

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 1-14

AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing City-owned parkland located on the north side of St. Charles Road and east of Golf Boulevard (6700 E. St. Charles Road); directing the City Clerk to give notice of the annexation; placing the property annexed in District R-1; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby finds that a verified petition was filed with the City on November 11, 2013, requesting the annexation of land which is contiguous and compact to the existing corporate limits of the City and which is described in Section 4 of this ordinance. The petition was signed by Mike Matthes, the City Manager for the City of Columbia, Missouri, the owner of the fee interest of record in the land proposed to be annexed. A public hearing was held concerning this matter on January 6, 2014. Notice of this hearing was published more than seven days prior to the hearing in a newspaper of general circulation qualified to publish legal matters. At the public hearing all interested persons, corporations and political subdivisions were permitted to present evidence regarding the proposed annexation.

SECTION 2. The Council determines that the annexation is reasonable and necessary to the proper development of the City and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time.

SECTION 3. The Council determines that no written objection to the proposed annexation has been filed within fourteen days after the public hearing.

SECTION 4. The City Council hereby extends the city limits by annexing the land described in Section 1-11.____ **[number to be assigned by the City Clerk]** of the Code of Ordinances of the City of Columbia, Missouri, which is hereby added to Chapter 1 of the City Code and which reads as follows:

Section 1-11.____ **[number to be assigned by the City Clerk]**. January, 2014 Extension of Corporate Limits.

The corporate limits of the City of Columbia shall include the following land:

Starting at the southwest corner of Section 2, Township 48 North, Range 12 West; thence N.89°35'E, along the section line, 1,562.6 feet to the east line of a survey recorded in Book 374 at Page 831, the POINT OF BEGINNING.

From the POINT OF BEGINNING N.0°10'W., 2,699.5 feet to the northeast corner thereof and described as being the ¼ section line; thence N.89°40'E., along the ¼ section line, 1,096.8 feet to a stone at the center of Section 2, Township 48 North, Range 12 West; thence S.89°23'E., along the ¼ section line, 2,018.4 feet to the east line of Boone County Surveys #2571 and 2572; thence S.0°42'W., along the line of said surveys, 650.0 feet to the middle of St. Charles Road; thence following the middle of said road, S.63°42'W., 150.0 feet; S.47°12'W., 150.0 feet; S.41°58'W., 2,266.9 feet; S.50°42'W., 175.0 feet; S.71°42'W., 125.0 feet to the east line projected of Fairway Meadows Subdivision; thence S.0°18'E., along said line, 22.0 feet to the northeast corner of Fairway Meadows Subdivision and being the south line of Section 2, Township 48 North, Range 12 West; thence S.89°35'W., along said line, 1,084.6 feet to the POINT OF BEGINNING.

SECTION 5. The City Clerk is hereby authorized and directed to cause three certified copies of this ordinance to be filed with the Clerk of Boone County, Missouri and three certified copies with the Assessor of Boone County, Missouri. The City Clerk is further authorized and directed to forward to the Missouri Department of Revenue, by registered or certified mail, a certified copy of this ordinance and a map of the City clearly showing the area annexed to the City.

SECTION 6. The property described in Section 4 is in the Third Ward.

SECTION 7. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the property described in Section 4 will be zoned and become a part of District R-1 (One-Family Dwelling District).

SECTION 8. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2014.

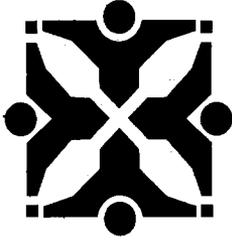
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Community Development - Planning 

Agenda Item No:

To: City Council
From: City Manager and Staff 

Council Meeting Date: Jan 6, 2014

Re: City of Columbia- permanent zoning request (Case 13-237)

EXECUTIVE SUMMARY:

A request by the City of Columbia to annex approximately 141.76 acres of City-owned parkland into the city, and to apply R-1 (One-Family Dwelling District) as permanent City zoning. The subject site is located on the north side of St. Charles Road, to the east of Golf Boulevard, and is addressed 6700 E. St. Charles Road. **(Case #13-237)**

DISCUSSION:

The applicant is requesting approval of R-1 (One-Family Dwelling District) as permanent City zoning, pending annexation of the subject property on January 21, 2014. The property is currently zoned County R-S (Single-Family Residential). The R-S and R-1 zoning districts are directly comparable. The proposed R-1 zoning is consistent with the zoning of surrounding property, and suitable for the existing use.

