

Introduced by _____ Council Bill No. R 63-13

A RESOLUTION

setting a public hearing on the voluntary annexation of property located on the east side of Highway 63 South, west of Rolling Hills Road and south of Old Millers Road (5950 Rolling Hills 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 the Doris Overton Trust and the Jack Overton Trust was filed with the City on March 11, 2013. A copy of this petition, which contains the description of the property, marked "Attachment 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 April 15, 2013 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 _____, 2013.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

**PETITION REQUESTING ANNEXATION OF LAND
TO THE CITY OF COLUMBIA, MISSOURI**

Doris J. Overton, Trustee of the Doris Overton Trust, u/t/a dated July 7, 1998, and the Jack Overton Trust, u/t/a dated July 7, 1998, (the "Owner") hereby petitions the City Council of the City of Columbia, Missouri, to annex the land described below into the corporate limits of Columbia, and in support of this Petition, states as follows:

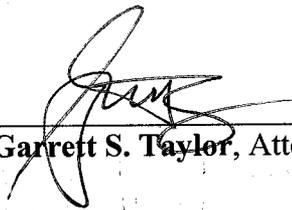
1. The Owner is the sole owner of the "Property" hereafter described. The Property is presently occupied by the High Hill Circle Mobile Home Park.
2. The Property is "contiguous" and "compact" to the existing corporate limits of the City of Columbia, Missouri (the "City").
3. The Property consists of approximately 25.2 acres. The legal description of the Property is set forth on Exhibit A to this Petition which is incorporated herein by reference.
4. The Property is not part of any incorporated municipality.
5. The Property presently is zoned presently zoned R-M under the zoning ordinances of Boone County, Missouri. Attached to this Petition as Exhibit B is a depiction showing the Property zoned as R-M under Boone County's Zoning Ordinances.
6. The Property is adjacent to property zoned R-S, C-G, and M-L under the Boone County Ordinances and A-1 under the City's Zoning Ordinances.
7. Furthermore:
 - a. The mailing address for the Property is 5950 Rolling Hills Road, Columbia, Missouri 65202.
 - b. The 14 digit tax parcel number of the Property is 21-202-03-00-001.00 01.
 - c. The existing water to the Property is provided by Consolidated Public Water Supply District No. 1.
 - d. The existing sewer services to the Property are provided by an on-site system.
 - e. The existing electrical service to the site is provided by Boone Electric Cooperative.
8. Contemporaneously with the filing of this Petition Requesting the Annexation of the Property, the Owner has filed an application for the zoning of the Property into Zoning District RMH, all as set forth in the separate "Application for the Permanent Zoning of

Property," which has been filed contemporaneously with this Petition, and which is incorporated into this Petition by reference as though set out herein verbatim.

9. This Petition requesting annexation is conditioned and contingent upon the placement of the Property within Zoning District RMH as specifically described in the Application for Zoning. If the Property is not contemporaneously zoned along with the annexation thereof in such a manner as is hereby requested by the Owner, then this Petition for Annexation should be considered as withdrawn.

10. This annexation and zoning will allow for the connection to the City sewer system and for the highest and best use of the Property. Accordingly, the annexation of the Property is in the best interests of the City, its inhabitants, and the Owner.

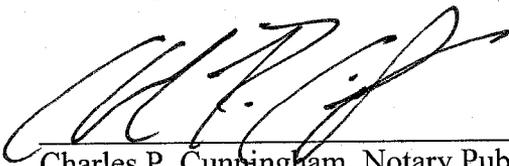
IN WITNESS WHEREOF, this Petition for Annexation has been executed by the duly authorized attorney and representative of the Owner on this 11 day of March, 2013.



Garrett S. Taylor, Attorney for Applicant/Owner

State of Missouri)
) ss.
County of Boone)

On this 11th day of March, 2013, before me, a Notary Public, in and for said county and state, personally appeared Garrett S. Taylor, known to me to be the person who executed the foregoing and who upon her oath and upon being duly sworn, verified and acknowledged to me that she executed the same as her free act and deed for the purposes therein stated, and that the facts therein stated are true to the best of her knowledge and belief.



