



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 4, 2019

Re: Jacobs Place – Right-of-Way Vacation (Case #183-2019)

Executive Summary

Approval of this request would vacate 0.85 acres of right-of-way at the east end of Jacobs Place, located between State Route WW (East Broadway) and the "Broadway East Terrace," subdivision.

Discussion

Engineering Surveys and Services, on behalf of Mark Stevenson (owner), requests that the City vacate the existing right-of-way for Jacobs Place, adjacent to the northern edge of the Stevenson property which is addressed as 2808 Jacobs Place and improved with a multi-building apartment complex. The right-of-way requested to be vacated is roughly 120 feet in width and 310 feet in length, for a total of 0.85 acres.

The subject right of way was originally part of State Route WW. Following realignment of WW the right of way was named Jacobs Place and retained to provide access to the properties to the south. The roadway is isolated by the southbound on-ramp to Highway 63 on the east, East Broadway to the north, and Hinkson Creek to the south. In 2017 MoDOT transferred the right of way to the City by quit claim deed. The portion of the right of way requested to be vacated provides access to the Stevenson property only. Utility easements are to be retained.

A future extension of this roadway is believed to be of limited value given the already developed nature of the surrounding properties and by virtue that those properties also have access to Green Valley Road to the south. Connection of Jacobs Place to Green Valley Road would require acquisition of new right of way through the Stevenson property.

Given these conditions, staff review has identified no need to retain the right-of-way in this location, as it only serves one property, which will still maintain roadway frontage at its northwest corner following the vacation. Additionally, staff does not anticipate any further need for the right-of-way for future purposes.

Staff supports the requested right-of-way vacation. Locator maps and vacation exhibit are attached for reference.

Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: Public maintenance relieved.



Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the vacation request for a 0.85-acre portion of the Jacobs Place right-of-way.