The subject site consists of approximately 141.76 acres, and features the City's Lake of the Woods Golf Course and Lake of the Woods pool. The acreage is served by PWSD #9 water, City sewer, and has recently become contiguous with the City limits after Boone County requested annexation of property located at 700 Demaret Drive. The subject site straddles the Urban Service Area (USA) boundary line as depicted on the Future Land Use Map of Columbia Imagined.

At its meeting on December 19, 2013, the Planning and Zoning Commission voted 7-0 to recommend approval of the proposed permanent zoning designation. The Commission had no discussion regarding the request. An adjacent property owner questioned the need to rezone the property and expressed concern that the site may be redeveloped with housing. The Commission asked staff to explain the annexation process and how permanent zoning is established in annexations. No one else from the public spoke in opposition to the request.

A copy of the staff report, including locator maps, and meeting excerpts are attached.

FISCAL IMPACT:

None

VISION IMPACT:

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

None

SUGGESTED COUNCIL ACTIONS:

Approval of R-1 as permanent City zoning, pending annexation of the subject site on January 21, 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 #	NA
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	NA
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	NA

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 19, 2013**

SUMMARY

A request by the City of Columbia to annex approximately 141.76 acres of City-owned parkland into the city, and to apply R-1 (One-Family Dwelling District) as permanent City zoning. The subject site is located on the north side of St. Charles Road, to the east of Golf Boulevard, and is addressed 6700 E. St. Charles Road. **(Case #13-237)**

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There are no proposed changes in the use of the subject site. The annexation and permanent zoning will permit the City to expand its boundaries eastward to incorporate two site governed by annexation agreements (Battle High School and Somerset Village) as well as the future elementary school and City park sites to the north of the high school.

RECOMMENDATION

Approval of R-1 as permanent City zoning

ATTACHMENTS

- Locator aerial and topographic maps

SITE HISTORY

Annexation Date	Pending annexation on January 21, 2014
Existing Zoning District(s)	County R-S (Single-Family Residential)
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Legal Lot

SITE CHARACTERISTICS

Area (acres)	141.76 acres
Topography	Rolling
Vegetation/Landscaping	Improved fairways, grassed open spaces, and tree covered
Watershed/Drainage	Grindstone Creek
Existing structures	GC Clubhouse & accessory structures, swimming pool, parking lots

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	County A-2 & R-S (Agriculture & Single-Family)	Undeveloped; farmland
South	County R-S (Family Dwelling), City O-P (Office)	Undeveloped; farmland
East	County A-2 & R-S (Agriculture & Single-Family)	Undeveloped; farmland
West	County R-S (Single-Family)	Single-family dwellings

UTILITIES & SERVICES

Sanitary Sewer	City
Water	PWSD #9
Fire Protection	Boone County Fire Protection District (Columbia Fire Dept. upon annexation)
Electric	Boone Electric Cooperative

ACCESS

St. Charles Road	South of site
Major Roadway Plan	Major Collector (unimproved & County-maintained), requiring 66-76 ft of ROW.
CIP Projects	None