Charles P. Cunningham, Notary Public
Commissioned in Boone County, MO

My commission expires: April 19, 2016.

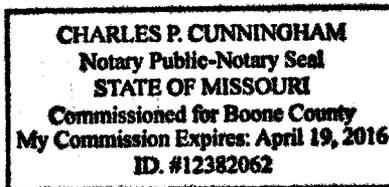


EXHIBIT A

Legal Description of the Property

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 3, TOWNSHIP 47 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 3478, PAGE 28 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 LYING NORTH AND EAST OF U.S. HIGHWAY 63 RIGHT-OF-WAY AND ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3 LYING NORTH AND EAST OF U.S. HIGHWAY 63 RIGHT-OF-WAY AND SOUTH OF OLD MILLERS ROAD AND CONTAINING 25.2 ACRES.

EXHIBIT B

Zoning Depiction

DESCRIPTION FOR PROPOSED RMH ZONING
JACK OVERTON TRUST AND DORIS OVERTON TRUST, OWNERS
JOB 11226.01

NOVEMBER 30, 2012

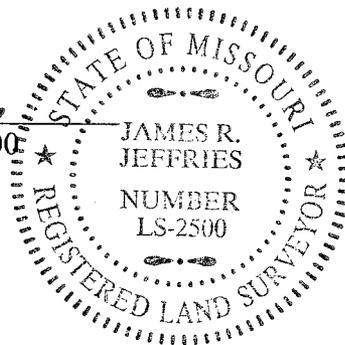
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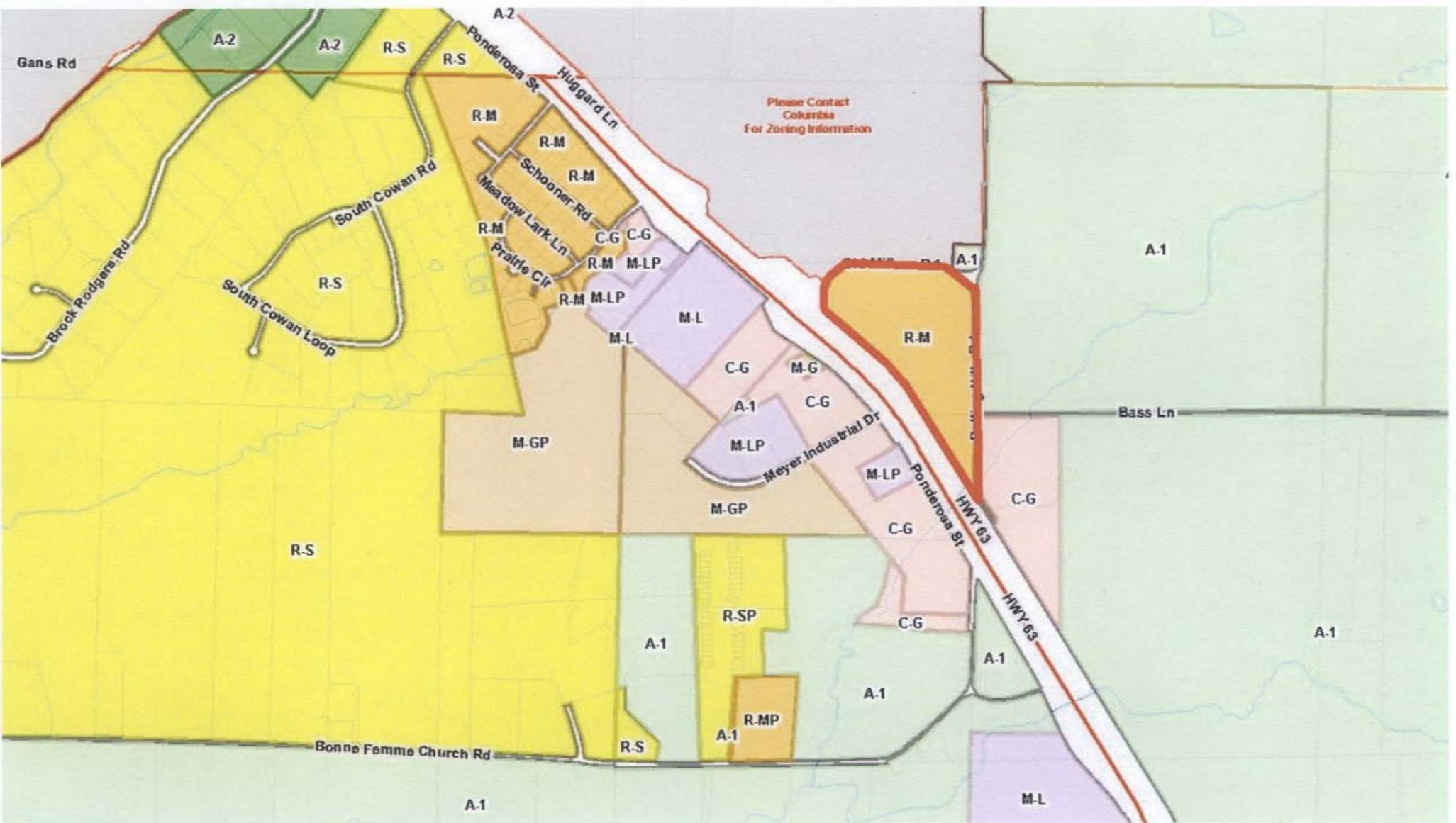
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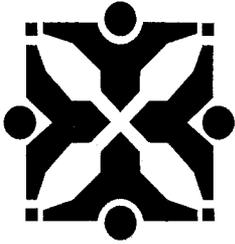
ALLSTATE CONSULTANTS LLC

