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July 5, 2024

Tim Teddy, Director of Planning and Development
City of Columbia
701 E. Broadway
Columbia, MO 65201

RE: Merideth Drive Right-of-Way Vacation Request –

Lots 1-4 Atkinson Woods Plat 1.

Dear Mr. Teddy:

On behalf of Starr Property Investments, LLC, we are herewith submitting a request to vacate excess Merideth Drive right-of-way for the property currently platted as Lots 1, 2, 3, & 4 of Atkinsons Woods Plat 1. These lots are located on the west side of Merideth Drive, approximately 850 feet south of the intersection of Merideth Drive and Georgetown Drive. We would like a report to Council regarding this request at the next available City Council meeting for their input and direction.

The purpose of this request is to allow a replat of lots 1 & 2 from 2 lots into 8 lots for development into single-family attached units, each with a detached accessory dwelling unit. Lots 3 & 4 would remain as currently platted with a duplex on each lot using their existing stems to access Meredith Drive. All of the future lots would include this excess right-of-way. The lots are currently zoned, and will remain zoned R-2 (two-family residential) which allows for single-family detached/attached and two-family units as well as accessory dwelling structures as is proposed.

The existing Merideth Drive right-of-way was once Scott Boulevard, a major arterial road. Atkinson Woods Plat 1 was platted when this situation existed in 1995. Since then, Scott Boulevard was reconstructed and widened in 2011 and this section of former Scott Boulevard, south of Georgetown Drive, was renamed Merideth Drive, a local residential street.

We are proposing the vacation of excess right-of-way that remains beyond the standard 25-foot local residential half-width standard of Merideth Drive. This equates to a roughly 25.24-foot wide by 304.77-foot long strip adjacent to Lots 1-4 and totaling roughly 7,690 square feet. A 25-foot minimum half-width right-of-way would be maintained on the west side of the road adjacent to these tracts.

Existing utilities such as City water, electric and sewer, and private telephone, cable, internet and gas are available within or immediately adjacent to the future Replat and will remain in existing easements or, in the case that they lie within the proposed vacated right-of-way, shall be provided dedicated easements on the Replat. Should City Council concur, the Replat and right-of-way vacation request shall be submitted concurrently.

Please feel free to contact me at the number below if you have any questions.

Sincerely,



Kevin P. Murphy
A Civil Group