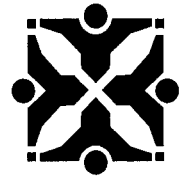


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: (C)

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 16, 2014

Re: : Setting a public hearing for The Gates Plat 2 - Annexation & Permanent Zoning (Case #14-80)

Documents Included With This Agenda Item

Council memo, Resolution, Petition for Annexation

Supporting documentation includes: Maps

Executive Summary

A request by Tim Crockett, Crockett Engineering (agent) to annex 130.76 acres into the City of Columbia and apply R-1 (One-Family Dwelling District) and PUD-4 (Planned Unit Development) as permanent zoning. The subject site is located at the southeast corner of the intersection of Route K and Old Plank Road. (Case #14-80)

Discussion

The applicant is requesting the annexation of 131.19 acres into the City of Columbia municipal area and a permanent zoning of R-1 (One-Family Dwelling District) and PUD-4 (Planned Unit Development) for portions of the property. The subject property is contiguous with property currently within the City's municipal boundary to north, where it is adjacent to the Oak Park Subdivision, and to the west, where it is adjacent to The Gates Subdivision. In conjunction with the requested annexation and zoning, the applicant is also requesting approval of a preliminary plat, which will be considered by City Council at the July 21 meeting.

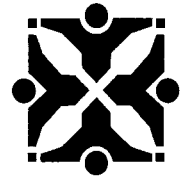
The site is currently unimproved and vacant, and the majority of the property is tree covered. The County zoning is A-2 (Agriculture) and is consistent with the zoning of other County property to the east and the south. The applicant is requesting to rezone the property upon annexation to R-1 (One-Family Dwelling District) and PUD-4 (Planned Unit Development).

The R-1 area would include the majority of the property (128.16 acres) and the PUD-4 would be located on approximately 3 acres at the property's northwest corner. The PUD-4 would permit up to 4 dwelling units per acre, which would allow a maximum of 12 dwelling units, and is proposed to allow all R-3 District uses. A PUD development plan that includes additional details must be submitted in the future prior to development. The proposed zoning is consistent with existing City zoning to north and west and would be compatible with the County zoning to the south and east.

Currently the property receives water service from the Consolidated Public Water Supply (CPWSD) District #1, electric service from Boone County Electric Cooperative, and fire protection from the Boone County Fire Protection District. Upon annexation the property would be served by the Columbia Fire

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Department per the territorial agreement.

The property is located outside of the urban service area (USA) as indicated in Columbia Imagined; however, the tract is between two properties that are currently within the USA. The subject property is within the Cascades pump station service area which was designed to accommodate sanitary flow from the subject site. Annexation of the subject property would be a natural addition to the area served by City services. In addition, the future request for preliminary plat approval will include additional right-of-way dedication along Route K, Old Plank Road, and High Point Lane that will accommodate any needed future roadway construction and expansion as a result of residential growth in the area.

Locator maps and the annexation petition are attached.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of developer.

Long-Term Impact: Public infrastructure maintenance (e.g roads,sewer) as well as public safety and solid waste service provision. The site is served by Boone Electric and PWSD #1. Future impacts will be off-set by increased user fees and property tax collections.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Development

Strategic Plan Impact: Not Applicable

Comprehensive Plan Impact: Land Use and Growth Managment

Suggested Council Action

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 July 7, 2014.

Legislative History

None.

Department Approved

City Manager Approved

Introduced by _____ Council Bill No. R 111-14

A RESOLUTION

setting a public hearing on the voluntary annexation of property located on the southeast corner of Route K and Old Plank Road.

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 John and Susan Williamson, husband and wife, was filed with the City on June 10, 2014. 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 July 7, 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 _____, 2014.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

PETITION REQUESTING ANNEXATION TO THE CITY OF COLUMBIA

John and Susan Williamson, 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. **John and Susan Williamson** are the owners of all fee interests of record in the real estate in Boone County, Missouri, described as follows:

(Attach Legal Description to document)

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. **John and Susan Williamson** 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-land PUD-4** 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.

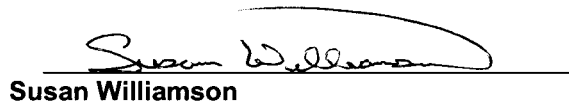
Dated this 10 day of JUNE, 2014.

STATE OF MISSOURI)
) ss.
COUNTY OF BOONE)

VERIFICATION

The undersigned, **John and Susan Williamson, 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.

