Source: Community Development - Planning Agenda Item No: (C)

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

**Council Meeting Date:** Dec 16, 2013

**Re:** Sapp - voluntary annexation (Case #13-230)

**EXECUTIVE SUMMARY:**
A request by Robert Laverne Sapp and Jane Sapp (owners) to annex 14.36 acres of land into the city of Columbia, and to assign R-1 (One-Family Dwelling District) as permanent City zoning. The subject site is located on the northwest corner of Scott Boulevard and Highway KK, and is addressed 5801 S. Highway KK (Case #13-230).

**DISCUSSION:**
The request is to annex the property so that it may be combined with adjacent parcels to the north and west (already within city limits) to create an approximately 30-acre lot for a public elementary school and potential City neighborhood park. The subject site is contiguous with the city limits, and the applicant is requesting R-1 (One-Family Dwelling District) zoning, which is consistent with the property's current Boone County R-S (Single-family Residential) zoning designation.

The site is developed with a single-family home which would be removed prior to redevelopment. Water and sanitary sewer service is provided by the City of Columbia. Boone Electric Cooperative supplies electricity to the property. Boone County Fire Protection District currently serves the site; however, the Columbia Fire Department will assume fire protection duties upon annexation.

The proposed urban service area in Columbia Imagined straddles the subject property, with the already annexed acreage, Thornbrook Subdivision, Steeplechase Estates, and several other city subdivisions defining the urban service area boundary at the southwest side of Columbia.

The Planning and Zoning Commission will make a recommendation to the City Council on the permanent zoning request at its December 19, 2013 meeting.

Locator maps are attached.

**FISCAL IMPACT:**

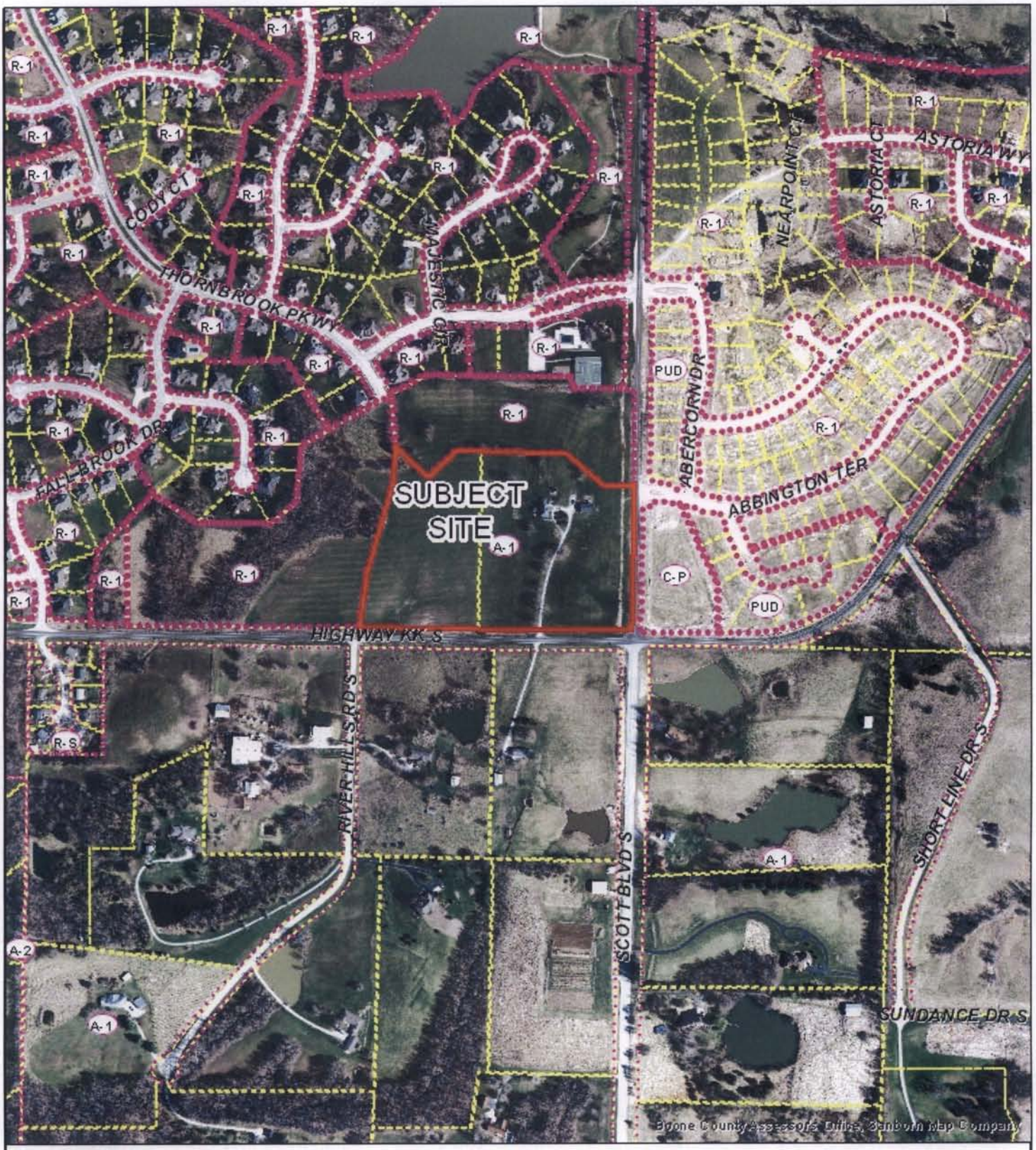
None.

