

Source: Community Development - Planning ^{TT}

Agenda Item No: (B)

To: City Council
From: City Manager and Staff *MM*

Council Meeting Date: Jul 15, 2013

Re: Boone County Commission - Jay Dix Station voluntary annexation (Case 13-101)

EXECUTIVE SUMMARY:

A request by the Boone County Commission (owner) for the annexation of approximately 22.13 acres of land into the City of Columbia, and to assign A-1 (Agricultural District) as permanent City zoning. 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 proposing to annex 22.13 acres of parkland into the city. The subject site is contiguous with the city limits, and 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 desired to facilitate park improvements in accordance with the approved Jay Dix Station Master Plan, which was approved in late 2012. Water, electric, and sanitary sewer infrastructure is 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.

The Planning and Zoning Commission will make a recommendation to the City Council on the permanent zoning request at its July 18, 2013 meeting.

Locator maps are attached.

FISCAL IMPACT:

None.

VISION IMPACT:

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

None.

SUGGESTED COUNCIL ACTIONS:

If 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 on August 5, 2013.

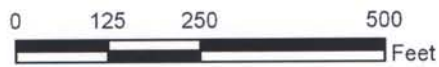
FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
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 13-101: Annexation/Zoning Jay Dix Station

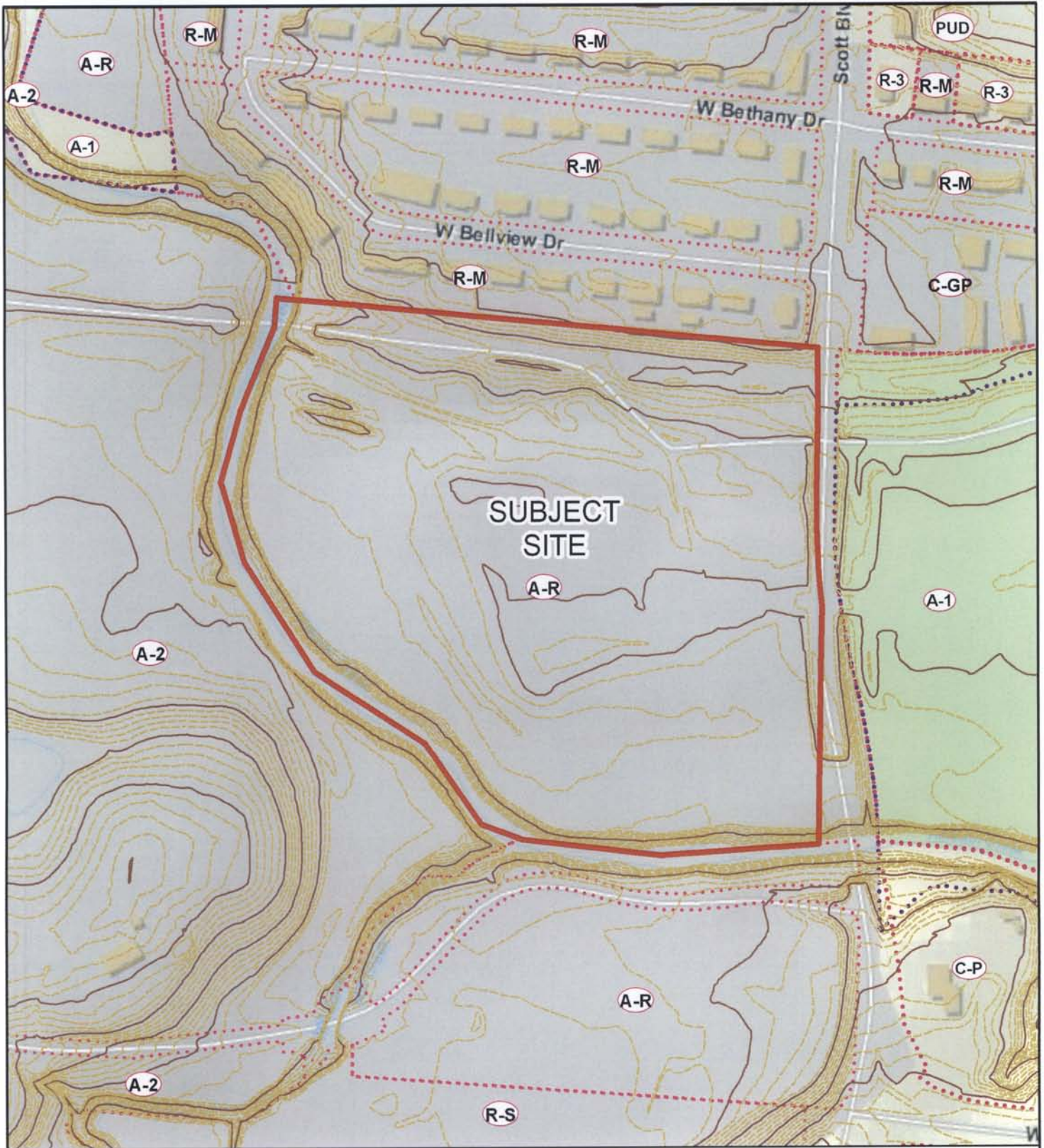


Parcel Data and Aerial Photo
Source: Boone County Assessor

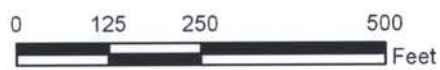


1 inch = 250 feet





**Case 13-101: Annexation/Zoning
Jay Dix Station**



1 inch = 250 feet



Introduced by _____ Council Bill No. R 133-13

A RESOLUTION

setting a public hearing on the voluntary annexation of property located on the west side of Scott Boulevard, between Brushwood Lake Road and Bellview Drive (Jay Dix Station).

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 Boone County was filed with the City on June 10, 2013. A copy of this petition, which contains the description of the property, marked "Attachment 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 August 5, 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 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 _____, 2013.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

PETITION REQUESTING ANNEXATION TO THE CITY OF COLUMBIA

Boone County, a political subdivision of the State of Missouri, 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, state the following:


1. Boone County is the owner of all fee interests of record in the parcels of real estate located in Boone County, Missouri, described in the attached Exhibit "A".
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. Boone County 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 as deemed appropriate by City staff at the time of annexation.
6. Petitioner reserves the right to withdraw this petition requesting annexation.

Dated this 10 day of June, 2013.

STATE OF MISSOURI)
) ss
 COUNTY OF BOONE)


VERIFICATION

The undersigned, C.J. Dykhouse, Legal Counsel for Boone County, a political subdivision of the State of Missouri, being of lawful age and after being duly sworn state and verify that they have reviewed the foregoing Petition of 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.



 CJ Dykhouse, Boone County Counselor

Subscribed and sworn to before me this 10th day of June 2013



 Notary Public

My commission expires:

August 10, 2016

DEBORAH A. SPRAGUE
 Notary Public - Notary Seal
 State of Missouri
 County of Boone
 My Commission Expires August 10, 2016
 Commission #12379046

EXHIBIT A

Description of parcel which is the subject of the voluntary annexation petition.

Jay Dix Station

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.

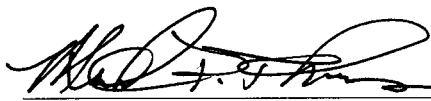
This description is intended to combine the descriptions recorded in Book 903, Page 627, Book 903, Page 628, and Book 1002, Page 21.

Tax parcel: 16-712-29-00-006.00
16-712-29-03-001.00
16-712-29-03-001.01

Scott Boulevard Property

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.


Matthew P. Thomas, PLS – Boone County Surveyor
PLS 2000148668

