



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 6, 2024

Re: 3100-3109 Keene Court – Easement Vacation (Case # 133-2024)

Executive Summary

Approval of this request will vacate three (3) utility easements containing approximately 19,172 square feet. The first easement is located over the vacated right of way of Keene Court and measures 50-ft x 320.4-ft. The remaining two easements are located between Lots 4 & 5 and Lots 7 & 8 of Keene Estates Plat No. 1 and measure 16-ft x 95-ft and 16-ft x 102-ft, respectively. The requested vacation is being sought in advance of redevelopment of Lots 2-10 of Keene Estates Plat No. 1 with a new hotel that is consistent with the approved PD Plan for the site. A final plat (Case # 129-2024) is under concurrent review and will be presented at a future Council meeting upon approval of the proposed infrastructure plans for the new hotel. No development is present on Lots 2-10 and the vacation of the requested easements will not impact adjoining development or provision of utility services.

Discussion

Crockett Engineering Consultants (agent), on behalf of Bryan Columbia Hotel LLC (owners), seeks approval to vacate 3 utility easements containing a total of 19,172 sq. ft. located on Lots 2-10 of Keene Estates Plat No. 1. The easements are located between Lots 4 & 5, Lots 7 & 8, and over the former right of way of Keene Court. The easements between Lots 4 & 5 (16-ft x 95-ft) and Lots 7 & 8 (16-ft x 1012-ft) were former general utility easements serving prior development within subdivision. The easement over former Keene Court (50-ft x 320.4-ft) was established at the time of Keene Court's vacation to ensure that existing public utilities within the right of way were contained within a public utility easement until such time as Lots 2-10 were proposed for consolidation in advance of redevelopment with a new hotel.

At this time, the applicant has submitted a concurrent final plat (Case # 129-2024) for the consolidation of Lots 2-10 of Keene Estates Plat No. 1. The consolidation of the lots will conform to the approved PD Plan for the acreage and will permit the issuance of building permits for the construction of a new 4-story hotel and reconstructed Keene Court from the subject site to Keene Street to the east. Utilities formerly in use within the easements sought to be vacated are in conflict with the future site development and have been disconnected from utility network. New utility easements will be established at the time of recording the proposed consolidation plat (attached) to ensure the acreage full compliance with city requirements.

The requested vacation has been reviewed by both internal and external staff, is compliant with the requirements of the UDC as well as other regulatory standards, and is supported by staff. Upon recording of the final plat (Case # 129-2024), new public utility easements will be



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established to ensure that the future hotel public utilities are located within fully compliant public easements.

Locator maps, vacation legal description/graphic, and proposed final plat (Case #129-2024) are attached for review.

Fiscal Impact

Short-Term Impact: N/A. All utility relocation costs were borne by applicant.

Long-Term Impact: Minimal. New utility infrastructure will be installed within compliant easements and associated right of way. Added costs for provision of public safety and emergency services as well as trash collection. Such costs may or may not be off-set by increased property taxes and user fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Resilient Economy, Secondary Impact: Reliable and Sustainable Infrastructure, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Economic Development, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

Legislative History

Date	Action
10/2/2023	PD rezone & "Keene Court Hotel" PD Plan approved (Ord. 025467)
10/2/2023	Vacated Keene Court west of Lots 11 & 12 of Keene Estates Plat No. 1 (Ord. 025466)
10/2/2023	Accepted utility easement within platted right of way of Keene Court (Ord. 025465)

Suggested Council Action

Approve the requested vacation of three (3) utility easements containing a total of 19,172 sq. ft. located between Lots 4 & 5, Lots 7 & 8 and within the former right of way of Keene Court as shown on the final pat of Keene Estates Plat No. 1.