



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 4, 2020

Re: Old Route K Right of Way Vacation (Case #72-2020)

Executive Summary

Approval of this request will vacate a portion of land designated as right of way along subject parcel's Old Route K roadway frontage and revert to the abutting property owner.

Discussion

SSE (agent), on behalf of Simon & Kelly Properties of Columbia, Mo (owner), is seeking the vacation of public right-of-way (ROW) along the east side of Old Route K, generally adjacent to Parcel #16-04-00-00-013.0101 and south of property addressed as 2400 S. Providence Road. If approved, the vacated right-of-way will revert to the adjoining property owner and be merged with the abutting vacant A (agriculture) zoned parcel.

The request would reduce the ROW width of Old Route K, a major collector on the CATSO major roadway plan, from a 50 foot half-width to a 38-foot half-width adjacent to the property. The applicant asserts that following the construction of Providence Road (Highway 163), that Old Route K was converted to an outer road and the requested ROW profile would be adequate for roadway maintenance and to meet traffic demand. A 66'-76' ROW corridor is the standard for a major collector roadway as defined in Appendix A of the UDC, which equates to a 33' to 38' half-width dedication.

The applicant has requested right of way vacation to assist in the development of the abutting 1.22-acre parcel. Given the parcel's narrow width development of the site is challenging due to the necessity of complying with required building setbacks. Effectively, the vacation would make the property twelve-feet wider adjacent to the roadway. The entirety of the vacation is approximately 9,814 square feet.

As the property is presently unplatted and zoned A (agriculture), a platting action and rezoning request are anticipated prior to pursuing further site development. Such a platting action will require the dedication a ten-foot utility easement along the parcel's frontage and construction of sidewalk. Given these requirements, the majority of the twelve feet of vacated ROW will be rededicated to the City as a utility easement once platting occurs prior to future development.

Public Works has provided centerline elevations to the applicant for the future improved Old Route K as a major collector. Based on these elevations, the applicant has prepared a proposed grade transition plan which accounts for the future location of the sidewalk along the property's frontage and the future improved Old Route K roadway. The plan has been



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reviewed and is found to be generally acceptable to staff (e.g. grading of the site for development purposes will also accommodate future road improvements).

The vacation has been reviewed by both internal and external agencies. No issues were found as the future road improvements may be accommodated with the proposed design of the site.

Locator maps and vacation exhibit with grade transition plan are attached for review.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

Strategic & Comprehensive Plan Impact

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
N/A	N/A

Suggested Council Action

Approve the requested right of way vacation.