



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 20, 2019

Re: Paris Road Park Plat No. 1 – Tree Preservation Easement Vacation and Dedication (Case #89-2019)

Executive Summary

Approval will vacate an existing tree preservation easement and accept dedication of a reduced replacement tree placement easement.

Discussion

Crockett Engineering Consultants (agent) on behalf of Quaker Manufacturing LLC (owner) is seeking approval to vacate an existing tree preservation easement located on Lot 1 of *Paris Road Park Plat No. 1*, and replace it with a reduced easement to allow the construction of additional parking facilities. The 2.27-acre existing easement is located on the site at 4501 Paris Road.

According to the applicant, the property owner plans to expand the parking facilities on site, as seen in the attached site plan. To accommodate the expansion; however, they are requesting to vacate the existing 2.27-acre tree preservation easement (attached) required as part of the approval of *Paris Road Park Plat No. 1*. Pursuant to Section 29-4.4(c) of the UDC, 25% of a development site's climax forest must be preserved as part of any new subdivision action. The existing preservation easement contained more area than minimum 25% requirement.

If this request is approved, a new 0.85 acre preservation easement would be established. While smaller than the original easement area, the new easement is compliant with the provisions of Section 29-4.4(c) of the UDC and will result in 25% of the on-site "climax forest" being preserved.

Locator maps, the previously approved easement to be vacated, proposed easement, and site plan are attached.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

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
1/22/2019	Approved final plat of <i>Paris Road Park Plat No. 1</i> , accepted tree preservation easement.

Suggested Council Action

Approve the vacation of the existing 2.27 acre tree preservation and accept the 0.85 acre easement conveyance by passage of the submitted ordinance.