

Source: Community Development - Planning ^{TT}

Agenda Item No: Item (B)

To: City Council
From: City Manager and Staff *MM*

Council Meeting Date: Apr 15, 2013

Re: Harper annexation request (Case #13-49)

EXECUTIVE SUMMARY:

A request by Allstate Consultants, on behalf of Dennis and Sara Harper (owners), for annexation and permanent City R-1 zoning. The 0.8-acre site is located at 1111 Old Plank Road. (Case #13-49)

DISCUSSION:

The subject site consists of approximately eight-tenths of an acre, and features an existing residence. The request is being made for the purpose of connecting to the City sewer system. The site is contiguous to the City limits.

The property is currently zoned County A-R, and the applicant is requesting permanent City R-1 (one-family dwelling) zoning; the City has no directly comparable zone to A-R, so R-1 is the closest equivalent. The Planning and Zoning Commission will make a recommendation on the zoning request at its April 18, 2013 meeting.

Locator maps and the annexation petitions are attached.

FISCAL IMPACT:

None.

VISION IMPACT:

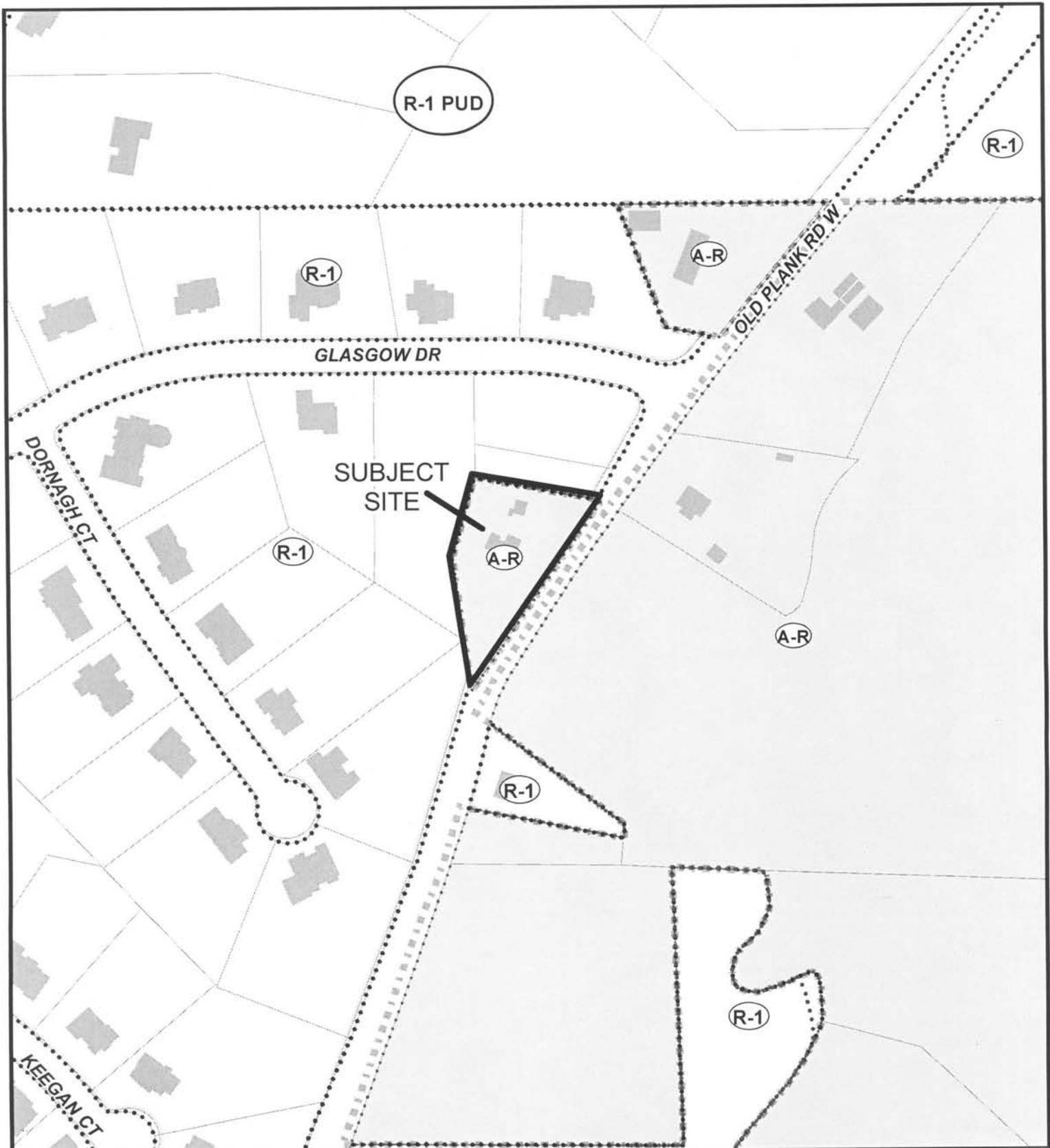
<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