James R. Jeffries
JAMES R. JEFFRIES, PLS-2500

Nov. 30, 2012
DATE







Source: Community Development - Planning

Agenda Item No:

To: **City Council**

From: **City Manager and Staff**

Council Meeting Date: Apr 1, 2013

Re: Doris Overton Trust - voluntary annexation (Case 13-29)

EXECUTIVE SUMMARY:

A request by the Doris Overton Trust (owner) to annex 25.2 acres of land into the City of Columbia, and to assign RMH (Residential Manufactured Home) as permanent City zoning. The subject site is located on the east side of Highway 63, west of Rolling Hills Road and south of Old Millers Road, and is addressed 5950 Rolling Hills Road. (Case # 13-29).

DISCUSSION:

The applicant is proposing to annex 25.2 acres of land into the city so that it may connect to City sewer. The subject site is contiguous with the city limits, and the applicant is requesting RMH (Residential Mobile Home) as permanent City zoning, which is equivalent to the existing Boone County R-M (Moderate Density Residential) zoning designation.

The site is developed with a mobile home park that has capacity for 97 dwelling units. Water service is provided by Consolidated Public Water Supply District No. 1. Boone Electric Cooperative supplies electricity to the property. Sewer will be provided by City Public Works. Boone County Fire Protection District currently serves the site; however, the Columbia Fire Department will assume fire protection duties upon annexation.

The Planning and Zoning Commission will make a recommendation to the City Council on the permanent zoning request at its April 4, 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 on April 15, 2013.

