



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 20, 2021

Re: Moon Valley Heights Easement Vacation (Case #267-2021)

Executive Summary

Approval of this request will vacate a previously dedicated utility and drainage easement shown on Lot 10, Block 2 of Moon Valley Heights Add No. 4. The existing easement has no known utilities in place and is not necessary to support future utility or drainage improvements.

Discussion

Central Missouri Professional Services, Inc. (agent), on behalf of Matthew Ogle (owner), requests the vacation of an existing utility and drainage easement shown on Lot 10, Block 2 of Moon Valley Heights Add No. 4 subdivision plat. The applicant indicates the vacation is desired to permit a home to be built where the easement is located. The property is zoned R-1 (Single-family Dwelling) district and is presently unimproved.

The 0.32-acre lot meets the dimensional requirements of the R-1 zone for a single-family home to be built, and a new structure may be served by City utilities. The location and the size of the existing easement (1,910 square feet) presents challenges to the lot's available building envelope. The property is on the west side of Bucks run, and is the second lot to the northwest of the intersection of Bucks Run and Bluff Blvd.

The request has been reviewed by internal and external stakeholders and is supported by City utilities staff. As part of the review, the existing easements were determined to be unoccupied by existing facilities and unnecessary to provide surrounding property with utility services. Given these conclusions, staff supports the requested vacation.

Locator maps and vacation graphic are attached for review.

Fiscal Impact

Short-Term Impact: None. Any utility tap/connection fees for a new home will be paid for by the applicant.

Long-Term Impact: Long-term impacts may or may not be off-set by increased users fees or property tax collections.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable 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
05/16/1966	Approval Moon Valley Heights Addition No. 4 final plat

Suggested Council Action

Approve the requested easement vacation.