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 May 6, 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/Epands 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 13-49: Annexation/Permanent Zoning
Harper, 1127 Old Plank Road**



1 inch = 200 feet

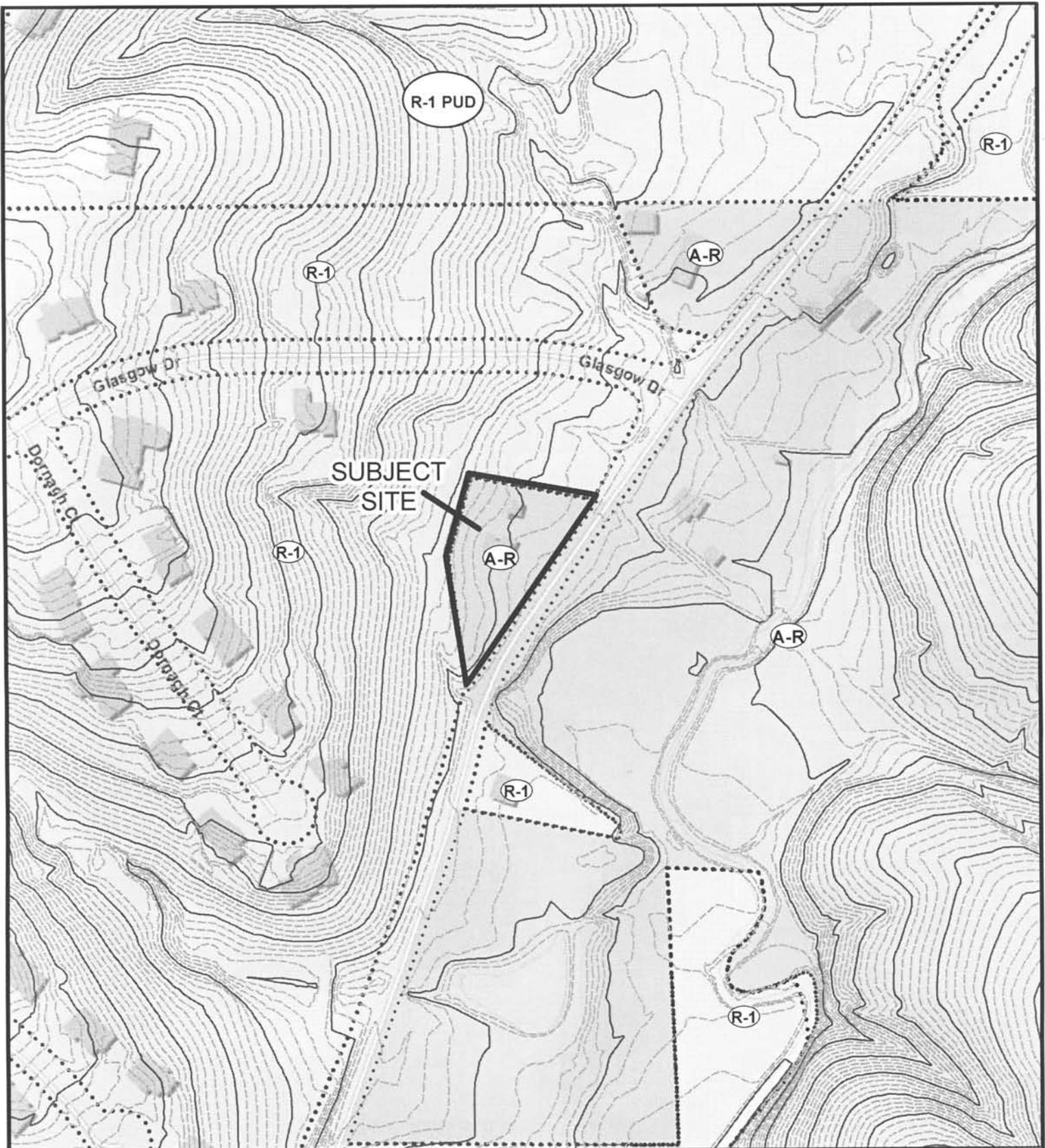




**Case 13-49: Annexation/Permanent Zoning
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Introduced by _____ Council Bill No. R 72-13

A RESOLUTION

setting a public hearing on the voluntary annexation of property located on the west side of Old Plank Road and south of Glasgow Drive (1111 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 Dennis R. and Sara F. Harper was filed with the City on March 11, 2013. 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 May 6, 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 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 _____, 2013.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

PETITION REQUESTING ANNEXATION TO THE CITY OF COLUMBIA

Dennis R. & Sara F. Harper, 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. Dennis R. & Sara F. Harper are the owners of all fee interests of record in the real estate in Boone County, Missouri, described as follows:

(Attach Legal Description)

- 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. Dennis R. & Sara F. Harper 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-1 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 11th day of Mar, 2013

