zoning Commission held a public hearing on the requested permanent zoning, and voted 8-0 to approve R-1, pending annexation.

Suggested Council Action

If Council finds the proposed annexation reasonable and necessary to the proper development of the city, a resolution should be passed setting March 21, 2016, as the public hearing date for this request.

Introduced by _____ Council Bill No. _____ R 22-16

A RESOLUTION

setting a public hearing on the voluntary annexation of property
located on the southwest corner of Wyatt Lane and Wilson
Turner 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 Richard Ouk and Gary and Julie Durnil were filed with the City on February 22, 2016 and February 21, 2016 respectively. Copies of these petitions, which contain the description of the properties, marked "Exhibit A," are attached to and made a part of this resolution.

SECTION 2. In accordance with Section 71.012, RSMo, a public hearing on this annexation request shall be held on March 21, 2016 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 3. 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 _____, 2016.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

PETITION REQUESTING ANNEXATION TO THE CITY OF COLUMBIA

RICHARD OUK, a single person, 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. RICHARD OUK is the owner of all fee interests of record in the real estate in Boone County, Missouri, described as follows:

(Attach Legal Description)

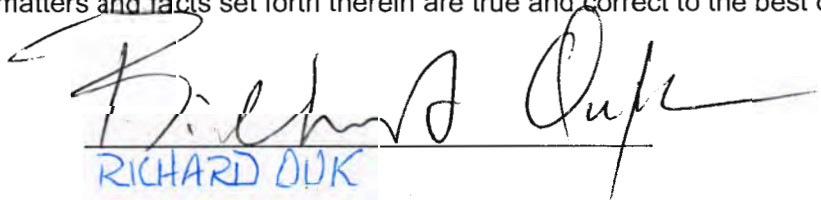
2. This real estate is not now a part of any incorporated municipality.
3. This real estate is contiguous and compact to the existing corporate limits of the City of Columbia, Missouri.
4. RICHARD OUK requests that this real estate be annexed to, and be included within the corporate limits of the City of Columbia, Missouri, pursuant to Section 71.012, RSMo 1994.
5. Petitioner requests that the property be zoned R-1 at the time of annexation. If the requested zoning is not granted by the proposed ordinance annexing the property, petitioner reserves the right to withdraw this petition requesting annexation.

Dated this 22 day of Feb, 20016

STATE OF MISSOURI)
) ss.
COUNTY OF BOONE)

VERIFICATION

The undersigned, RICHARD OUK, a single person, being of lawful age and after being duly sworn states and verifies that they have reviewed the foregoing Petition for Voluntary Annexation, and that they are duly authorized to execute the foregoing instrument and acknowledge the requests, matters and facts set forth therein are true and correct to the best of their information and belief.

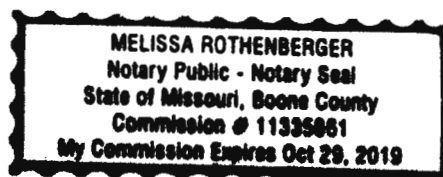

RICHARD OUK

Subscribed and sworn to before me this 22 day of Feb, 20016.


Melissa Rothenberger

Notary Public

My commission expires: 10-29-19



LEGAL DESCRIPTION

LOT TWO (2) OF WYATT LANE ACRES, BLOCK 2 AS SHOWN BY THE PLAT
RECORDED IN PLAT BOOK 22, PAGE 47, RECORDS OF BOONE, COUNTY,
MISSOURI.

PETITION REQUESTING ANNEXATION TO THE CITY OF COLUMBIA

GARY & JULIE DURNIL, husband and wife, hereby petition 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, state the following:

1. GARY & JULIE DURNIL are the owners 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. GARY & JULIE DURNIL request 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. Petitioners request that the property be zoned R-1 at the time of annexation. If the requested zoning is not granted by the proposed ordinance annexing the property, petitioners reserve the right to withdraw this petition requesting annexation.

Dated this 21st day of February, 2016.

STATE OF MISSOURI)
) ss.
COUNTY OF BOONE)

VERIFICATION

The undersigned, GARY & JULIE DURNIL, husband and wife, being of lawful age and after being duly sworn state and verify that they have reviewed the foregoing Petition for Voluntary Annexation, and that they are duly authorized to execute the foregoing instrument and acknowledge the requests, matters and facts set forth therein are true and correct to the best of their information and belief.

