



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 20, 2023

Re: Country Club Drive Right-of-Way Vacation (Case # 92-2023) - Report

## Executive Summary

A request has been received seeking the vacation of a portion of the public right-of-way dedicated for Country Club Drive at its present terminus within the parking lot of the Columbia Country Club. Staff seeks direction from Council in regards to whether to proceed in preparing a vacation ordinance for Council consideration.

## Discussion

Engineering Surveys & Services (agent), on behalf of The Columbia Missouri Investment Co. (owners), seeks approval to vacate approximately 127 feet of public right-of-way (ROW) located at the eastern terminus of Country Club Drive. The ROW segment once served as access to the Country Club property as well as the private tract to the north. However, with the two tracts now under common ownership by the applicant, the ROW is in excess of what is required for vehicular access to the applicant's property. The public ROW that is proposed for vacation is mostly within the Country Club's parking lot and is improved with paving. Parking and driveway improvements have occupied the right-of-way since at least the mid-1950s.

Typically closure of terminal streets would require the construction of a Fire Code compliant cul-de-sac, 96 feet in diameter. The UDC allows for alternative designs that are compliant with the IFC when their use is approved by the Fire Department and Public Works. Given the existing vehicular circulation infrastructure on the property, Staff believes that the area for an acceptable alternative T-shaped turnaround is already in place. Such turnaround would be located approximately 250 feet from the intersection of Country Club Drive and Fairway Drive, which is the maximum distance allowed for the turnaround to be considered UDC compliant.

This request is presently undergoing staff review for compliance with the UDC and if Council see no obstacle to a vacation ordinance to be prepared that ordinance would be presented ensuring all UDC standards for the road's termination are met. Regardless of the final access arrangement, any portion of the turnaround on private property will require dedication of an access easement ensuring adequate emergency access to the applicant's property.

This report seeks Council's authorization to proceed with the requested vacation. If authorization to proceed is granted, the request for right-of-way vacation would be accompanied by any necessary easement dedication documents.



Locator maps and a vacation exhibit are attached for review.

## Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

## Strategic & Comprehensive Plan Impact

### 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
NA	NA

## Suggested Council Action

Provide direction to staff as to whether or not it should proceed with the preparation of a vacation ordinance.