



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 19, 2018

Re: Copperstone Plat 7 Pedway Relocation—Sidewalk Vacation and Dedication (Case #18-156)

## Executive Summary

Approval of the request will modify the location of the pedways along Lots 415A, 416A, 418A and 108A, as shown on Copperstone Plat 7, pursuant to the requested vacation of the existing sidewalk easements and dedication of new sidewalk easements.

## Discussion

A Civil Group (applicant), on behalf of Woodland Hills Properties LLC, Copperstone Homeowners Association, Inc., Ramsey & Holzum Investments LLC, and Carl and Sharon Freund (owners), request that the City vacate existing 10' sidewalk easements and accept the dedication of two new 10' sidewalk easements to facilitate the relocation of two lengths of existing pedways in the Copperstone neighborhood.

The relocation of the pedway easement on Lot 108A (4013 Copperstone Creek Drive, owned by Woodland Hills Properties) was anticipated at the time the lot was replatted in 2012. The replat dedicated a new easement and the existing sidewalk easement remained for the existing pedway due to timing considerations. Presently, the existing pedway easement runs through the middle of Lot 108A and its proposed vacation accompanied by its relocation to a newly dedicated easement to the northeast of the property onto property owned by the Copperstone Homeowners Association will allow for a home to be built on the lot.

The existing pedway easement along Lots 415A (4212 Granite Springs Drive, owned by Ramsey & Holzum Investments LLC), 416A (4300 Granite Springs Drive, owned by Woodland hills properties, LLC), and 418 A (4302 Granite Springs Drive, owned by Carl James Freund Sharon Becker Freund) is proposed to be relocated slightly to the west, closer to Granite Springs Drive. The lots upon which the easement currently exists are presently vacant and the applicant indicates the pedway relocation has come about to accommodate the future placement homes on the lots. The northern connection point of the new pedway along Granite Springs Drive to the existing pedway on Lot 413 will be slightly modified within the existing sidewalk easement and the property owner (Tim McTague, owner of 4210 Granite Springs Drive) has indicated support of the relocation plan.

The existing pedways are eight (8) feet wide, and the new pedways when relocated will generally also be eight (8) feet wide tapering to five (5) feet where it intersects with Cooperstone Creek Drive. Adjacent property owners shall be notified in writing, by the contractor, 30 days prior to commencement of construction to relocate the pedways and



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

the City's sidewalk detail #420.01, which is required for work in the right-of-way or near public utilities, shall be followed.

The pedway relocation plan has been reviewed by both internal and external agencies and has been found to comply with all standards of the UDC.

Locator maps, applicant correspondence, the pedway relocation plan graphic, Copperstone Plat 7, and the sidewalk easement dedications are attached for reference.

## Fiscal Impact

Short-Term Impact: None anticipated within the next two years.

Long-Term Impact: The pedways shall be built by the applicants. Public infrastructure maintenance is anticipated to be unchanged. Future impacts may be offset by increased user fees and property tax collections.

## Strategic & Comprehensive Plan Impacts

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

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

## Legislative History

Date	Action
N/A	None.

## Suggested Council Action

Approve the requested sidewalk easement vacation and dedication.