



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 20, 2024

Re: Providence Landing North-South Alley Vacation (Case #27-2024)

Executive Summary

Approval of this request would vacate an approximate 274-foot by 12-foot portion of an unimproved north-south alley located within the block bounded by N. Providence Road, Dysart Street, N. Fourth Street, and Hickman Avenue. The alley to be vacated contains approximately 2,707 square feet. Additionally, approval of this action would result in the acceptance of a public utility easement that contains approximately 16,425 square feet. The public utility easement will accommodate an existing sanitary sewer line located in the vacated alley right of way and ensure future public drainage needs are addressed.

The alley vacation and dedication of the public utility easement are sought in advance of the consolidation of the adjoining 7 vacant single-family lots and redevelopment of the acreage by Central Missouri Community Action (CMCA). Proposed redevelopment will consist of seven, 2-unit buildings (14 dwelling units) utilizing American Rescue Plan Act (ARPA) and HOME funding provided by the City of Columbia in efforts to create permanent, supportive "affordable" housing. The vacated alley will be replaced by a shared access easement, shown on the plat, that will provide consolidated access to all 14 homes and the associated parking. The access system will eliminate the necessity of individual driveways to the dwellings and increase green space along the public streets.

The proposed replat of the adjoining acreage will appear concurrently with this request on the Council's May 20 agenda, under separate cover, as Case #242-2023. The replat and associated infrastructure construction plans for the site's improvements are compliant with the subdivision standards of the UDC and site development plan specifications of the City Code. Discussion of the replat and its compliance with the UDC will be addressed within the Council report specific to Case #242-2023.

Discussion

A Civil Group (agent), on behalf of Central Missouri Community Action (CMCA) (owner), seeks the vacation of an approximate 274-foot by 12-foot (2,707 sq. ft.) portion of an unimproved public alley located within the block bounded by N. Providence Road, Dysart Street, N. Fourth Street, and Hickman Avenue. The subject alley was created in 1898 as part of McBaines Addition to the City of Columbia and remains unimproved. The vacation request is sought in advance of the redevelopment of all of Lots 12 and 13, and part of Lots 14, 16, 17, 18, and 19 of McBaines Addition by CMCA with a development that will contain seven, 2-unit buildings (14 dwelling units) using ARPA and HOME funding provided by the City of Columbia in efforts to create permanent, supportive "affordable" housing.



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The alley abuts 10 lots that are zoned R-MF (Multiple-Family Dwelling). At the alley's southeast corner, where it intersects Hickman Avenue, there is an improved lot (305 Hickman) that uses an existing driveway approach at the southern end of the alley to access the lot. As such, and to ensure the existing access to this lot is not impacted by the vacation, the eastern 6-foot by 97-foot portion of the alley is **NOT** part of the requested vacation. The complete width of the alley (12-feet) north of the rear lot line of 305 Hickman to the southern property lines of the lots addressed 302 and 306 Dysart Street **IS** proposed to be vacated. The total area of the requested vacation is approximately 2,707 sq. ft. and is surrounded by property otherwise owned by CMCA and presently vacant.

Within the alley is an existing public sanitary sewer line that is not presently within a utility easement. The sewer line must be retained following redevelopment of the property. To ensure that the sewer line is within a public easement following the vacation, the applicant has submitted forms to dedicate a new public utility easement. The new easement would be concurrently accepted with the vacation of alley right of way; thereby, ensuring the City's ability to maintain the retained line in the future. The utility easement (see attached legal and exhibit) contains 16,425 sq. ft. and covers both the existing sanitary sewer line as well as future public drainage features associated with the redevelopment of the CMCA property.

As part of requesting this vacation, the applicant communicated with the adjacent property owner at 305 Hickman to address potential concerns relating to the loss of the western half of the alley as future access. Based on that communication (see attached) it would appear the property owner of 305 Hickman will not be impacted by the vacation and has declined the applicant's offer to construct a new driveway access the property in connection with the redevelopment of the acreage owned by CMCA.

The proposed alley vacation and easement dedication have been reviewed by both internal staff and external agencies. Given the portion of the alley sought for vacation is unimproved and has limited public value given the proposed consolidation of the adjacent properties owned by CMCA its vacation is supported.

Locator maps, alley vacation description and graphic, public utility dedication forms, email correspondence, and proposed final plat entitled "Providence Landing Plat 1" are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: None anticipated

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

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



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Comprehensive Plan Impacts:

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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the partial alley vacation as requested, accept the new public utility easement, and direct the City Clerk to record said utility easement prior to the recording of the alley vacation ordinance.