**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 for January 6, 2014.

| 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 |



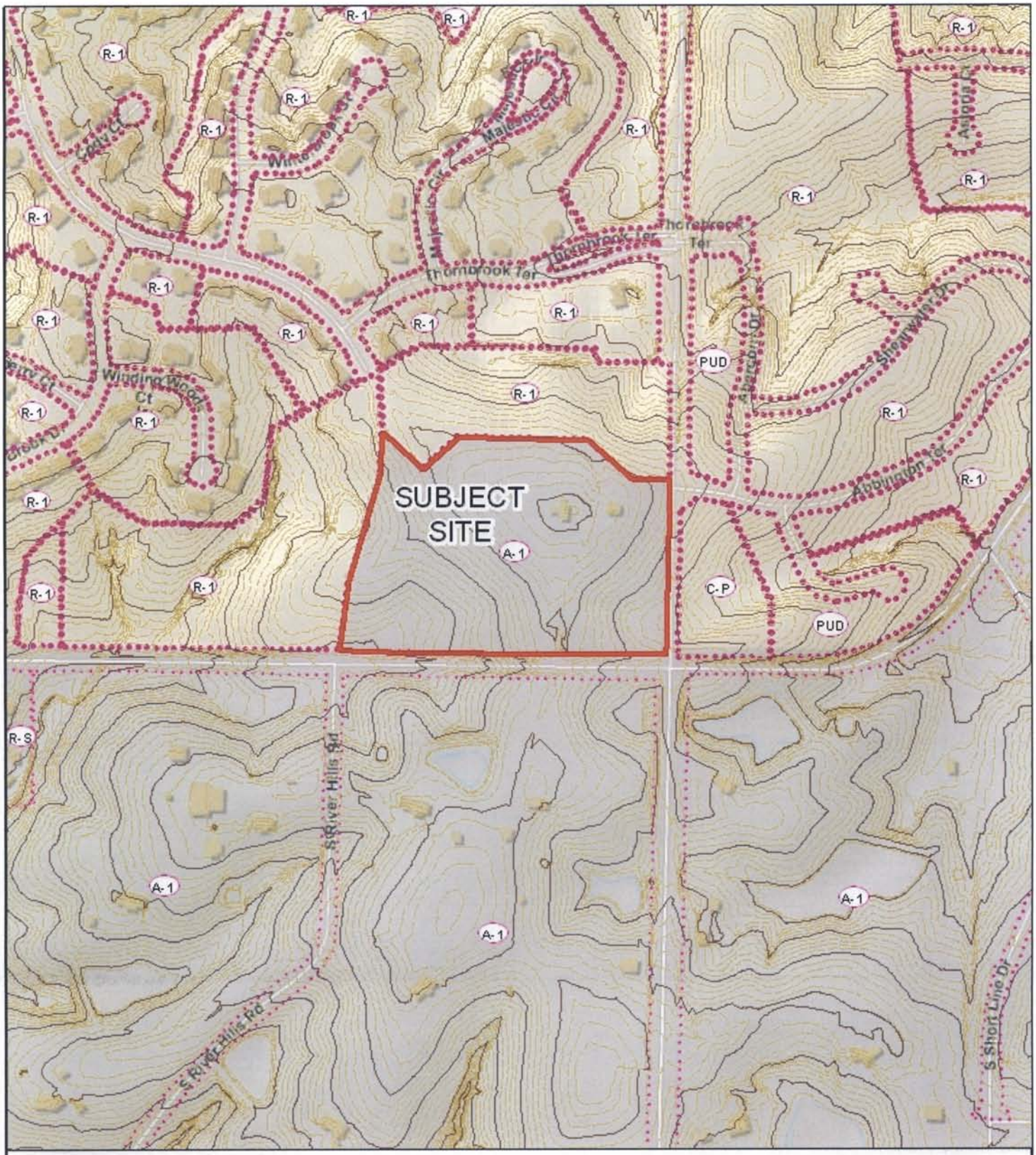

# 13-230: Sapp Annexation & Zoning

0 275 550 1,100 Feet

N

Parcel Data Source: Boone County Assessor

Created by The City of Columbia - Community Development Department




# 13-230: Sapp Annexation & Zoning

0 230 460 920 Feet

N

Parcel Data Source: Boone County Assessor

Created by The City of Columbia - Community Development Department

Introduced by _____ Council Bill No. _____R 261-13_____

**A RESOLUTION**

setting a public hearing on the voluntary annexation of property located on the northwest corner of Scott Boulevard and Highway KK (5801 S. Highway KK).

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 Robert Laverne Sapp and Jane Sapp was filed with the City on November 7, 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. In accordance with Section 71.012, RSMo, a public hearing on this annexation request shall be held on January 6, 2014 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

Robert Laverne and Jane Sapp, 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. Robert Laverne and Jane Sapp are the owners of all fee interests of record in the real estate in Boone County, Missouri, described as follows:

A PORTION OF LAND LOCATED IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI. LYING NORTH OF STATE HIGHWAY "KK" AND WEST OF SCOTT BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 5;

