city of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning
To: City Council
From: City Manager & Staff
Council Meeting Date: April 6, 2026
Re: 1101 East Nifong Boulevard – Sewer Easement Vacation
Impacted Ward: Ward 6

Executive Summary

Approval of this request would result in the vacation of an existing 16-foot wide sanitary easement presently located between Lots 2, 3, and 6 of *Grindstone Commercial Plat 1*. A recently approved Administrative Plat of these lots shifted the property lines that the existing sanitary easement followed. As such, the existing sewer line within the easement was required to be abandoned and relocated into a new sanitary easement that now follows the newly established lot lines of Lots 2, 3, and 6 per the Administrative Plat. Retaining the former sanitary easement would encumber the buildable area of Lots 2 and 6 and serve no public purpose given the sewer line in the existing easement has been abandoned. Lots 2, 3, and 6 have access to public sewer from the relocated easement and sewer line within the easement.

Discussion

McClure Engineering Co (agent), on behalf of 1110 East Nifong LLC (owner), is seeking the vacation of a 16-foot-wide sanitary sewer easement that was dedicated between Lots 2 ,3, and 6 of *Grindstone Commercial Plat 1*. A recently approved Administrative Plat relocated the property lines of Lots 2, 3, and 6 such that the former easement is no longer following platted property lines. As a result, the applicant abandoned the existing sewer line within the platted easement and relocated those improvements to follow the new property lines shown on the Administrative Plat.

City Council approved a new 16-foot-wide sanitary sewer easement which is record in Book 6101 and Page 116 that encompasses the entire relocated sanitary line. The new easement and relocated sewer line allow all impacted lots to access public sewer.

As a result of these actions, this request would allow the property owner to more effectively develop the buildable area on Lots 2 and 6 which is currently encumbered by the existing easement. Given there are no public improvements with the existing easement, it serves no functional purpose and is considered unnecessary.

The request to vacate the existing easement has been reviewed by both internal and external staff and is recommended for approval.

Locator maps, easement vacation and dedication legal descriptions/exhibits and Grant of Easement for Drainage Purposes are attached for review.

Fiscal Impact

Short-Term Impact: None. The applicant has relocated existing public improvements into a newly dedicated sanitary sewer easement received by City Council and recorded within Book 6101 and Page 116.

Long-Term Impact: Minimal. The relocated infrastructure will continue to serve 3 lots within the Grindstone Commercial Subdivision. Costs associated with the maintenance of the relocated sewer line will be off-set by user fees paid for sewer service.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Infrastructure

Legislative History

Date	Action
03/12/2026	Approved Administrative Plat relocating property lines of Lots 2, 3, and 6 of Grindstone Commercial Plat 1
1/21/2026	Accepted dedication of new sanitary sewer easement.
8/18/2025	Approved final plat *Grindstone Commercial Plat 1* (Ord. 026084)
8/7/2023	Approved rezoning (Ord. 025401)

Suggested Council Action

Approve the vacation request.