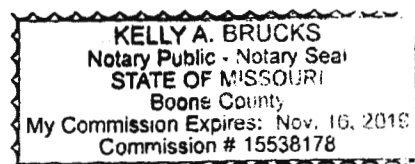
[Signature]
GARY DURNIL

[Signature]
JULIE DURNIL

Subscribed and sworn to before me this 21st day of February, 2016.

[Signature]
Notary Public

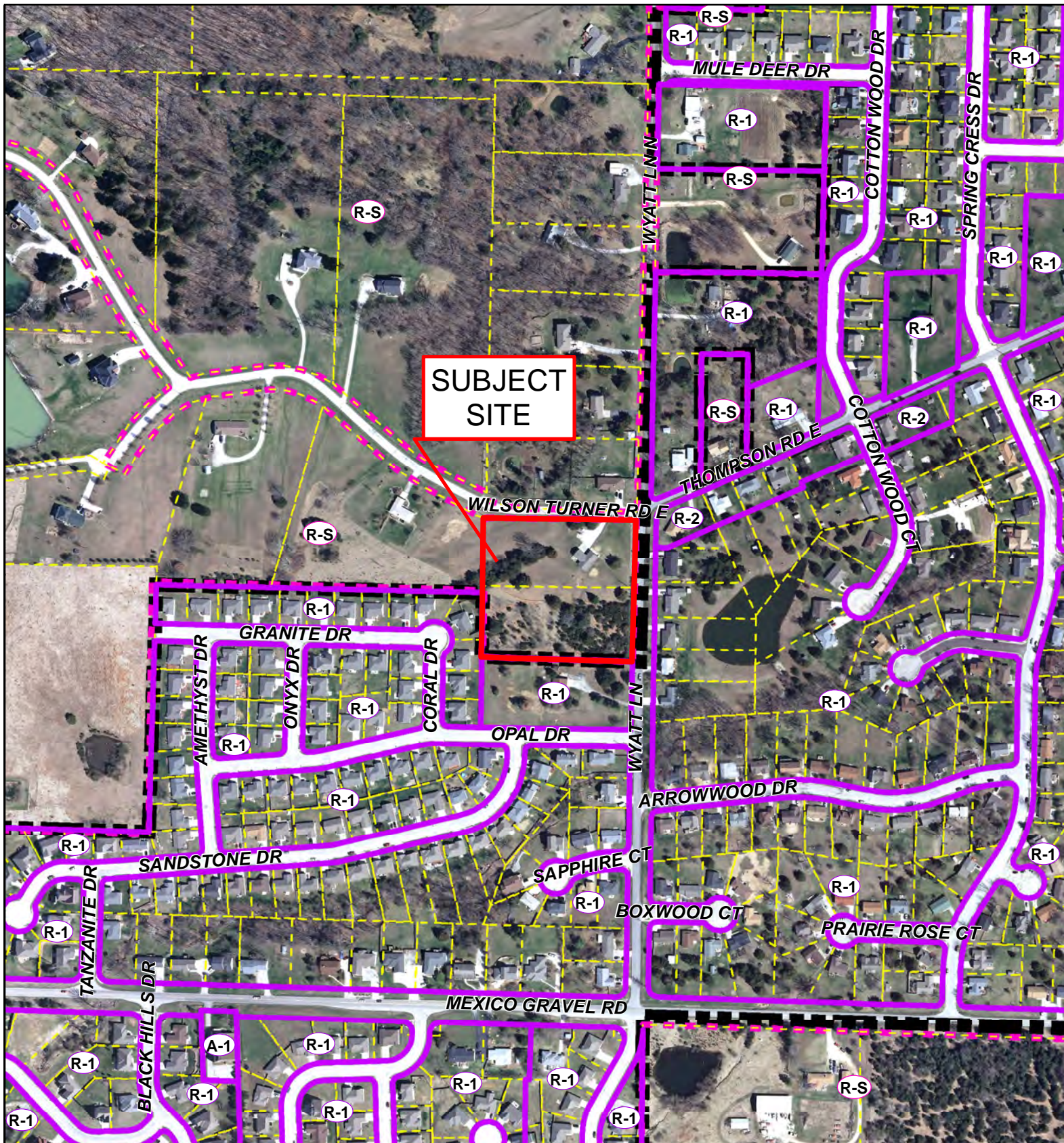
My commission expires: Nov. 16, 2019



LEGAL DESCRIPTION

LOT ONE (1) OF WYATT LANE ACRES, BLOCK 2 AS SHOWN BY THE PLAT
RECORDED IN PLAT BOOK 22, PAGE 47, RECORDS OF BOONE, COUNTY,
MISSOURI.

