



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 2, 2018

Re: Hoylake Right-of-Way Vacation (Case #18-130)

Executive Summary

Approval of this request would vacate a portion of the westernmost public right-of-way associated with Hoylake Drive contained within the boundaries of The Brooks, Plat No. 1 and return it to the adjoining property owners. The requested vacation is being submitted in advance of introducing a final plat (Case # 18-114) proposing the relocation and dedication of a new right of way alignment for Hoylake Drive that was shown on the approved Brooks Preliminary Plat #2 to the southwest.

Discussion

Crockett Engineering Consultants (agent) on behalf of JQB Construction, Inc. (owner) is requesting approval to vacate a portion of the existing right-of-way for Hoylake Drive that was dedicated on the final plat *The Brooks Plat 1* in 2015. The 0.23-acre subject site is located along the south side of Lots C2 and 115, and along the north side of Lot C5, of The Brooks Plat 1.

The vacation will allow for the redesign of the intersection of Hoylake Drive and Gaston Drive that is depicted on the approved *The Brooks Preliminary Plat #2*. Currently, the right-of-way for Hoylake Drive is generally oriented east/west and terminates along the west property line of the site that was included in *The Brooks, Plat No.1*. The redesign of Hoylake Dr would change the alignment, and redirect the roadway to the southwest, terminating along the south property line. This will in turn require the replatting of the existing common lot C5 and the dedication of additional right-of-way through Lot C5 which is depicted on the final plat that is the subject of Case # 18-114 currently being reviewed by staff.

The possibility of this realignment was anticipated at the time the final plat for the *The Brooks, Plat No.1* was approved. To ensure that this potential realignment was identified on the plat, Note #8 on the plat provides for the replatting of common lot C5 to allow for the dedication of a new right-of-way corridor in the future. The requested vacation will temporarily eliminate the right-of-way that would provide connectivity to the adjacent property line to the west.

To ensure that such disconnection is limited in duration, the applicant has previously submitted the replat of the Brooks, Plat No. 1 (Case # 18-114) for staff review. This replat is prepared to be introduced for consideration at the July 16 Council meeting. The replat will resubdivide Lot C5 of *The Brooks, Plat No.1*, combine it with the right-of-way under consideration for vacation, and dedicate the new right-of-way that will effectuate the realignment of Hoylake Drive as reflected on *The Brooks Preliminary Plat #2*.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Additionally, staff is currently processing the first final plat within *The Brooks Preliminary Plat #2* (Case #18-78), which will plat 163 lots, and will dedicate the right-of-way for the entirety of the Hoylake Drive between State Route WW and its current terminus in *The Brooks, Plat No.1* as is shown on the replat for that portion of the overall Brooks Subdivision development.

In summary, the requested vacation must occur prior to the approval of the requested replat (Case #18-114) and final plat (Case #18-78) to allow the Hoylake Drive and Gaston Drive rights-of-way to be realigned. Additionally, the vacation is being processed in advance of introducing the replat or final plat to permit proper recording notations referencing the vacation of the existing right of way to be added to the proposed replat.

The vacation has been reviewed by both internal and external agencies and has been found to comply with all standards of the UDC and conforms to the provisions shown within Note # 8 of *The Brooks, Plat No. 1* and the approved *Brooks Preliminary Plat #2*.

Locator maps, vacation graphic, previously approved *The Brooks, Plat No.1*, and previously approved *The Brooks Preliminary Plat #2* are attached for review.

Fiscal Impact

Short-Term Impact: None.
Long-Term Impact: None.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
12/18/2017	Approved the <i>The Brooks Preliminary Plat #2</i> (Res. #R183-17)
3/20/2017	Approved the <i>The Brooks, Plat No. 1</i> (Ord. #023118)

Suggested Council Action

Approval of the requested Hoylake Drive right-of-way vacation.