



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 15, 2020

Re: Chapel Hill Meadows Tree Preservation Easement Vacation (Case #97-2020)

Executive Summary

Approval of this request will remove an existing tree preservation easement located on part of Lot 1 of the "Chapel Hill Meadows" subdivision that was recorded by separate document. The existing preservation area will be relocated into common lot C2 of the "Chapel Hill Meadows Plat No. 2" final plat which is being concurrently introduced on the Council's June 15 agenda (Case # 109-2020). The proposed new location complies with the provisions of the UDC which recommend that tree preservation areas be contained within common lots of subdivision developments to reduce possible removal of the protected trees.

Discussion

Crockett Engineering (agent), on behalf of Christian Fellowship Church of Columbia (owner), is seeking to vacate the existing tree preservation easement located on their property, at the northeast corner of Chapel Hill Road and Louisville Drive. Vacation of the easement will facilitate the development of the Chapel Hill Meadows subdivision and permit construction of a stormwater detention pond which were depicted on the approved preliminary plat (Case # 14-2020) and proposed final plat (Case #109-2020). The proposed final plat is being concurrently introduced with this vacation request for Council approval on the June 15 agenda.

The applicants are proposing to relocate the existing tree preservation area (previously recorded by separate documents) to common lot C2 as shown on the final plat. The location of tree preservation areas within common lots is generally preferred to preservation easements crossing multiple lots that are planned for development.

The proposed replacement preservation area was submitted in conjunction with infrastructure construction plans for the property and reviewed by the City Arborist. Approval of the construction plans are conditioned upon approval of the vacation request. The requested vacation has been reviewed by both internal and external departments and agencies and is supported given that the replacement location is shown on both the construction plans and the final plat that is being concurrently introduced for Council approval.

Locator maps and vacation graphic are attached.



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: Environmental Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
1/6/2020	Approved preliminary plat "Chapel Hill Meadows Plat No. 2." (Res. # 1-20).

Suggested Council Action

Approve the vacation of the tree preservation easement.