PARKS & RECREATION

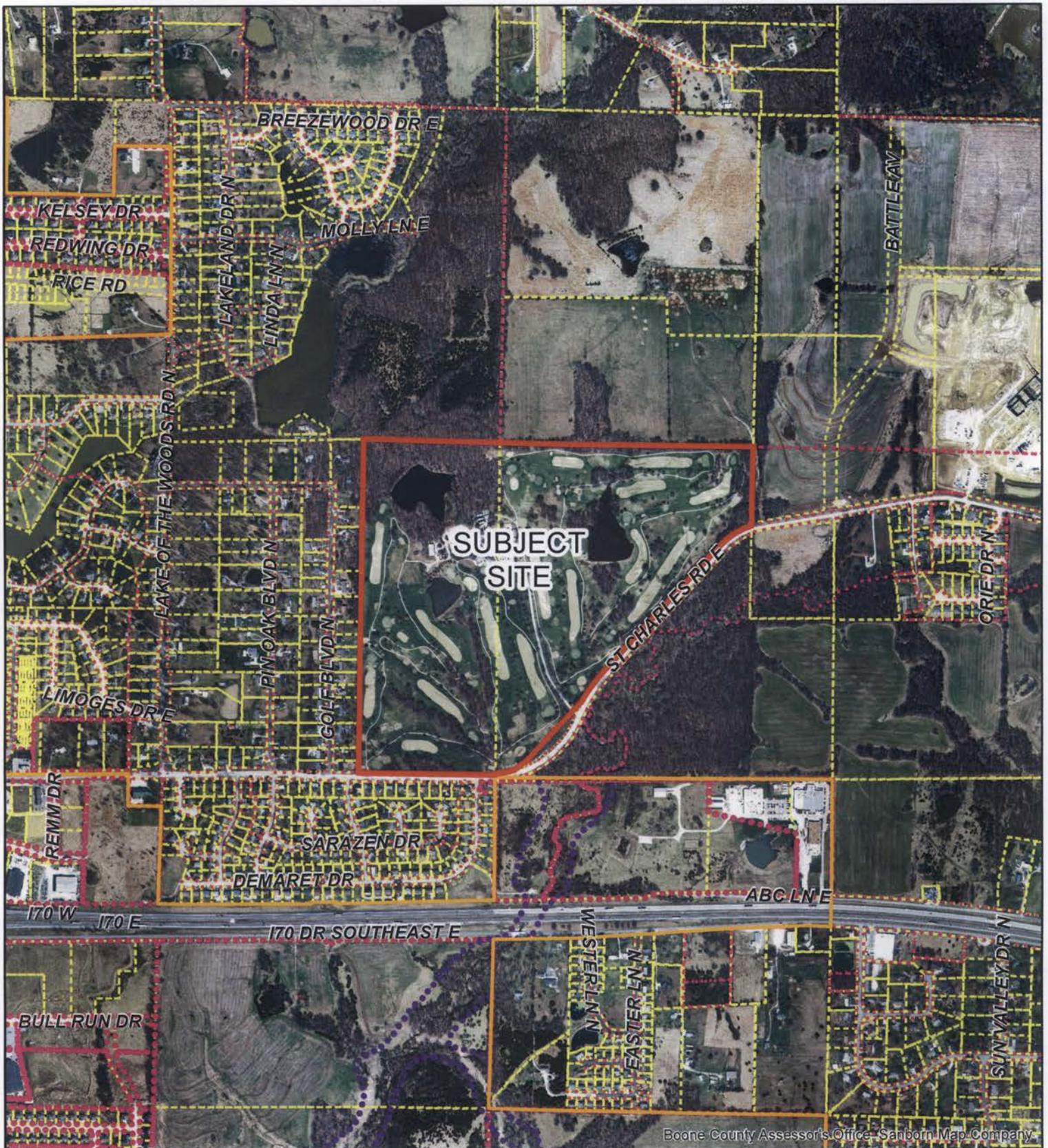
Neighborhood Parks	In existing service area (Lake of the Woods park).
Trails Plan	Proposed primary trail (North Fork of Grindstone) adjacent to site.
Bicycle/Pedestrian Plan	Shared use path/greenbelt trail along Grindstone Creek

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on November 26, 2013.

