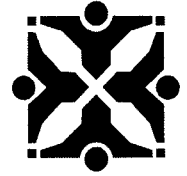


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: (B)

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: August 18, 2014

Re: Mangold - Voluntary Annexation (Case 14-135)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance, Annexation Petition

Supporting documentation includes: Maps

Executive Summary

A request by Tammy Mangold (owner) to annex approximately 2.1 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 approximately 800 feet west of Thompson Road, and is addressed 4097 Thompson Road. (Case #14-135)

Discussion

This request is to set a public hearing on the proposed annexation of a 2.1-acre parcel into the city so it may have access to the City's sewer system. The 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 relies on an on-site septic tank for waste water treatment. Water and sanitary sewer service will be 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 subject site is contained within the City Comprehensive Plan's Urban Service Area. The property is surrounded by existing R-1 zoned single-family residential subdivisions.

The Planning and Zoning Commission will make a recommendation to the City Council on the permanent zoning request at its August 21, 2014 meeting.

Locator maps are attached.

Fiscal Impact

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

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts will be offset by increased user fees and property tax collections.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Not Applicable

Strategic Plan Impact: Not Applicable

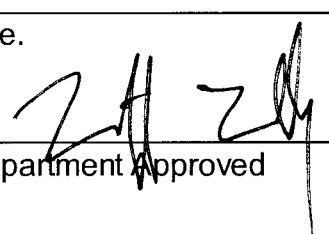
Comprehensive Plan Impact: Land Use & Growth Management

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 September 2, 2014.

Legislative History

None.



Department Approved



City Manager Approved

PETITION REQUESTING ANNEXATION TO THE CITY OF COLUMBIA

Tammy Mangold, 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, states the following:

1. Tammy Mangold is the owner of all fee interests of record in the real estate in Boone County, Missouri, described as follows:

A tract located in the West Half of the Southeast Quarter of the Southeast Quarter of Section 27, Township 49 North, Range 12 West, Boone County, Missouri, being the tract described by the deed in book 1003 page 877 of the Boone County Records.

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. Tammy Mangold 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 R-1 at the time of annexation.

Dated this 11 day of JULY, 2014.

STATE OF MISSOURI)

) ss.

COUNTY OF BOONE)

VERIFICATION

The undersigned, Tammy Mangold, being of lawful age and after being duly sworn states and verifies that the undersigned has reviewed the foregoing Petition for Voluntary Annexation, and that they are duly authorized to execute the foregoing instrument and acknowledges the requests, matters and facts set forth therein are true and correct to the best of their information and belief.

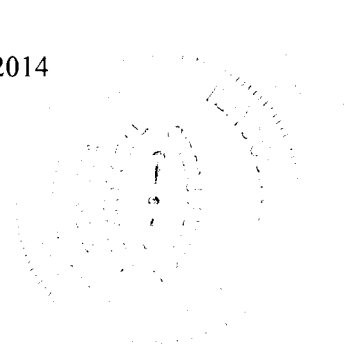
T. Mangold formerly known as Tammy Linhardt
Tammy Mangold

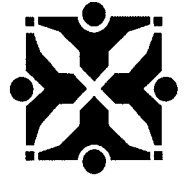
Kern M. Schweikert

KERN M. SCHWEIKERT
 Subscribed and sworn to before me this 11 day of JULY, 2014

Kern M. Schweikert

Notary Public Kern M. Schweikert
 My commission expires: JANUARY 2, 2018





SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps



14-135: Mangold Annexation & 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

-  City of Columbia Zoning
-  Boone County Zoning
-  100-Year Flood Plain
-  Parcels
-  City of Columbia Corporate Limit