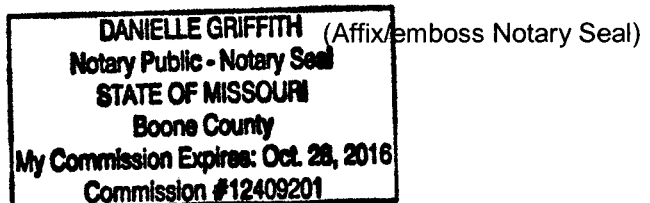

John Williamson


Susan Williamson

Subscribed and sworn to before me this 10 day of JUNE, 2014.
Date Month Year


Notary Public

My commission expires: 20 / 10 / 2016
Day Month Year



DESC. FOR ANNEXATION FOR THE GATES, PLAT NO. 2
GATES REAL ESTATE, LLC.
JOB #130285

APRIL 28, 2014

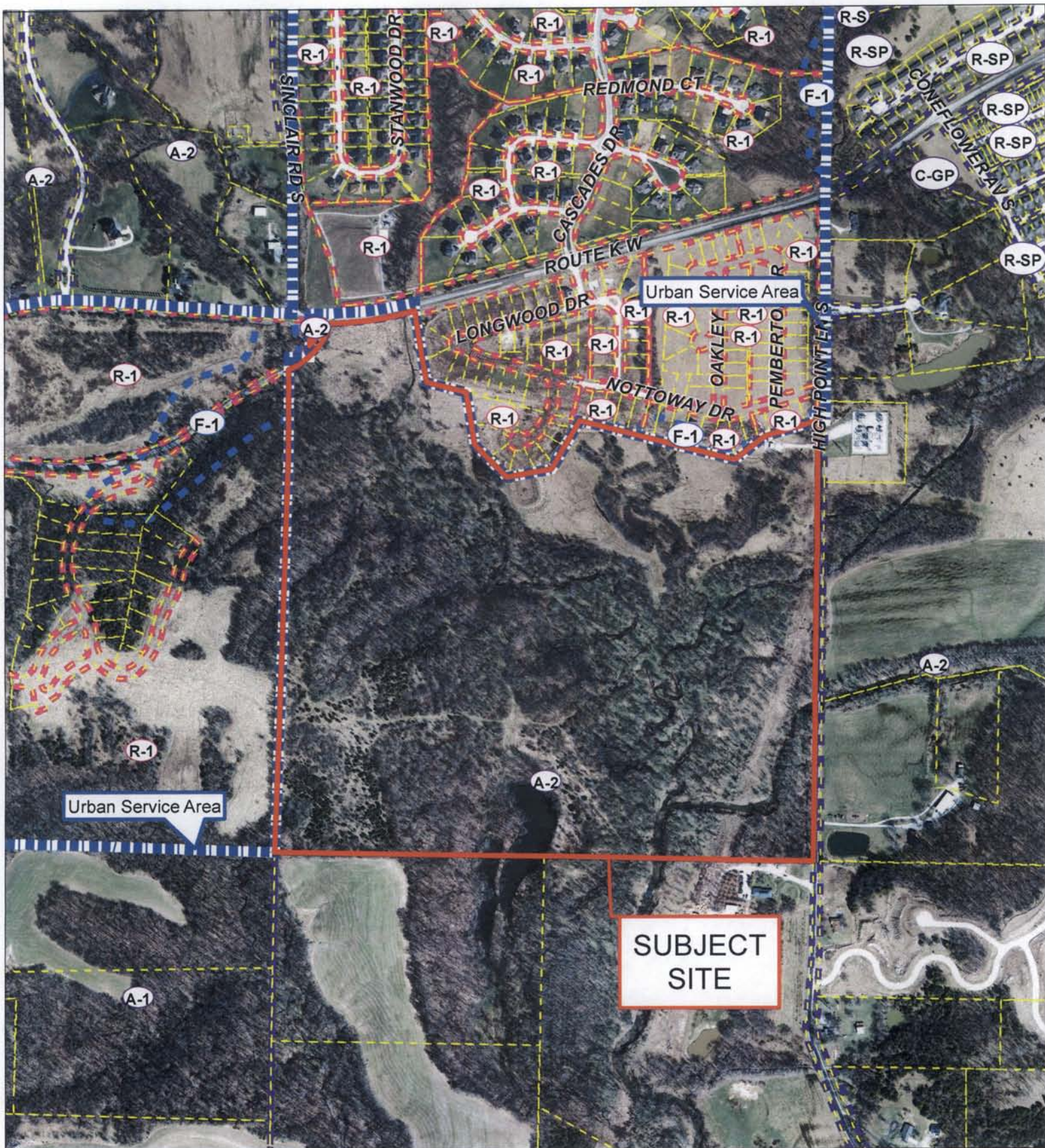
A TRACT OF LAND LOCATED IN SECTION 10, TOWNSHIP 47 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 968, PAGE 34 AND BEING SHOWN BY THE SURVEY RECORDED IN BOOK 2404, PAGE 56 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT 2 OF THE SURVEY RECORDED IN BOOK 2404, PAGE 56 AND CONTAINING 131.19 ACRES.



