



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 3, 2016

Re: Barcus Ridge, Plat No. 1 – Easement Vacation (Case #16-198)

Executive Summary

Approval of the request will result in the vacation of a portion of an unused utility easement located along the south side of Lot 141 of Barcus Ridge, Plat No. 1. The subject easement requires no replacement.

Discussion

The applicant, Crockett Engineering Consultants, is requesting on behalf of S and S Enterprises of Central Missouri, LLC (owner) for the vacation of a utility easement on Lot 141 of Barcus Ridge Plat No. 1, located on the south side of Timber Run Drive, approximately 1,500 feet west of Route K, and addressed as 3502 Timber Run Drive.

The easement sought to be vacated was created with the approval of Barcus Ridge Plat No. 1 and was intended to accommodate potential sanitary sewer improvements within the development. However, as part of the site development process the easement was not utilized for its intended purposes. Staff has determined the easement to be unnecessary.

All lots to the west of the easement sought to be vacated are served by sewer infrastructure located to the south within an adjacent common lot that is in a separate easement as shown on the attached plat of Barcus Ridge Plat No. 1. A manhole exists within the easement sought to be vacated to which the private lateral for Lot 141 is connected. The legal description for the portion of the easement sought to be vacated has retained sufficient area in the existing easement to ensure future maintenance can be performed without encroaching on private property.

Per the applicant, the rear yard is steep and the owner would like to build a wall that would allow them to make a much gentler slope in the back yard. By vacating this easement it will allow the owner to build the wall farther back from the house allowing it to be shorter, less costly, and less problematic.

Staff has reviewed the requested vacation and supports the request. Locator maps, vacation graphic, and copy of the final plat for Barcus Ridge Plat No. 1 are attached for reference.



Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

Vision & Strategic Plan Impact

[Vision Impacts:](#)

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Strategic Plan Impacts:](#)

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
6/15/2015	Approved final plat of "Barcus Ridge, Plat No. 1" (Ord. 22465)

Suggested Council Action

Approve the requested easement vacation.