0 90 180 360
Feet



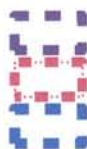
14-135: Mangold Annexation & Zoning

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



City of Columbia Zoning

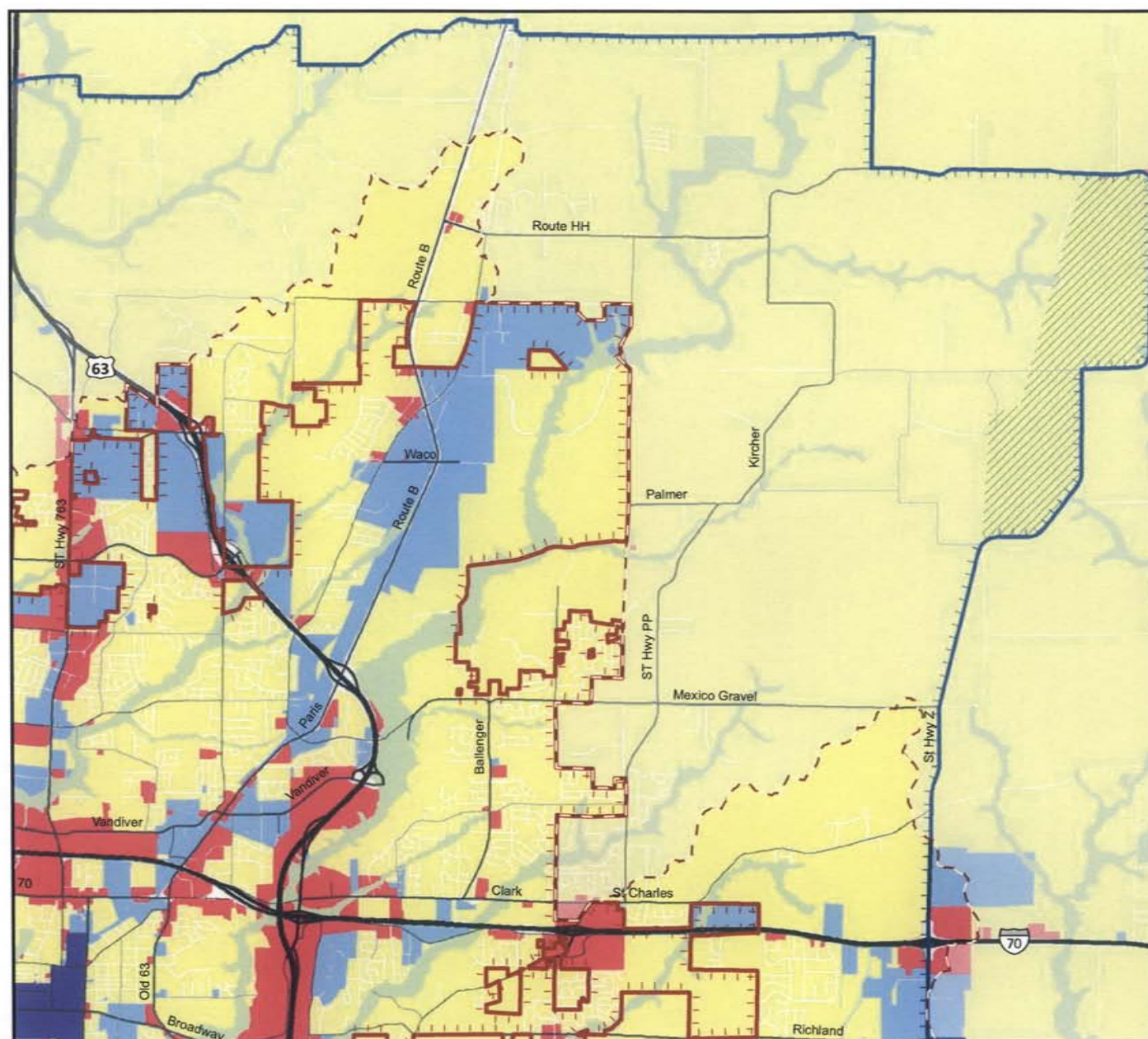
Boone County Zoning

100-Year Flood Plain

Parcels

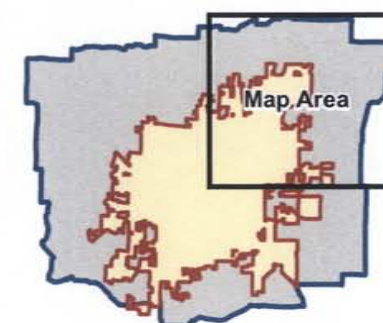
Columbia City Limit





Future Land Use

- Neighborhood District
- Commercial District
- Employment District
- City Center
- Open Space/Greenbelt
- Sensitive Areas
- City Limits
- Urban Service Area
- CATSO Metro Boundary



City of Columbia - Community Development
EDD 5/17/2013

Map 5-3: Future Land Use - Northeast Quadrant
Source: City of Columbia

Introduced by _____ Council Bill No. R 138-14

A RESOLUTION

setting a public hearing on the voluntary annexation of property located approximately 800 feet west of Thompson Road (4097 Thompson 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 solely by Tammy Mangold was filed with the City on July 11, 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 September 2, 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