



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 20, 2017

Re: The Vineyards, Plat No. 6, Lot 605 – Easement Vacation (Case #17-58)

Executive Summary

Approval of this request will vacate a drainage and utility easement on property located at the southeast corner of Pride Mountain Drive and Oakville Ranch Drive, in the Vineyards subdivision.

Discussion

The applicant, A Civil Group, LLC on behalf of Columbia MO Lots, LLC, is requesting the vacation of an easement to allow for the development of a residential lot. The easement was previously dedicated by a separate document to facilitate the installation of sanitary sewer prior to the final platting of the property. During final design of the development's sanitary sewer system, which took into account the actual lot layout, the sewer line was realigned such that it was slightly offset from the center of the existing easement.

A plat that is under consideration by Council – The Vineyards, Plat No. 6 – will dedicate a new easement for the sanitary sewer that is centered over the sanitary line and over the lot lines between Lots 604 and 605 (see marked up plat), as is the typical practice. The portion of the easement that is requested for vacation is the sliver of the previously granted easement that falls outside the newly dedicated easement. The plat is scheduled for final approval at the February 20, 2017 City Council meeting, and a copy of the plat is attached that highlights the vacation location.

Staff has reviewed the vacation request and does not object to the request, as it will not impact the provision of services. The Sanitary Sewer Utility determined that the portion of easement requested to be vacated is no longer necessary for sewer purposes due to the Vineyards, Plat No. 6 final plat dedicating the required easement over the installed sewer main. The Sewer Utility has no foreseeable need for the easement in the future. Water and electric services are not provided by the City, and no other utilities objected to the vacation.

Locator maps, applicant letter, easement vacation graphic, and a copy of the proposed The Vineyards, Plat No. 6 is attached.

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
9/6/2016	Ord #22917: Approved ordinance to accept grant of easement.

Suggested Council Action

Approve the easement vacation.