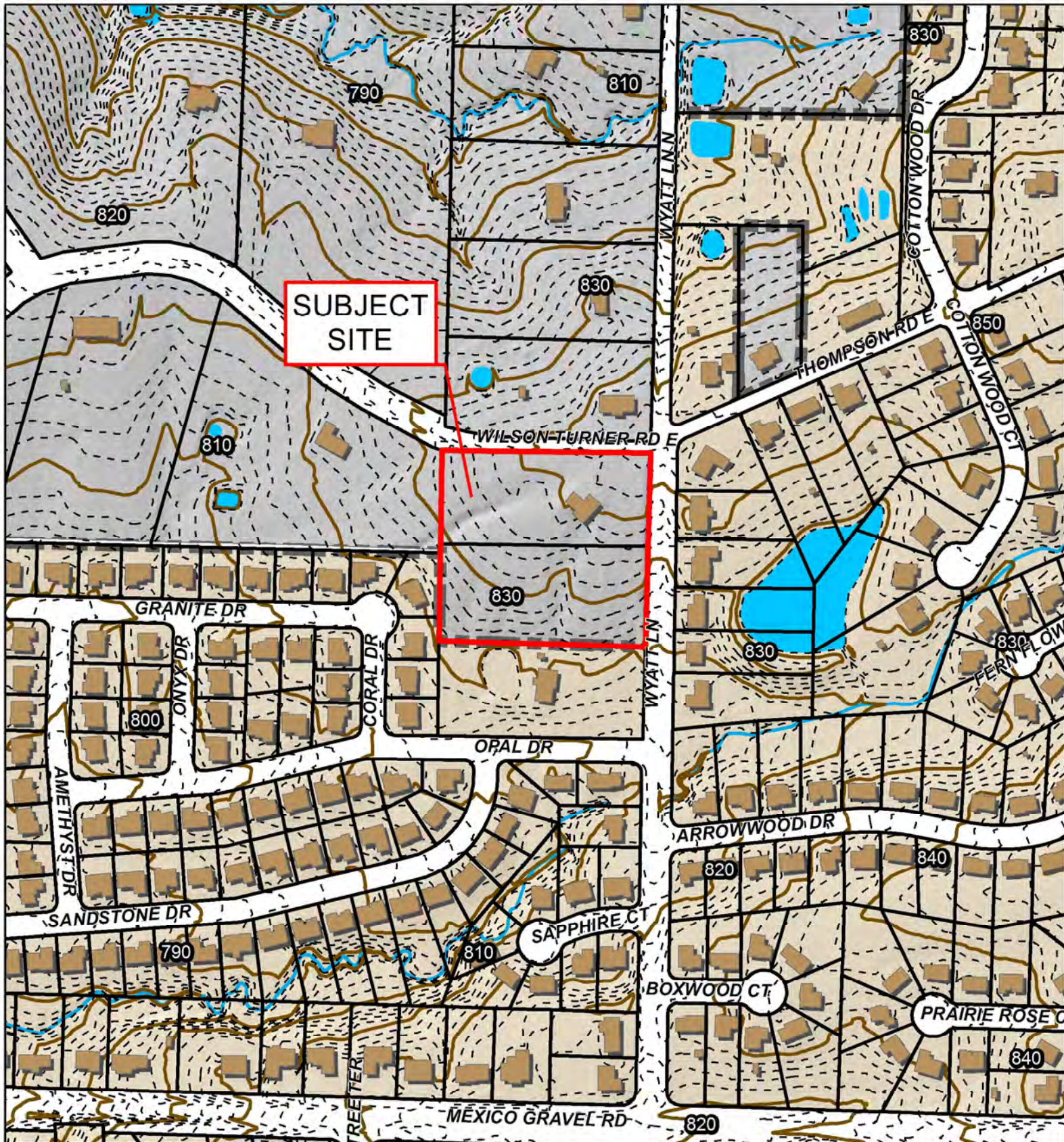
SUPPORTING
DOCUMENTS FOR
THIS AGENDA ITEM



