

Source

Timothy Teddy

**TO:** City Council  
**FROM:** City Manager and Staff  
**DATE:** June 22, 2007



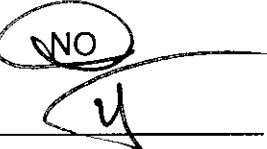
**RE:** Voluntary annexation of approximately 80 acres of land owned by the County of Boone and City of Columbia, located approximately ¼ mile east of Oakland Gravel Road, north of the Boone County Fairgrounds (5-ANX-07)



Fiscal Impact

YES

~~NO~~



Other Info.

EXECUTIVE SUMMARY

The above request is for voluntary annexation of a tract of land in the northeast part of the city, which is commonly known as the Atkins tract. The applicant is requesting R-1 (One-Family Residential 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 July 5, 2007 meeting.

Existing conditions on the site are as follows:

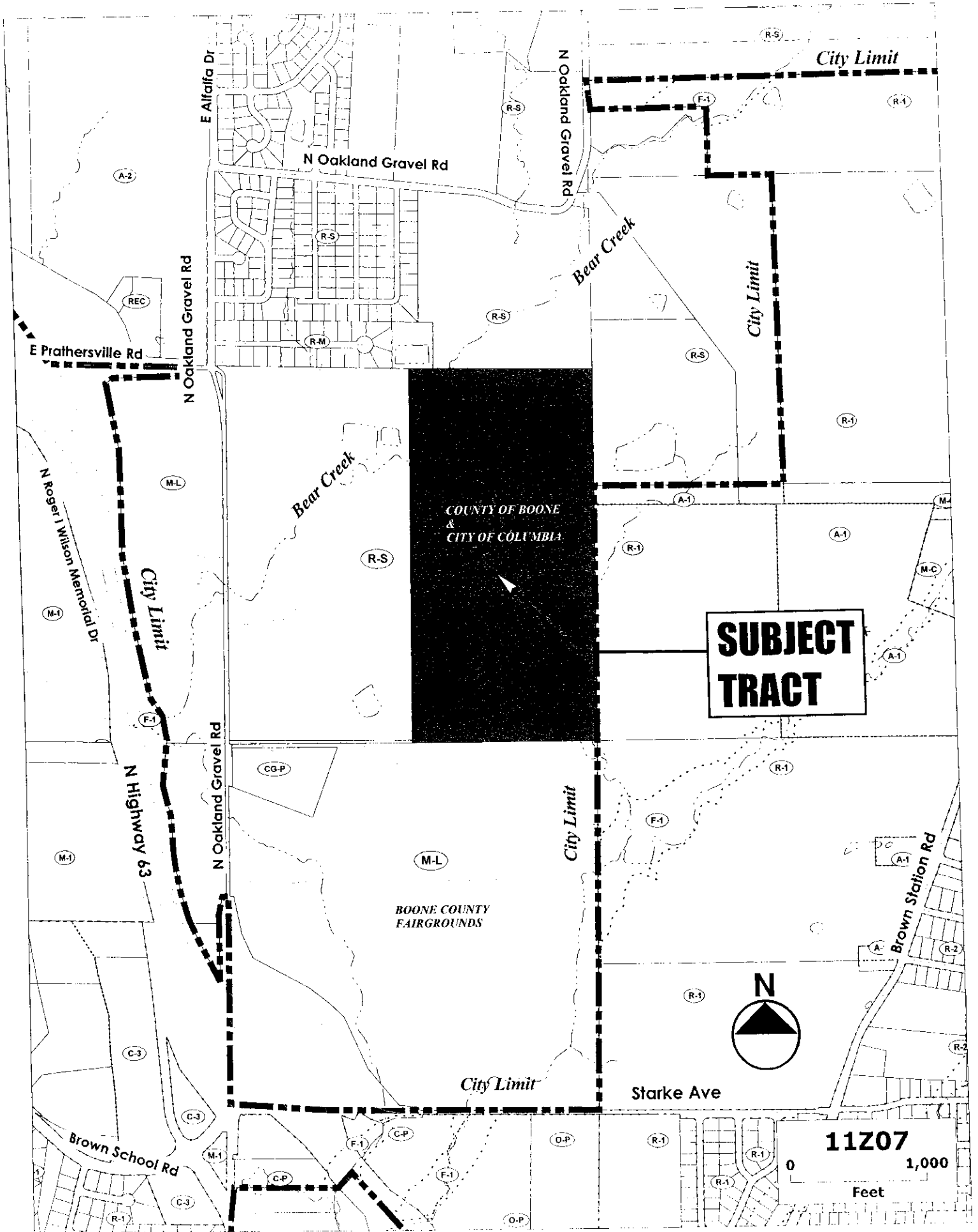
The property has one single-family house located near its center, which is surrounded by gently sloping cropland on the rest of the tract. The property is within the Bear Creek drainage basin, and Bear Creek flows through the northwest corner of the site.

