

Source: Community Development - Planning

Agenda Item No: Item C

To: City Council
From: City Manager and Staff

Council Meeting Date: Nov 5, 2012

Re: Margaret Easley Trust - Annexation request (Case # 12-170)

EXECUTIVE SUMMARY:

A request by Margaret Easley Trust (owner) for annexation and R-1 (One-Family Dwelling District) City zoning. The 21.6-acre subject site is located on the west side of Bearfield Road, approximately 1,800 feet south of Nifong Boulevard. (Case #12-170)

DISCUSSION:

The applicant is requesting annexation for the purpose of connecting to City sewer and platting the property into a residential subdivision for 66 single-family detached dwellings. The site is currently zoned County A-2 (Agriculture), and the applicant is requesting City R-1 (One-Family Residential District) zoning.

The subject site is located within the Clear Creek drainage basin. It loses approximately 35 feet of elevation from its eastern frontage on Bearfield Road to an unnamed stream in the tract's mid-section. There are no existing structures on the property, and it is primarily covered by grassland, with a few trees situated along fence lines and in low-lying areas.

The site is within 1/2 mile of Fire Station #8, one mile of Nifong Park, and approximately one mile from Gans Creek Recreation Area and A. Perry Philips Park. It connects to existing streets, including Bearfield Road, for which additional right-of-way would be required to be dedicated for future road improvements prior to site development.

The Planning and Zoning Commission will make a recommendation on the permanent zoning request at its November 8, 2012 meeting.

Locator maps are attached.

FISCAL IMPACT:

There is no fiscal impact associated with the processing of this request, and likely no fiscal impact within the current and next fiscal years. Long-term, a 66-lot subdivision will create additional revenues from increased property taxes, gross receipts taxes, and miscellaneous fees and charges. Costs will include street maintenance, public safety, and general costs from use of facilities including streets and infrastructure.

66 additional households will also create demand for locally delivered goods and services, though in conventional fiscal impact analysis sales tax revenue is credited to commercial land use.

VISION IMPACT:

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

None.

SUGGESTED COUNCIL ACTIONS:

If the Council finds the request for annexation reasonable and necessary to the proper development of the City, a resolution should be passed setting a public hearing and introduction of an ordinance for November 19, 2012.

