



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 6, 2017

Re: Sutter Industrial Plat 3 – Right of way & Easement Vacations (Case #17-52)

Executive Summary

Approval of this request will result in the vacation of Sutter Industrial Boulevard and its associated utilities easement, vacation of a temporary turn-around, and vacation of a 16-foot drainage easement located between Lots 2 and 3 as shown on the final plat of Sutter Industrial, Plat 3. These requests are being submitted to comply with the provisions of a sale contract for the approximate 103-acre Sutter Industrial tract between the City and AOD-MO Holdings, LLC.

Discussion

The City of Columbia has entered into a sale contract with AOD-MO Holdings, LLC for the purchase of approximate 103-acres of land currently identified as Lots 1, 2, and 3 of Sutter Industrial Plat 3. As a part of the sale contract, the City is obligated to vacate the public right of way for Sutter Industrial Boulevard and its associated utility easements, a temporary 100x100 turn-around easement, and a 16-foot drainage easement that were platted in 2013 when the three lots shown on Plat 3 were recorded.

At the time Plat 3 was recorded it was believed that the overall Sutter Industrial Tract was to be used as three independent industrial lots. To ensure compliance with the City's subdivision requirements the feature sought to be vacated were platted. Given that AOD-MO Holdings, LLC will be acquiring the entire acreage shown on Plat 3 and then consolidating the three lots into one lot there is no public purpose for the right of way or easements to be retained. The consolidation plat (Case #17-67) is being concurrently reviewed and will be ready for approval as an "Administrative Plat" following the vacation of the right of way and easement associated with the request- tentatively March 20.

The vacation requests have been reviewed by internal and external staff and have been identified as not being necessary for the provision of public services to the Sutter Industrial Tract as a single parcel of land. The Tract has frontage on Waco Road which will serve as its primary vehicular access. Internal site circulation will be via private driveways – no public roadways are required internal to the property. The site is also served by existing public utilities adjacent to the site in established utility easements. Elimination of the 16-foot drainage easement between Lots 2 and 3 will not impact any existing drainage system adjacent to the site – this easement was created to convey storm water from Sutter Industrial Boulevard.

Locator maps and an easement vacation diagram are attached for review.



Fiscal Impact

Short-Term Impact: None. Extension of public infrastructure into the site will be at the expense of the site developer.

Long-Term Impact: Potential for increased maintenance of public infrastructure and provision of public services. These long-term impacts may or may not be off-set by increased taxes and user fees.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Economic Development, Secondary Impact: Development, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Economy, Secondary Impact: Social Equity, 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
2/6/2017	Purchase agreement with AOD-MO Holdings, LLC (B10-17)
11/4/2013	Approved Sutter Industrial Plat 3 (Ord. 21871)

Suggested Council Action

Approve the requested vacations.