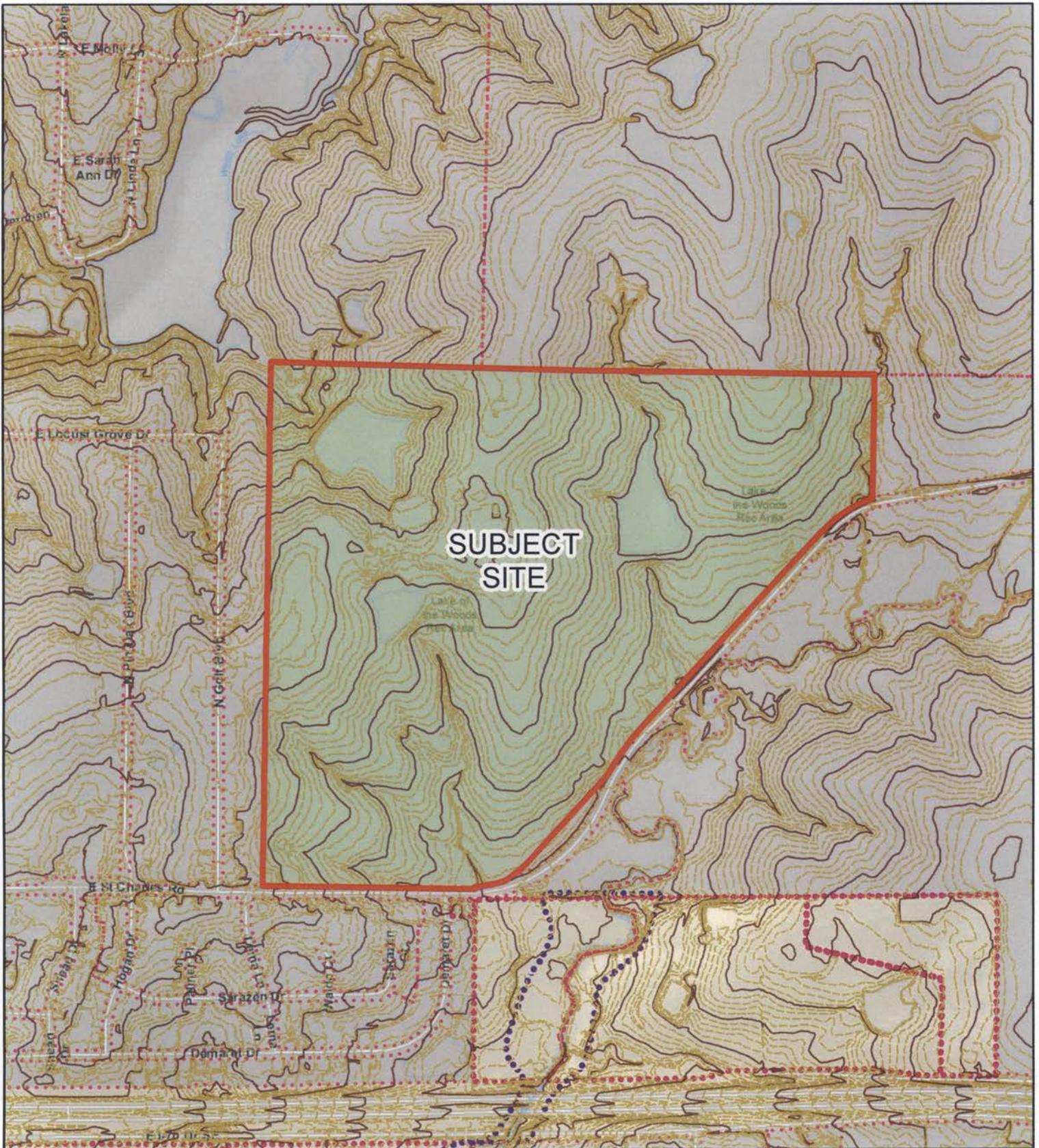
Public Information Meeting Recap	Number of attendees: 0 Comments/concerns: None
Neighborhood Association(s) Notified	None
Correspondence Received	None as of this writing

Report prepared by Patrick Zenner



13-237: City of Columbia Lake of the Woods Golf Course Annexation & Zoning

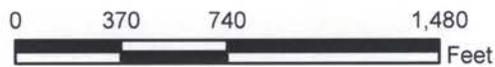




**SUBJECT
SITE**



13-237: City of Columbia Lake of the Woods Golf Course Annexation & Zoning



EXCERPTS
PLANNING AND ZONING COMMISSION
DECEMBER 19, 2013

Case No. 13-237

A request by the City of Columbia to annex approximately 141.76 acres of City-owned parkland into the city, and to apply R-1 (One-Family Dwelling District) as permanent City zoning. The subject site is located on the north side of St. Charles Road, to the east of Golf Boulevard, and is addressed 6700 E. St. Charles road.

