



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 3, 2024

Re: 704 Longfellow Lane – Utility Easement Vacation (Case #155-2024)

Executive Summary

Approval of this request will authorize the vacation of two existing 8-foot wide utility easements located along the boundary between Lot 3 of Rockingham Place, First Revised Plat and Lot 2 of Rockingham Place Block 13. Lot 2 of Rockingham Place Block 13 was created via a replat of Lots 1&2 of Rockingham Place Block VIII in June 1983. The easements presently do not have public infrastructure services constructed within them.

The purpose of this vacation request is to facilitate a future replat of Lot 3 Rockingham Place, First Revised Plat and Lots 1 & 2 Rockingham Place Block 13 from their current 3 lot configuration to just 2 lots. The three lots are under common ownership currently; however, cannot be processed as a replat given existing site improvements encroach into the unimproved utility easement. If the requested vacation is approved, the 2-lot replat will be presented under separate cover for Council consideration at a later date.

Discussion

Brush and Associates (agent), on behalf of Bailey Schamel and Michael Yenser (owners), seek approval to vacate two 8-foot wide utility easements that were platted on either side of a common lot line between Lot 3 Rockingham Place, First Revised Plat and Lots 2 Rockingham Place Block 13. The two easements contain a total of approximately 1,861 sq. ft and run generally north-south between the parcels. If vacated, existing structural encroachments associated with the improvements on Lot 3 Rockingham Place, First Revised Plat would be resolved. The utility easement on Lot 3 was dedicated on the plat of Rockingham Place, First Revised Plat in 1958 and the easement on Lot 2 was rededicated with recording of the replat of Lots 1 & 2 of Rockingham Place Block 13 in 1983.

The existing lots are presently improved with a home and deck are located primarily on Lot 3, but the deck extends into lot 2 to the east. Both the home and the deck, on the eastern edge of lot 3, encroach upon the easements. During the concept review associated with this request (Case # 131-2024), the applicant was informed they would need to vacate these easements to resolve the structural encroachment to facilitate the desired replat of the property. At this time, no formal application seeking the desired replat has been received.

There are no known capacity issues associated with the infrastructure serving the site. As noted, the easements have no public facilities within them and their vacation would not negatively impact public utility service provision to surrounding development. No new easements are required to be dedicated at this time to replace what is being requested to be vacated. However, standard 10-foot utility easements along adjacent roadway



City of Columbia

701 East Broadway, Columbia, Missouri 65201

frontages would be required when the replat is submitted for consideration. The request has been reviewed by all applicable departments and found to be appropriate. Staff supports the vacation request.

Locator maps and the vacation exhibit/legal description 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: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
06/07/1983	Approved Rockingham Place Block 13 Replat of Lots 1 & 2 of Block 8 (Ord. 9838)
04/02/1984	Approved Rockingham Place, First Revised Plat

Suggested Council Action

Approve the requested partial easement vacation.