



701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning
To: City Council
From: City Manager & Staff
Council Meeting Date: March 2, 2026
Re: 6409 Crooked Switch Court – Drainage Easement Vacation
Impacted Ward: Ward 6

Executive Summary

Approval of this request would result in the vacation of an existing 16-foot wide drainage easement adjacent to a 21-foot wide drainage and utility easement along the eastern property line of Lot 174 of *Old Hawthorne North, Plat No.1*. The easement proposed for vacation contains no drainage infrastructure and currently serves no functional purpose as all existing infrastructure can be accessed through the 21-foot wide drainage and utility easement. Vacating the 16-foot-wide drainage easement would allow the property owner to fully utilize the building envelope of the lot without requiring the relocation of any existing utilities.

Discussion

Crockett Engineering Consultants, LLC (agent), on behalf of Columbia Custom Homes, LLC (owner), is seeking the vacation of a 16-foot-wide drainage easement located on Lot 174 of *Old Hawthorne North, Plat No.1*. The purpose of this request is to allow the property owner to fully utilize the lot's building envelope for the construction of a single-family residence.

The drainage easement proposed for vacation contains no existing drainage infrastructure. City staff reviewed the request and identified no conflicts associated with vacating the 16-foot-wide drainage easement. The subject easement is located adjacent to an existing 21-foot-wide drainage and utility easement along the eastern property line of Lot 174. All infrastructure located on the lot can be adequately accessed and maintained through the existing 21-foot-wide easement. As such, the 16-foot-wide drainage easement currently serves no functional purpose and restricts the full use of the lot's building envelope.

This request has been reviewed by both internal and external staff and is recommended for approval. Vacating the 16-foot-wide drainage easement will allow the owner to fully utilize the building envelope of Lot 174 while maintaining adequate access to all existing infrastructure.

Locator maps and easement vacation legal description/exhibit are attached for review.

Fiscal Impact

Short-Term Impact: None. The existing infrastructure is not being impacted by the requested easement vacation.

Long-Term Impact: None. The existing stormwater infrastructure remains unchanged.



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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
9/19/2022	Approved final plat <i>Old Hawthorne North, Plat No.1</i> (Ord. 025133)
9/20/2021	Approved preliminary plat <i>Old Hawthorne North</i> (Ord. 024760)

Suggested Council Action

Approve the vacation request.