



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 21, 2020

Re: Off-site easement acceptance – Moon Valley Subdivision, Plat 1 (Case #08-2020)

## Executive Summary

Approval of this request will result in the acceptance of two off-site utility easements necessary to support the creation of a one-lot, 3.1 acre final plat to be known as "Moon Valley Subdivision, Plat 1" that is being concurrently reviewed and anticipated to be introduced on the Council's October 5, 2020 agenda.

## Discussion

Engineering Surveys and Services (ESS) (agent), on behalf of Randy Rogers Romines and Matthew Collins Rogers (owners), are seeking acceptance of two off-site utility easement needed to facilitate a one-lot, 3.1-acre subdivision to be known as "Moon Valley Subdivision Plat 1". The property is located southeast of the terminus of Moon Valley Road and is zoned R-1 (One-Family Dwelling) district. The one-lot plat will confer legal lot status to the 3.1 acres and permit permits to be issued for the construction of new home. The plat is anticipated to be introduced on the Council's October 5 agenda.

As the proposed utility easements are off-site to the proposed platting action and are necessary to support the provision of utilities to the 3.1 acre property they cannot be dedicated via the plat. As such, this request has been submitted so that the easements can accepted by the Council prior to the approval of the platting action. The timing is such that, if approved, the easements may be recorded prior to the second reading of the plat so that the recorded book and page reference for the easements may be included on the approved plat.

The two proposed off-site utility easements will be dedicated by Randy Rogers Romines and Matthew Collins Rogers and Over the Line, LLC, respectively, to the City of Columbia. The utility easements are generally located to the west of the property proposed to be platted and are anticipated to primarily serve an upgraded waterline (the existing 1-inch line will be replaced to ensure adequate fire flows), but may also be used for any other public utility purposes. There is not an easement over the existing water line hence the necessity for the off-site easements. The easement descriptions and graphic depictions, both referenced as "Exhibit A", are attached to this report.

It should be noted that the easements combined will provide public utility access to the proposed 3.1 acre lot that is the subject of the platting action. A public utility easement shown on the plat for the 3.1 acres will connect the two off-site easement to the new lot (see attached final plat graphic) thereby resulting in a continuous public utility easement to serve



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the new lot. It should also be further noted, the easements as proposed, are consistent with submitted infrastructure construction plans for the development of the property.

Locator maps, easement descriptions and graphics, and final plat graphic are attached.

## Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

## Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Environmental Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
NA	NA

## Suggested Council Action

Accept dedication of the easements.