



Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: February 3, 2025

Re: Authorizing the Acquisition of Easements for the Spring Brook Roundabout

Executive Summary

Authorize the acquisition of necessary easements for the Construction of the Spring Brook Roundabout at Veterans United Drive. The preliminary plat and Development Agreement were authorized by ordinance #025364 along with a Development Agreement as part of that same ordinance.

Discussion

The Spring Brook Development is located in southwest Columbia. As part of the development, a planned roundabout creates connectivity between the Spring Brook development, Veterans United Drive, and MU Healthcare Drive. The roundabout is slated to be constructed by Mid-Am Development, LLC, the developer of Spring Brook Development. The Mid-Am Development, LLC has been unable to obtain necessary easements from JDM II SF National, LLC's property (the former State Farm property – now sublet by State Farm to Veterans United) for construction of the roundabout and has asked for the City's assistance to obtain these easements. The developer has provided proper evidence of an appropriate offer to JDM II SF National, LLC with an adequate timeline to respond. The City will require Mid-Am Development to enter into an Easement Reimbursement Agreement with the City prior to commencing with easement acquisition as referenced in this ordinance.

Fiscal Impact

Short-Term Impact: None

Long-Term Impact:

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Safe Community,

Tertiary Impact: Tertiary

[Comprehensive Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Mobility, Connectivity, and Accessibility,

Tertiary Impact: Land Use & Growth Management



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Legislative History

Date	Action
07/15/2024	B157-24 Approving the Final Plat of "Spring Brook Park, Plat No. 1" located on the west side of State Farm Parkway and north of Veterans United Drive; authorizing a performance contract (Case No. 130-2024).
11/20/2023	B274-23 Approving the Final Plat of "Spring Brook, Plat No. 2" located on the east side of Providence Road and south of Veterans United Drive; authorizing a performance contract (Case No. 211-2023).
11/06/2023	B248-23 Approving the Final Plat of Spring Brook, Plat No. 1 located southeast of the Providence Road and Veterans United Drive intersection; authorizing a performance contract (Case No. 164-2023).
06/20/2023	B124-23 Approving the Preliminary Plat of "Spring Brook" located on the southeast corner of Providence Road and Veterans United Drive; authorizing a development agreement; directing the City Clerk to record the development agreement (Case No. 95-2023).
05/04/2023	TMP-24301 Case # 95-2023 A request by Crockett Engineering (agent), on behalf of Mid-Am Development, LLC (owner), for approval of a 13-lot preliminary plat to be known as "Spring Brook" subdivision. A concurrent request (Case # 96-2023) seeking to rezone 18.32 acres of the site from M-OF (Mixed-use Office) to M-C (Mixed-use Corridor) is presented under separate cover. The subject 24.49-acre site is located at southeast corner of S. Providence Road and Veterans United Drive.

Suggested Council Action

Authorize the acquisition of necessary easements for the construction of the Spring Brook Roundabout at Veterans United Drive.