DR. PURI: May we have a staff report, please.

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of R-1 as permanent City zoning.

DR. PURI: Commissioners, Any questions of Mr. Zenner? Seeing none. We'll open the public hearing.

PUBLIC HEARING OPENED

DR. PURI: Anybody wish to speak about this matter?

MR. SCHUSTER: Michael Schuster, I live at 2151 North Slick Rock. It's just east of the properties that we're speaking of here. My question is, why rezone a golf course to -- if I'm correct, that goes to a residential?

DR. PURI: Correct.

MR. SCHUESTER: And why would we rezone that golf course to a residential if we don't have a plan to sell it and put houses on there? Is that the plan?

DR. PURI: Mr. Zenner, do you want to address that?

MR. ZENNER: The zoning classification that the course is currently zoned as is single-family R-S in Boone County. So today, if the City desired to sell the golf course, it could be redeveloped under the County zoning requirements with the same size lots that the City R-1 would permit. So basically, the zoning is comparable between the City and the County. Golf courses are public facilities that are allowed in any zoning district. So of the districts that we have available, this is the one that has the fewest number of uses associated with it that would basically accommodate the golf course and be consistent with County zoning. No intention by the Parks and Recreation Department to sell this asset that we have. Not only is it the golf course, it is also a recreational facility with the Lake of the Woods pool out there. So it serves this portion of the -- of what is partially County and was partially City. It's just basically mirroring the County zoning designation.

MR. SCHUESTER: My thought was that this happens to be the only area out in the northeast part of the city in that part of the county that appears that we might be able to use as a golf course. And if it looked like we were going to sell it, start a residential area there -- I know that we spoke

about some other properties that were just on the north side. Is it not on the north side of the golf course that is up for a --

MR. ZENNER: The remaining property, one of the properties that we have, Saint Charles Road Development Corporation owns the parcels that are in this particular quadrant here. They go all the way over to basically Battle Avenue and the Meredith Tracts, which is the tract that you see here. And it comes all the way back out to Battle -- I apologize, this is all Saint Charles Road Development also. The elementary school site is here; the other City park site -- the 25 acres that is on the backside of the new elementary school immediately north of the high school's playing fields is our other City park. All of those parcels with this annexation would be able to be brought into the City. So a 25-acre park site is also brought in at a later date.

MR. SCHUESTER: But you have to rezone the golf course in order to get to all that?

MR. ZENNER: That would be correct. We're applying for the first time permanent city zoning, and the permanent zoning chosen was that, which would be consistent.

MR. SCUESTER: You pretty much answered my question. Thank you for your time.

DR. PURI: I see no one else for public hearing. Close public hearing.

PUBLIC HEARING CLOSED

DR. PURI: Commissioners, discussion? Mr. Wheeler?

MR. WHEELER: Well, I don't want to cut short the discussion, but this does seem like very appropriate zoning classification and makes sense. So I would recommend -- or make a motion that we recommend approval.

MR. STRODTMAN: I'll second.

DR. PURI: Roll call, please.

MR. STRODTMAN: A motion has been made and seconded for approval for Item No. 13-237 for request by City of Columbia to annex 141.76 acres of City-owned parkland and apply R-1 zoning. Site address is 6700 E. St. Charles Road.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Reichlin, Mr. Tillotson, Mr. Wheeler, Mr. Stanton, Mr. Strodtman, Ms. Loe, Dr. Puri. Motion carries 7-0.

MR. STRODTMAN: The motion has passed.

DR. PURI: Next item is Comments of the Public.