



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 4, 2024

Re: Alpine Drive – Emergency Access Easement (Case # 116-2024)

Executive Summary

Approval of this request would result in the dedication of an emergency service turn around and access easement on the east side of Alpine Drive to serve as a fire apparatus turnaround in accordance with the requirements of the Fire Code. The easement was requested in conjunction with the applicant's concurrent rezoning request (Case # 49-2024) to address deficient fire apparatus access to the properties adjoining Alpine Drive.

Discussion

Brush & Associates (agent), on behalf of Willy Investments, LLC and Coats St. LLC (owners), is seeking Council acceptance of an emergency apparatus turnaround and access easement that will benefit all development along Alpine Drive within the Alpine Estates subdivision north of Mexico Gravel Road. The easement dedication was submitted in response to comments from the Columbia Fire Department in association their review of a concurrent (Case #49-2024) rezoning request involving all lots within the Alpine Estates subdivision. The concurrent rezoning request appears on the Council's March 4 agenda as a separate business item.

Alpine Drive was established in 1969, while the parcel upon within which Alpine Estates subdivision was located was within Boone County. Following construction, the roadway was never accepted for County maintenance. The parcel was annexed into the City 1969 as part of a city-initiated, large-scale annexation and the substandard street status was never fully addressed. Currently, Alpine Drive is a privately maintained street lying within a street easement that was dedicated in January 2021. The establishment of the easement addressed access concerns to each dwelling within the development and was done in connection with a prior property transfer.

The current street easement is 50 feet in width, and extends from Mexico Gravel and Brown Station Roads, to the north property line of Lot 6 (3200 Alpine Drive). The 1969 plat depicted the street turning to the northwest from that point, extending to Paris Road and serving 4 additional lots (Lots 7-10). However, this portion of the street was never constructed as the intended second point of access to the Alpine Estates subdivision and was later eliminated as property through which it would have traversed was platting into a number of commercial lots along the east side of Paris Road. The planned northwestern leg of the planned Alpine Drive extension is now developed with the Buchheit Farm Supply business.

The existing street easement is approximately 800 feet in length. As such, it exceeds the 300-foot maximum cul-de-sac length and the 750-foot maximum length of a terminal streets



City of Columbia

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found in Section 29-5.1(c)(3)(i) of the UDC. Provision of the access easement will accommodate space for a fire apparatus turnaround with the driveway currently serving the multi-family structures located on Lots 4 and 5.

The proposed emergency service turnaround and access easement has been reviewed by staff and found to address the noted emergency access deficiency impacting properties on the northern end of Alpine Drive. Staff support the acceptance of the easement.

Locator maps and the executed easement dedication form with graphic are attached for review.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None. The easement will be located on private property as part of a parking lot. Maintenance of the easement will be borne by the owners of the adjacent lots.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Safe Community, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Accept the easement dedication for the purposes of securing an emergency apparatus turnaround on along Alpine Drive.