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps

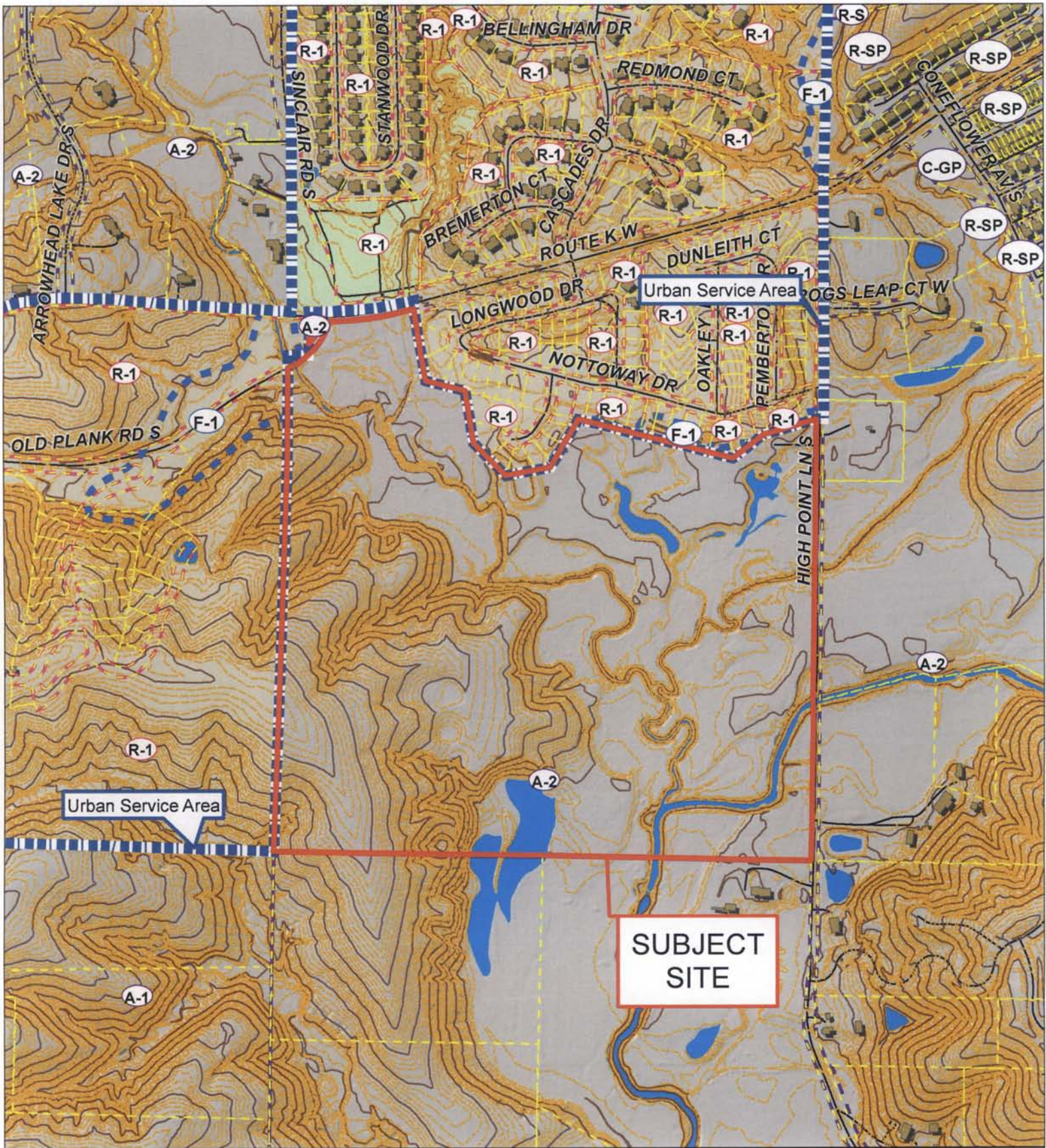


14-80: The Gates Plat 2 Annexation & Permanent Zoning



Hillshade Data: Boone County GIS Office
 Parcel Data Source: Boone County Assessor
 Imagery: Boone County Assessor's Office, Sanborn Map Company
 Created by The City of Columbia - Community Development Department

0 355 710 1,420
 Feet



14-80: The Gates Plat 2 Annexation & Permanent Zoning



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