



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 7, 2021

Re: Arbor Falls Easement Vacations (Case #141-2021)

Executive Summary

Approval of this request will vacate previously dedicated utility easements within Arbor Falls, Plats 1 and 2 which is located north of Highway WW, south of Pergola Drive, and east of Talco Drive. Approval is sought in conjunction with a concurrent request (Case #140-2021) that seeks to establish a new PD plan on the remaining undeveloped acreage of the 2006 Arbor Falls PUD. The new PD plan will also serve as the preliminary plat for the undeveloped acreage and will be known as "Arbor Falls PD No. 4". The new PD plan is tentatively scheduled for Council introduction on September 20. There are no utilities in the easements requested to be vacated.

Discussion

A Civil Group (agent), on behalf of Boone Development, Inc. (owner), seeks to vacate three existing utility easements that were previously dedicated upon the recording of the Arbor Falls Plats 1 and 2. The vacations are desired to facilitate a revised PD Plan to be known as "Arbor Falls PD No. 4", which will also serve as a new preliminary plat for the property. The property is zoned PD (Planned Development) and is generally located north of Highway WW, east of Talco Drive, and south of Pergola Drive addressed as 5730 Pergola Drive.

The requested vacations would eliminate utility easements that will become obsolete given the desired new development plan and layout for the remaining unimproved portion of the 2006 Arbor Falls PUD. There are no utilities within the existing easements and service to adjoining properties will not be affected by the requested vacations.

The vacation, if approved, would allow for the dedication of new easements consistent with the proposed new development plan and layout (Case # 140-2021) without it being unencumbered with redundant easements. The new development plan is tentatively scheduled for Council introduction on September 20. If the PD plan is approved, a final plat will be required to facilitate the proposed layout and the new utility easements replacing those sought to be vacated will be granted.

This request has been reviewed by City and external stakeholders. As part of this review, the existing easements were determined to be unoccupied by existing facilities and unnecessary to provide surrounding property with utility services. Given these conclusions, staff supports their requested vacation.

Locator maps, vacation exhibit, and the proposed "Arbor Falls PD No. 4" PD plan are attached for review.



Fiscal Impact

Short-Term Impact: None. Replacement of utility easements will be recorded with a new final plat. Extension of services will be at the expense of the applicant.

Long-Term Impact: Long-term impacts will include increased maintain costs for public sewer and costs associated with the provisions of public safety and solid waste collection. Such impacts may or may not be off-set by increased users fees or property tax collections. The subject property is not within the City of Columbia's Electric or Water service territories.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
10/16/2006	Approving the Arbor Falls PUD (Ord. 019255)
12/04/2006	Approving the final plat of Arbor Falls Plat 1 (Ord. 019315)
03/19/2007	Approving the final plat of Arbor Falls Plat 2 (Ord. 019459)

Suggested Council Action

Approve the requested easement vacations.