STATE OF MISSOURI)
) ss.
COUNTY OF BOONE)

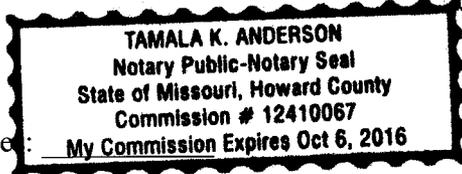
VERIFICATION

The undersigned, Dennis R. & Sara F. Harper, 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.

Dennis R. Harper
Dennis R. Harper

Sara F. Harper
Sara F. Harper

Subscribed and sworn to before me this 11th day of March, 2013



Tamala K. Anderson
Notary Public

My commission expires:

ORIGINAL

A TRACT OF LAND BEING PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 47 NORTH, RANGE 13 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN BOONE COUNTY, MISSOURI, BEING PART OF THE TRACT DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4082, PAGE 67 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE ON THE NORTHWEST SIDE OF OLD PROVIDENCE ROAD (NOW OLD PLANK ROAD), APPROXIMATELY 450 FEET SOUTH OF THE NORTH QUARTER SECTION LINE; THENCE SOUTHWEST 350 FEET ON THE NORTHWEST SIDE OF SAID ROAD TO A STEEL STAKE; THENCE NORTHWEST 198 FEET TO A STEEL PIPE; THENCE APPROXIMATELY NORTH 130 FEET TO A STEEL PIPE; THENCE SOUTHEAST 198 FEET TO THE POINT OF BEGINNING; SAID TRACT OF LAND IS LOCATED SOUTH OF, AND ADJACENT TO LOT 1440 OF THE HIGHLANDS PLAT 14-A, A SUBDIVISION LOCATED IN THE CITY OF COLUMBIA, BOONE COUNTY, MISSOURI, AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 10, RECORDS OF BOONE COUNTY, MISSOURI.