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



**Case 13-29: Annexation,
Permanent zoning, and RMH plan
Doris Overton Trust**

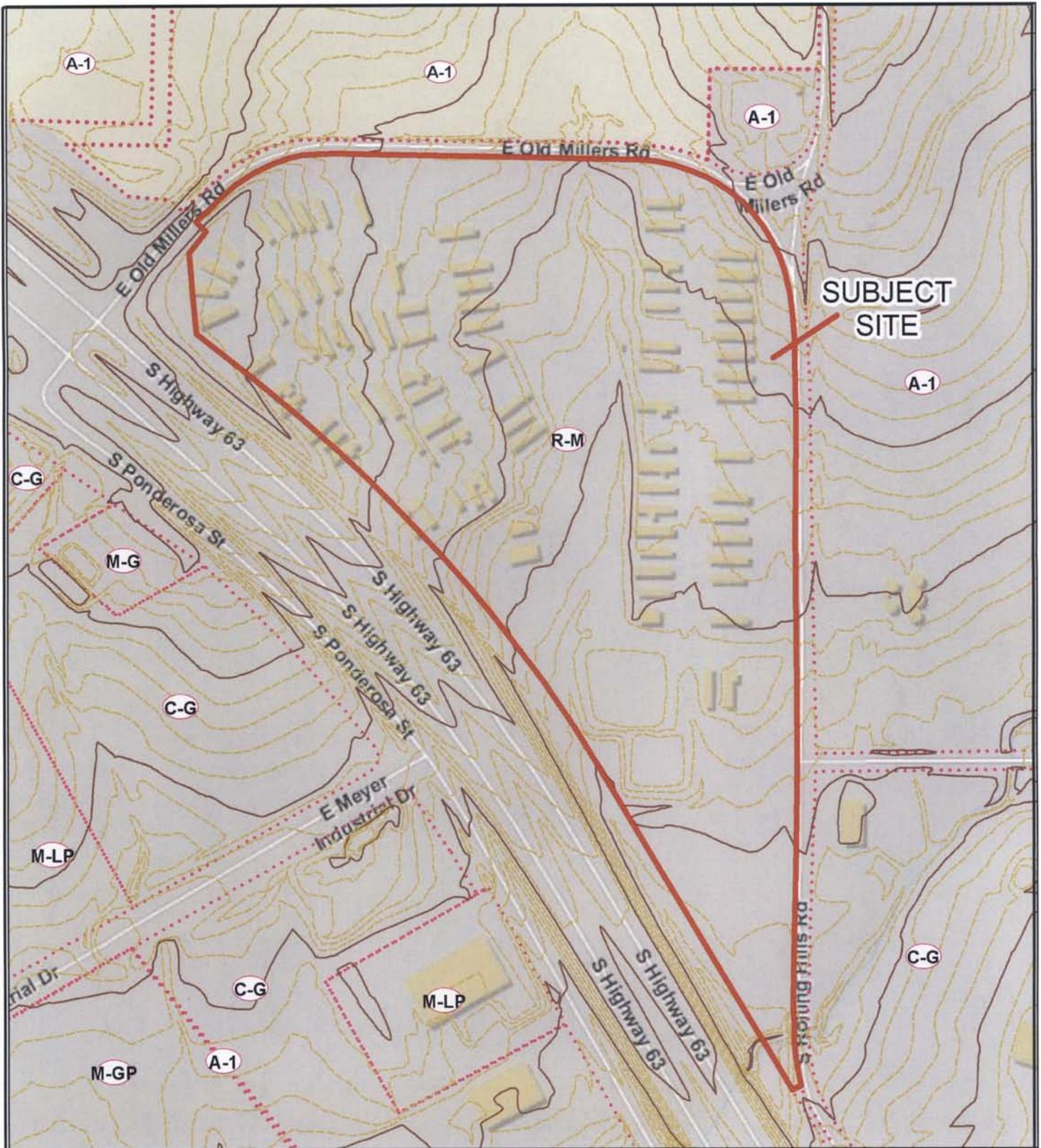


2011 Orthophoto
Source: Boone County Assessor

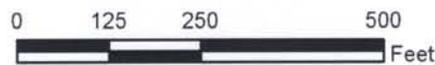


1 inch = 250 feet





**Case 13-29: Annexation,
Permanent zoning, and RMH plan
Doris Overton Trust**



1 inch = 250 feet