Case #16-54: Durnil/Ouk Annexation & Permanent Zoning

City of Columbia Zoning
 Boone County Zoning
 Parcels



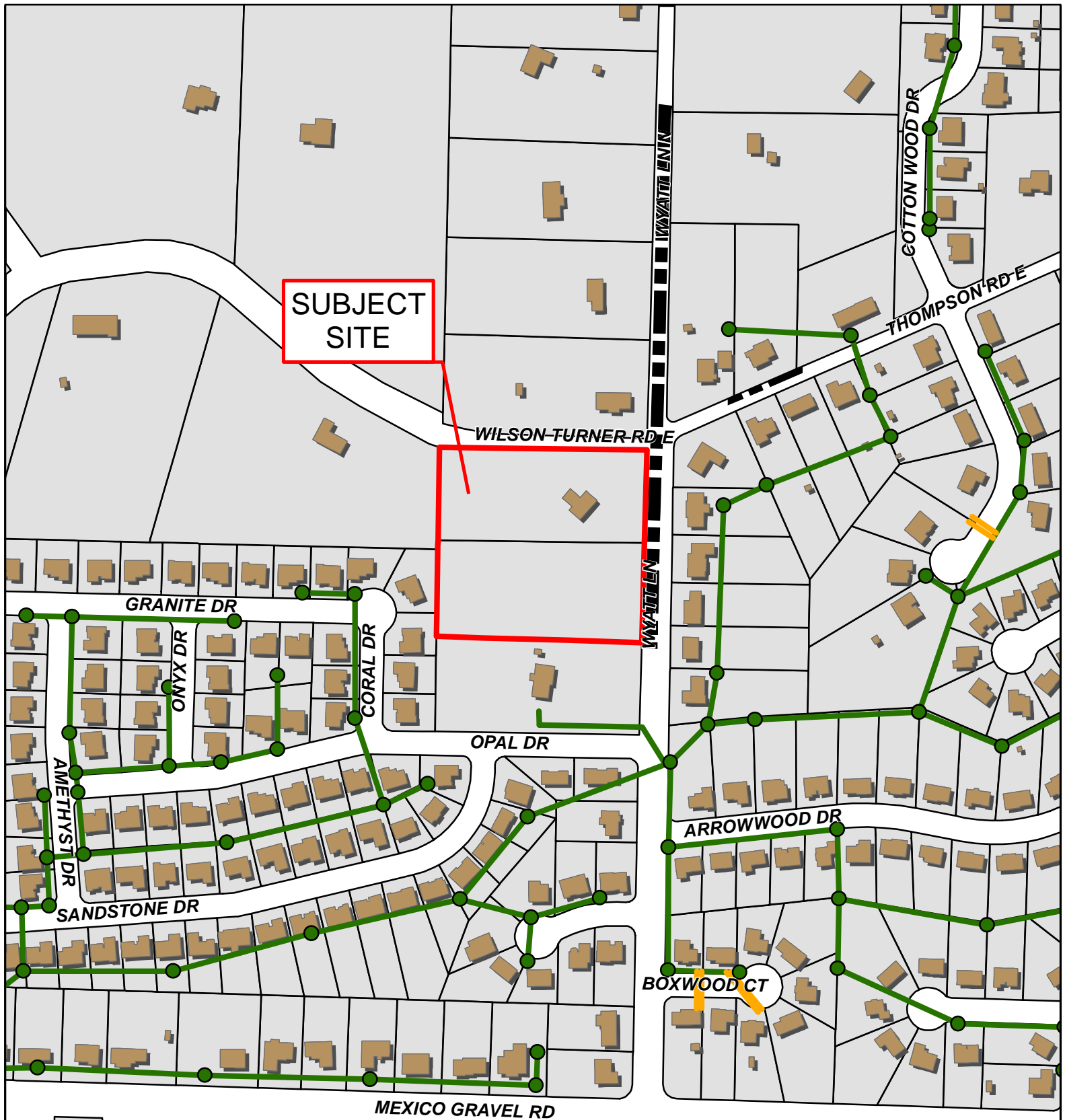


Case #16-54: Durnil/Ouk Annexation & Permanent Zoning



- 10 Foot Contour Lines
- Parcels
- Bodies of Water
- 100-Year Flood Plain
- 2 Foot Contour Lines
- Building Footprint
- Stream





Case #16-54: Durnil/Ouk

Annexation & Permanent Zoning



- City Sanitary Structure — City Sanitary Line ■ Building Footprint
- Private Sanitary Line ■ Parcels