Utility information is as follows:

- The subject tract is within the City Water & Light Electric service territory. There are currently no lines to the site. However, underground lines will eventually be extended from the intersection of Waco and Brown Station Roads to the east side of the site.
- The property is within the City's water service territory. A six-inch water line is located at the northern boundary of the Boone County Fairgrounds, to the south of the subject site. A 16-inch line is located at Oakland Gravel Road. Water service might also be extended in the future from the developing Tuscany Ridge subdivision, located to the east of the subject property.
- A City sanitary sewer line is located on the northwest corner of the site. A second sewer line is located approximately 750 feet to the southeast of the property.

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 16, 2007.



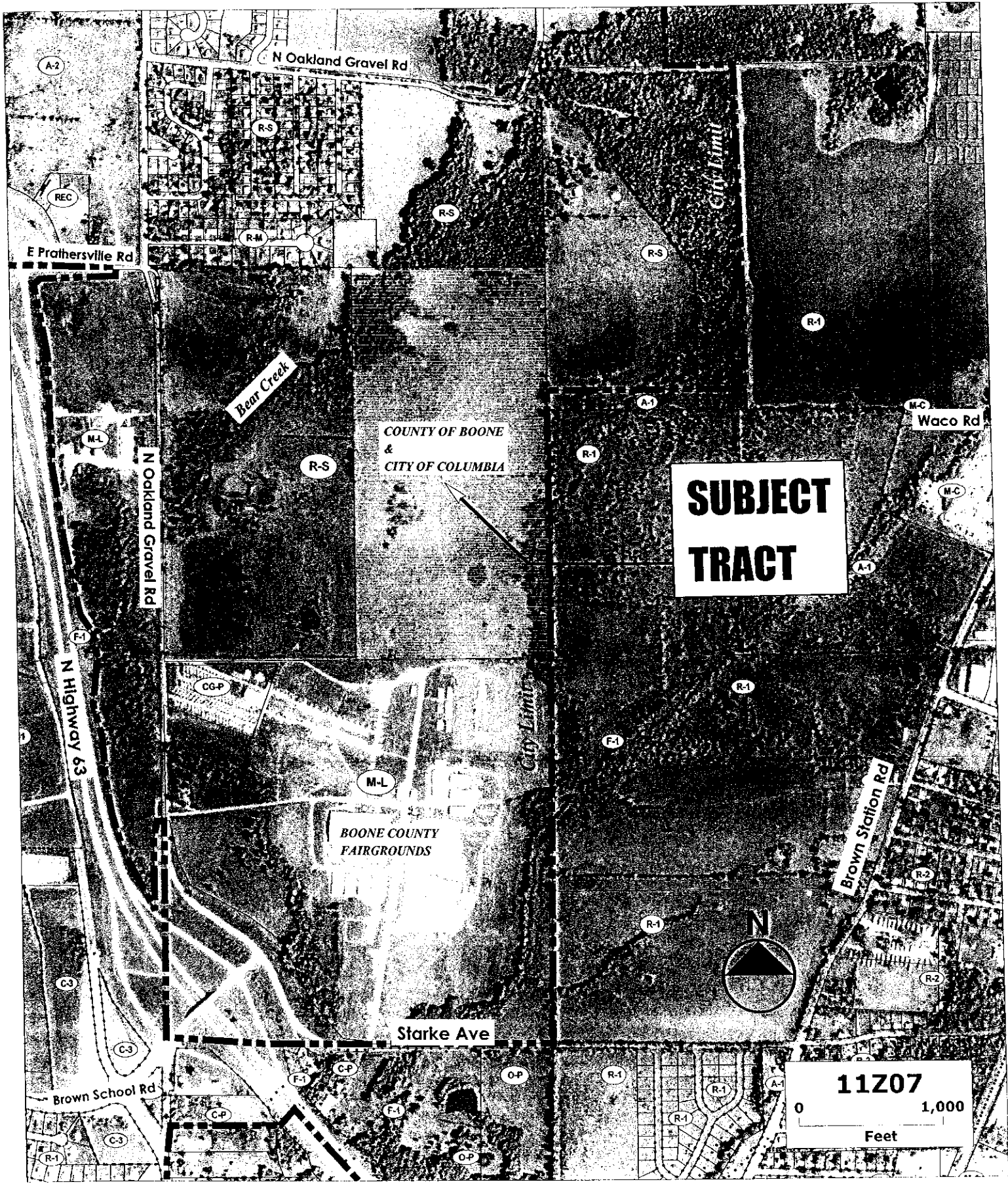
COUNTY OF BOONE  
&  
CITY OF COLUMBIA

**SUBJECT  
TRACT**



11207

0 1,000  
Feet



**SUBJECT TRACT**

COUNTY OF BOONE & CITY OF COLUMBIA

BOONE COUNTY FAIRGROUNDS

11207  
0 1,000  
Feet



A-2

R-S

R-S

Bear Creek

R-S

R-S

R-1

Waco Rd

M-C

A-1

N Oakland Gravel Rd

N Highway 63

CITY LIMIT

M-L

R-1

R-1

Brown Station Rd

R-1

R-2

Starke Ave

R-1

C-3

C-3

Brown School Rd

F-1

C-P

O-P

R-1

R-1

R-1

C-3

C-P

F-1

O-P

**CITY OF COLUMBIA, MISSOURI**  
**Application For Voluntary Annexation Into the City**

Legal description of the property to be annexed (attach if necessary). Note: A copy of a deed will usually suffice as a legal description. Copies of deeds can be obtained from the Boone County Recorder's Office located at 807 East Walnut or by phone at 573-886-4345.

Legal description: see attached

Name(s) of all owners of record of the property to be annexed: County of Boone + City of Columbia

Mailing Address: 801 E Broadway, Rm 245, Columbia, MO 65201  
c/o Boone County Commission

Addresses of all existing structures on the property to be annexed: N/A

\*Permanent city zoning requested: R-1

\*\*Existing Boone County Zoning of property to be annexed: R-5

Types of existing structures on property to be annexed (residential/business): none

Acreage of property to be annexed: 80 acres

14 Digit Tax Parcel Number(s): 12-404-20-00-006.01 01

Reason Annexation request is being made:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Existing Services:

Water (City, Public Water District or well): City Water + Light

Sewer (Lagoon/septic system, City, Public Sewer District): City

Electrical(City or Boone Electric): City Water + Light

Before the voluntary annexation request can be processed the applicant must contact the City Protective Inspection Division of the Public Works Department (2<sup>nd</sup> Floor – Daniel Boone Building, 701 East Broadway) regarding any potential addressing problems.