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

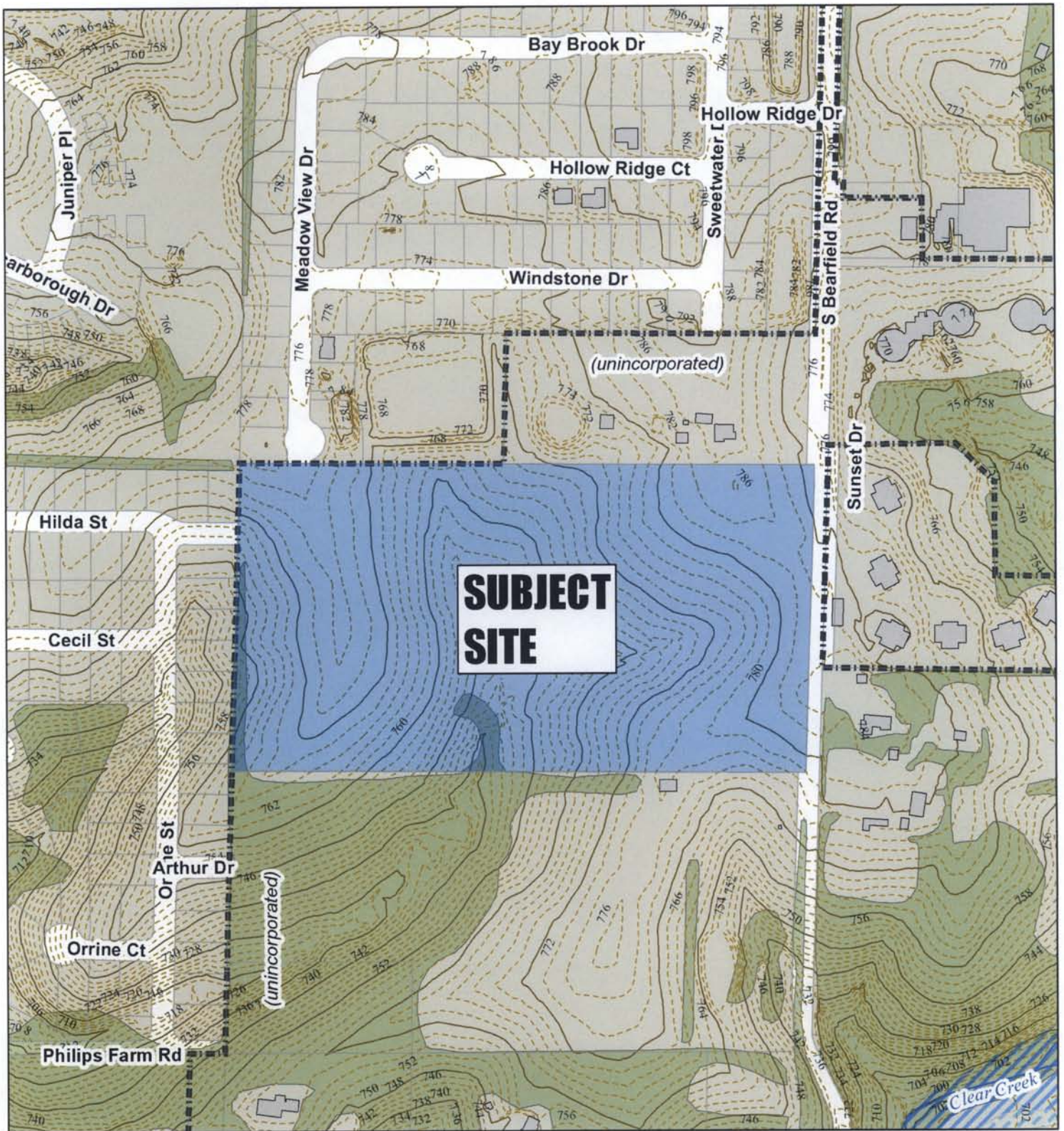


2007 aerial

Case 12-170 Margaret Easley Trust Annexation & Zoning



1 in = 400 ft



Case 12-170 Margaret Easley Trust Annexation & Zoning



1 in = 300 ft

Introduced by _____ Council Bill No. R 193-12

A RESOLUTION

setting a public hearing on the voluntary annexation of property located on the west side of Bearfield Road, approximately 1,800 feet south of Nifong Boulevard.

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 the Margaret Easley Trust was filed with the City on October 2, 2012. 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. The land proposed to be annexed lies in an unincorporated portion of Boone County, which is contiguous and compact to the existing corporate limits of the City of Columbia, Missouri.

SECTION 3. In accordance with Section 71.012, RSMo, a public hearing on this annexation request shall be held on November 19, 2012 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 4. 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 _____, 2012.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

PETITION REQUESTING ANNEXATION TO THE CITY OF COLUMBIA

ALAN EASLEY, Trustee of the MARGARET EASLEY TRUST 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. ALAN EASLEY, Trustee of the MARGARET EASLEY TRUST is the owner of all fee interests of record in the real estate in Boone County, Missouri, described as follows:

Legal Description SEE ATTACHED

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. ALAN EASLEY, Trustee of the _____ the 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 R1 at the time of annexation. If the requested zoning is not granted by the proposed ordinance annexing the property, petitioner reserves the right to withdraw this petition requesting annexation.

Dated this 1st day of October, 2012.

STATE OF MISSOURI)

) ss.

COUNTY OF BOONE)

VERIFICATION

The undersigned, Alan Easley, being of lawful age and after being duly sworn states and verifies 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.

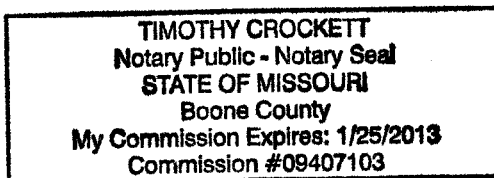
Alan Easley
_____, Trustee of the _____

Subscribed and sworn to before me this 1st day of October, 2012.

Timothy Crockett

Notary Public Timothy Crockett

My commission expires: Jan 25, 2013



DESCRIPTION FOR REZONING OF VILLAGE AT BEARFIELD
FOR ANDY BEASLEY
JOB #120175

OCTOBER 1, 2012

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 763, PAGE 608 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF BEARFIELD MEADOWS, RECORDED IN PLAT BOOK 35, PAGE 1 AND WITH THE LINES OF SAID BEARFIELD MEADOWS, S 89°34'30"E, 1320.29 FEET TO THE EAST LINE OF SAID SECTION 31; THENCE LEAVING THE LINES OF SAID BEARFIELD MEADOWS AND WITH SAID EAST LINE OF SECTION 31, S 1°34'00"W, 697.87 FEET TO THE NORTHEAST CORNER OF TRACT 1 OF THE SURVEY RECORDED IN BOOK 3931, PAGE 167; THENCE LEAVING THE EAST LINE OF SAID SECTION 31 AND WITH THE NORTH LINE OF SAID SURVEY, N 89°34'15"W, 1321.29 FEET TO THE EAST LINE OF FOREST PARK SOUTH, PLAT 1, RECORDED IN PLAT BOOK 40, PAGE 21; THENCE LEAVING THE NORTH LINE OF SAID SURVEY AND WITH THE EAST LINE OF SAID FOREST PARK SOUTH, PLAT 1, N 1°38'55"E, 697.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.15 ACRES.


DAVID T. BUTCHER, PLS-2002014095

10/1/2012
DATE

