



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 3, 2023

Re: Country Club Drive Right-of-Way Vacation (Case # 92-2023)

Executive Summary

Approval of this request will authorize the vacation of approximately the easterly 127-feet of public right-of-way dedicated for Country Club Drive. This existing right of way is essentially located in front of and used as a part of the Columbia Country Club's clubhouse and parking lot.

Discussion

Engineering Surveys & Services (agent), on behalf of The Columbia Missouri Investment Co. (owners), seeks approval to vacate approximately 127 feet of public right-of-way (ROW) located at the eastern terminus of Country Club Drive. The ROW segment once served as access to the Country Club property as well as the private tract to the north. However, with the two tracts now under common ownership by the applicant, the ROW is in excess of what is required for vehicular access to the applicant's property. The public ROW that is proposed for vacation is largely within the Country Club's parking lot and is improved with paving.

Typically closure of terminal streets would require the construction of a Fire Code compliant cul-de-sac that is 96-feet in diameter. The UDC does, however, allow for alternative designs that are compliant with the IFC when their use is approved by the Fire Department and Public Works. Given the existing vehicular circulation infrastructure on the property, staff believes that the area for an acceptable alternative T-shaped turnaround is already in place.

Such a turnaround would be located approximately 250 feet from the intersection of Country Club Drive and Fairway Drive, which is the maximum distance allowed for the turnaround to be considered UDC compliant. Given the shortened terminal street length, staff views the vacation as a reduction in an existing non-conforming condition.

The proposed right-of-way vacation has been reviewed by all applicable departments and found to be appropriate. Staff supports approval of the vacation request.

Locator maps and a vacation exhibit are attached for review.

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

Legislative History

Date	Action
NA	NA

Suggested Council Action

Approve the requested vacation of the eastern 127 feet of the Country Club Drive right-of-way.