\*Note: If zoning is requested that is not equivalent to the existing Boone County zoning district, an application fee will be required. The City of Columbia Department of Planning and Development at 573-874-7239 can provide the exact amount of the fee.

\*\*Note: This information can be obtained from the Boone County Planning Department at 573-886-4330.

March 2006

Introduced by \_\_\_\_\_ Council Bill No. R 144-07

**A RESOLUTION**

setting a public hearing on the voluntary annexation of property located approximately one-quarter mile east of Oakland Gravel Road, north of the Boone County Fairgrounds.

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 the City of Columbia and the County of Boone was filed with the City on May 9, 2007. 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 July 16, 2007 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 \_\_\_\_\_, 2007.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor

PETITION REQUESTING ANNEXATION TO THE CITY OF COLUMBIA

H. William Watkins, City Manager of the City of Columbia, Missouri, and Kenneth M. Pearson, Presiding Commissioner of the County of Boone, Missouri, 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. The City of Columbia and the County of Boone are the owners of all fee interests of record in the real estate in Boone County, Missouri, described as follows:

The east One-Half (1/2) of the Southwest One-Quarter (1/4) of Section 20, Township 49 North, Range 12 West of the Fifth Principal Meridian.

- 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. H. William Watkins and Kenneth M. Pearson 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.

Dated this 26 day of April, 2007.

STATE OF MISSOURI )
COUNTY OF BOONE ) ss.

RECEIVED
MAY 09 2007
PLANNING DEPT

VERIFICATION

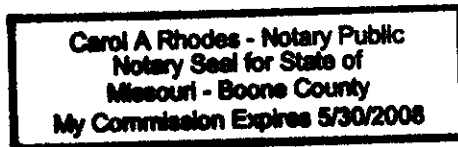
H. William Watkins, City Manager of the City of Columbia, Missouri, being of lawful age and upon his oath states and verifies that he has reviewed the foregoing Petition for Voluntary Annexation, and that the requests, matters and facts set forth therein are true and correct to the best of his information and belief.

[Signature of H. William Watkins]
H. William Watkins, City Manager

Subscribed and sworn to before me this 9 day of May, 2007.

[Signature of Carol A. Rhodes]
Notary Public

My commission expires: 5/30/08.

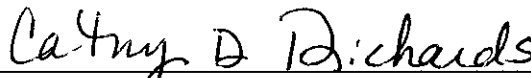


Kenneth M. Pearson, Presiding Commissioner of the County of Boone, Missouri, being of lawful age and upon his oath states and verifies that he has reviewed the foregoing Petition for Voluntary Annexation, and that the requests, matters and facts set forth therein are true and correct to the best of his information and belief.



Kenneth M. Pearson, Presiding Commissioner

Subscribed and sworn to before me this 26<sup>th</sup> day of April, 2007.



Notary Public

My commission expires: 10/15/2008.