THENCE S89°25'20"W ALONG THE EAST-WEST QUARTER SECTION LINE, A DISTANCE OF 1,035.00 FEET;
THENCE N00°34'40"W, A DISTANCE OF 46.00 FEET;
THENCE N07°57'00"E, A DISTANCE OF 187.41 FEET;
THENCE N16°28'30"E, A DISTANCE OF 348.29 FEET;
THENCE N04°10'40"E, A DISTANCE OF 136.68 FEET;
THENCE S47°48'25"E, A DISTANCE OF 170.00 FEET;
THENCE N42°10'35"E, A DISTANCE OF 120.00 FEET;
THENCE N89°43'15"E, A DISTANCE OF 441.05 FEET;
THENCE S53°29'25"E, A DISTANCE OF 199.71 FEET;
THENCE N89°43'15"E, A DISTANCE OF 90.00 FEET;
THENCE S00°16'45"E, A DISTANCE OF 550.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 14.36 ACRES AND IS A PORTION OF THE SAME LAND DESCRIBED BY WARRANTY DEED IN BOOK 1859 PAGE 219 AND QUIT-CLAIM DEED IN BOOK 495 PAGE 565 OF THE BOONE COUNTY RECORDS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR NOT OF RECORD, IF ANY.

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. Robert Laverne and Jane Sapp 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 7th day of November, 2013.

Robert Laverne Sapp

Robert Laverne Sapp

Jane Sapp

Jane Sapp

STATE OF MISSOURI )
) ss.
COUNTY OF BOONE )

**VERIFICATION**

The undersigned, Robert Laverne and Jane Sapp, 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.

Robert Laverne Sapp

Robert Laverne Sapp

Jane Sapp

Jane Sapp

Subscribed and sworn to before me this 7th day of November, 2013.

E Lynn Huss

Notary Public

My commission expires: 2-10-2017

**E. Lynn Huss**
**Notary Public-Notary Seal**
**State of Missouri-County of Boone**
**COMMISSION # 13452892**
**My Commission Expires: February 10, 2017**