



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 21, 2016

Re: Christiansen Investments, LLC – Annexation Resolution (Case #16-34)

Executive Summary

Approval of this resolution would set April 4 as the public hearing date for the voluntary annexation of 70.6 acres of land located on the southwest corner of Brown School Road and Highway 763.

Discussion

The applicant, Engineering Surveys and Services, is requesting annexation of approximately 70.6 acres of property owned by Greg and Kelly Deline at the southwest corner of Highway 763 and Brown School Road. The attached resolution is for the purpose of setting April 4 as the required public hearing date for the proposed annexation.

The subject property is contiguous with the city limits to the south and west, and zoned both County C-G (General Commercial) and R-S (Single Family Residential). The applicant is requesting multiple zoning districts, as seen on the attached zoning graphic. Along with the annexation and permanent zoning request (Case #16-34), a concurrent request for a preliminary plat (Case #16-35) will be considered by the City Council on April 18.

The parcel is primarily undeveloped, with the exception of the eastern portion of the property, located along Highway 763. A mobile home business is currently in operation in the County, and will continue operations upon annexation. Such use would be permitted under the requested C-3 zoning designation for that portion of the acreage.

Water service is provided by the City and the site will be served by a 12-inch "Green Line" main located along the east and north side of the property. A City sewer trunk main is generally located within the Cow Branch and will serve the future development. The subject site is contained within the Comprehensive Plan's Urban Service Area. Boone Electric is the service provider for this site.

Boone County Fire Protection District currently serves the site; however, the Columbia Fire Department will assume fire protection duties upon annexation. Brown School Road is maintained by the City of Columbia in this location and identified in the FY 2016 CIP as being upgraded within the 10+ year project list with additional right of way and pavement to become a complete major arterial street. Highway 763 is a MoDOT maintained roadway and will remain as such.

On March 10, the Planning and Zoning Commission held a public hearing on the requested permanent zoning and preliminary plat and recommended unanimous (8-0) approval of



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each item. The full staff report associated with the Planning and Zoning Commission March 10 hearing will accompany the introduction of the permanent zoning request at the April 4 City Council meeting.

Locator maps and zoning exhibits are attached.

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 or may not 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
03/10/2016	Planning and Zoning Commission public hearing on the permanent zoning – Unanimous (8-0) recommendation of approval, 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 April 4, 2016, as the public hearing date for this request.

Introduced by _____ Council Bill No. _____ R 28-16

A RESOLUTION

setting a public hearing on the voluntary annexation of property located on the southwest corner of Brown School Road and Rangeline Road (Highway 763).

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 Greg and Kelly Deline was filed with the City on March 10, 2016. 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. In accordance with Section 71.012, RSMo, a public hearing on this annexation request shall be held on April 4, 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

PLANNING DEPT

(Affix/emboss Notary Seal)

November 12, 2015

Tracts to be rezoned

Tract 1 – to PUD

A tract of land located in the southeast quarter of Section 25 T49N R13W, in Boone County, Missouri, being part of the tract described by a deed recorded in book 4273 page 95 of the Boone County records, and further described as follows:

Beginning at the center of Section 25-49-13, also being the northwest corner of the tract described by a survey recorded in book 977 page 236, thence S 87°21'20"E, along the quarter section line, and the north line of tract described by a survey recorded in book 977 page 236, a distance of 468.61 feet; thence leaving said line, S 1°22'40"W 1096.03 feet; thence N 67°38'20"W 496.89 feet to the quarter section line, and the west line of tract described by a survey recorded in book 977 page 236; thence N 1°05'50"E, along said line, 928.47 feet to the beginning and containing 10.83 acres.

Tract 2 – to O-1

A tract of land located in the southeast quarter of Section 25 T49N R13W, in Boone County, Missouri, being part of the tract described by a deed recorded in book 4273 page 95 of the Boone County records, and further described as follows:

Starting at the center of Section 25-49-13, also being the northwest corner of the tract described by a survey recorded in book 977 page 236, thence S 87°21'20"E, along the quarter section line, and the north line of tract described by a survey recorded in book 977 page 236, a distance of 468.61 feet to the point of beginning.

From the point of beginning, thence continuing along the quarter section line, and the north line of tract described by a survey recorded in book 977 page 236, S 87°21'20"E 365.05 feet; thence leaving said line, S 1°22'40"W 924.75 feet; thence S 48°13'40"W 314.60 feet; thence N 67°38'20"W 145.06 feet; thence N 1°22'40"E 1096.03 feet to the beginning and containing 8.94 acres.

Tract 3 – to C-P

A tract of land located in the southeast quarter of Section 25 T49N R13W, in Boone County, Missouri, being part of the tract described by a deed recorded in book 4273 page 95 of the Boone County records, and further described as follows:

Starting at the center of Section 25-49-13, also being the northwest corner of the tract described by a survey recorded in book 977 page 236, thence S 87°21'20"E, along the quarter section line, and the north line of tract described by a survey recorded in book 977 page 236, a distance of 833.66 feet to the point of beginning.

