



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 1, 2017

Re: The Highlands Plat 8-C - Right of Way and Easement Vacations (Case #17-99)

Executive Summary

Approval of this request would result in the vacation of the existing 50-foot wide Stonehaven Road right-of-way and two adjacent 10-foot wide utility easements and a 16-foot wide drainage easement located on either side of the right-of-way to be vacated. All of the above items were originally dedicated on The Highlands Plat 8-C. The requested vacations are consistent with a recently approved PUD development plan entitled "The Highland Phase 8 – Revised".

Discussion

The applicant, Allstate Consultants, on behalf of Highlands Properties Co. (owners), is requesting that the City vacate the right of way for the unbuilt portion of Stonehaven Road south of its current terminus and the associated utility and drainage easements adjacent to the roadway. The requested vacations are sought in connection with a proposed replat of the adjacent lots such that they conform to the approved "Highland Phase 8-Revised" PUD Development Plan.

The Stonehaven Road right-of-way and easements were dedicated across Lots 827 and 828 of The Highlands Plat 8-C, which was approved on October 24, 2000; however, the improvements have never been installed. In February 2017, the Council approved a revised PUD development plan (Ord. 023076) for the Highlands Phase 8 which included these uninstalled improvements. The revised PUD development plan authorized the installation of a cul-de-sac at the current terminus of Stonehaven Road and the installation an 8-foot wide pedestrian trail in the former right-of-way location. Approval of the revised development plan rendered the existing platted improvements unnecessary.

To provide appropriate right of way to make Stonehaven Road a permanent cul-de-sac and accommodate the 8-foot wide pedestrian trail, a revised final plat (Case # 17-97) will be introduced for Council consideration on May 15, 2017. Staff finds no need to retain the easements and right-of-way given the revised PUD development plan and further did not identify any other utilities that would be affected by the vacation of the right of way or easements.

Locator maps and vacation graphic are attached for reference.



Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Development, Secondary Impact: Parks, Recreation & Greenways, Tertiary Impact: Transportation

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Mobility, Connectivity, and Accessibility, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

| Date | Action |
|---------|---|
| 2/20/17 | Approval - Revised PUD plan for The Highlands Phase 8 (Ord. 023076) |
| 7/20/09 | Approval - Revised PUD plan of The Highlands Phase 8 (Ord. 020334) |
| 9/8/87 | Approval - The Highlands – Phase 8 PUD Plan |

Suggested Council Action

Approve the requested road right-of-way and easement vacations.