



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 6, 2016

Re: Central Bank of Boone County Alley Vacation (Case #16-93)

Executive Summary

Approval of the request will result in the vacation of an existing alley that is located between two properties owned by Central Bank of Boone County properties, at 203 East Walnut Street and 115 North Providence Road.

Discussion

The applicant, Central Bank of Boone County (owner), requests that the City vacate the east-west alley located between their two properties at 203 East Walnut and 115 North Providence Road.

The attached exhibit entitled "Exhibit for Alley Vacation Request" identifies the portion of the alley requested to be vacated as being located on the eastern half of the block. The two adjacent properties are both under Central Bank of Boone County's ownership. The applicant is requesting the vacation in order to maximize customer safety and to potentially reconfigure their parking, ATM and branch layout at some point in the future.

Staff has identified the need to retain a utility easement within the alley, should it be vacated. This easement would accommodate an existing City sewer line, as well as overhead Mediacom and Centurylink facilities. No other utilities were identified as being located within the alley or potentially affected by its proposed vacation. MoDOT has requested that, upon vacation of the alley, the entry curb cut accessing the alley from Providence Road be removed and replaced with continuous curb and gutter along the Providence Road frontage of the property.

The remaining alley provides secondary access to several properties on the block. Vacation of the 60-foot segment of alley abutting Central Bank will not remove access to any other property, though it will restrict access to Providence Road. The bank will replace the existing curb cut on Providence Road with a continuous curb along the eastern end of the alley. The Bank owns an existing driveway that connects the branch bank to Ash Street.

Staff and external agencies have reviewed the requested vacation and find no reason that the alley should be retained for public transportation purposes. Central Bank of Boone County has agreed to the City's request to retain utility easement rights within the alley right of way for maintenance of the existing improvements. Given these reasons, staff supports the requested vacation.

Locator maps and a vacation graphic are attached for reference.



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: 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
N/A	N/A

Suggested Council Action

Approve the requested alley vacation.