From the point of beginning, thence continuing along the quarter section line, and the north line of tract described by a survey recorded in book 977 page 236, S 87°21'20"E 554.08 feet; thence leaving said line, S 1°22'40"W 520.33 feet; thence along a curve to the left, having a radius of 230.00 feet, a distance of 61.38 feet, the chord being S 6°16'00"E 61.19 feet; thence S 13°54'40"E 246.47 feet; thence N 68°58'10"W 405.26 feet; thence S 48°13'40"W 336.41 feet; thence N 1°22'40"E 924.75 feet to the beginning and containing 10.00 acres.

Tracts 4, 5, and 7 – to C-3

A tract of land located in the southeast quarter of Section 25 T49N R13W, in Boone County, Missouri, being part of the tract described by a deed recorded in book 4273 page 95 of the Boone County records, and further described as follows:

Starting at the center of Section 25-49-13, also being the northwest corner of the tract described by a survey recorded in book 977 page 236, thence S 87°21'20"E, along the quarter section line, and the north line of tract described by a survey recorded in book 977 page 236, a distance of 1,387.74 feet to the point of beginning.

From the point of beginning, thence continuing along the quarter section line, and the north line of tract described by a survey recorded in book 977 page 236, S 87°21'20"E 743.30 feet to the right of way line of Brown School Road, described by a deed recorded in book 3194 page 107; thence along said right of way line and the right of way line of State Route 763, described by said deed, S 1°24'10"W 16.47 feet; thence S 81°45'30"E 97.10 feet; thence S 84°01'40"E 100.72 feet; thence S 87°58'50"E 118.01 feet; thence S 45°16'40"E 96.20 feet; thence S 1°24'10"W 250.00 feet; thence S 6°43'40"E 342.95 feet; thence S 1°24'20"W 145.39 feet; thence S 42°18'20"W 138.63 feet; thence N 88°35'20"W 27.72 feet; thence S 1°24'10"W 25.47 feet to a southerly line of the tract described by a survey recorded in book 977 page 236; thence along the lines of said tract, N 86°14'00"W 326.48 feet; thence S 3°46'30"W 102.76 feet; thence N 86°13'40"W 602.20 feet to a corner of said tract; thence, leaving the lines of said tract, continuing N 86°13'40"W 33.02 feet; thence N 1°44'50"E 123.23 feet; thence along a curve to the left, having a radius of 230.00 feet, a distance of 62.86 feet, the chord being N 6°04'50"W 62.67 feet; thence N 13°54'40"W 291.53 feet; thence along a curve to the right, having a radius of 230.00 feet, a distance of 61.38 feet, the chord being N 6°16'00"W 61.19 feet; thence N 1°22'40"E 520.33 feet to the beginning and containing 25.69 acres.

Tract 6 – to R-3

A tract of land located in the southeast quarter of Section 25 T49N R13W, in Boone County, Missouri, being part of the tract described by a deed recorded in book 4273 page 95 of the Boone County records, and further described as follows:

Starting at the center of Section 25-49-13, also being the northwest corner of the tract described by a survey recorded in book 977 page 236, thence S 1°05'50"W, along the quarter section line, and the west line of tract described by a survey recorded in book 977 page 236, a distance of 928.47 feet to the point of beginning.

From the point of beginning, thence leaving the quarter section line, and the west line of tract described by a survey recorded in book 977 page 236, S 67°38'20"E 641.95 feet; thence N 48°13'40"E 651.01 feet; thence S 68°58'10"E 405.26 feet; thence S 13°54'40"E 45.06 feet; thence along a curve to the right, having a radius of 230.00 feet, a distance of 62.86 feet, the chord being S 6°04'50"E 62.67 feet; thence S 1°44'50"W 123.23 feet; thence S 86°13'40"E 33.02 feet to a corner of the tract described by a survey recorded in book 977 page 236; thence along the lines of said tract, S 1°44'50"W 330.60 feet; thence N 86°13'40"W 1505.31 feet; thence N 1°05'50"E 418.83 feet to the beginning and containing 15.11 acres.

SUPPORTING
DOCUMENTS FOR
THIS AGENDA ITEM

SCALE: 1" = 300'



ATTACHMENT B
BROWN SCHOOL ROAD & U.S. HIGHWAY 763
COLUMBIA, BOONE COUNTY, MISSOURI
16 NOVEMBER 2015

Engineering Surveys and Services

1113 Fay Street, Columbia, Missouri 65201
573 - 449 - 2646 - www.ESS-Inc.com

Missouri Engineering Corporation # 2004005018



ES&S NO. 13127