



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 4, 2020

Re: Boone Prairie Right of Way and Easement Vacations (Case #238-2019)

## Executive Summary

Approval of this request will vacate previously dedicated right of way and utility easements shown on Plats 1 and 2 of the Boone Prairie subdivision located southeast of the intersection of US Highway 63 and Brown Station Road that was never constructed. The proposed vacations are sought to facilitate the final platting of the subject acreage with a new roadway and lot layout that matches the approved 2019 preliminary plat for the property.

## Discussion

Crockett Engineering (agent), on behalf of Show-Me Central & Missouri Habitat for Humanity (owner), seeks the vacation of obsolete public rights-of-way (ROW) and drainage and utility easements previously dedicated as part of Plat 1 (2004) and Plat 2 (2005) of the Boone Prairie subdivision. The development and roadway network shown on these plats was never constructed and the owner has recently rezoned the property from PD (planned development) to R-1 (single-family dwelling) and IG (industrial; one lot has an existing cell tower) to accommodate new development plans for the property.

On June 17, 2019, a revised Boone Prairie Preliminary Plat containing 157 lots on the 50.28 acres was approved and the requested vacations were acknowledged as being necessary to facilitate the desired roadway and lot layout shown on the plat. The requested vacations must be approved prior to approval of any new final plat(s). A 30-lot final plat incorporating approximately 1/3 (15 of 50 acres) of the preliminary plat is presently under review and will be introduced at a future Council meeting.

The previously approved Boone Prairie plats showed a connected T-shaped roadway network. The revised preliminary plat shows a roadway network containing a series of three connected, circular shapes. The new design will facilitate the development of affordable, single-family residential lots, according to the applicant. Ten foot utility easements will be dedicated adjacent to each roadway as future final plats are recorded and each final plat will be subject to all other platting requirements of the UDC.

The requested easement and ROW vacations have been reviewed by staff and utilities representatives and found to be acceptable. Staff recommends approval of the vacation requests.

Locator maps, vacation descriptions and exhibits, and the Boone Prairie Preliminary Plat (2019) are attached for review.



## Fiscal Impact

Short-Term Impact: None. Replacement right of way and utility easements will be recorded with new final plats.

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
06/17/2019	A resolution approving the preliminary plat for Boone Prairie (Res. #98-19).

## Suggested Council Action

Approve the requested right of way and easement vacations.