



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 21, 2024

Re: Lot 3B, The Village of Cherry Hill, Plat 3 – Easement Vacation (Case # 172-2024)

## Executive Summary

Approval of this request will authorize the partial vacation of an existing utility easement currently encumbering a portion of Lot 3B, of "The Village of Cherry Hill, Plat 3."

## Discussion

Engineering Surveys & Services (agent), on behalf of Columbia South Real Estate LLC (owners), are requesting the vacation of an irregular-shaped utility easement, which currently encumbers a portion of Lot 3B of "The Village of Cherry Hill, Plat 3." Relocation of the existing electric and waterline utilities within the easement and this proposed vacation are necessary to facilitate the construction of a proposed, newly expanded structure on the subject lot. The proposed structure was depicted on the most-recent major amendment to the Planned Development (PD) development plan for Lot 3B of "The Village of Cherry Hill". The revised PD plan was approved by Council in March 2024.

The PD plan revision in late 2023 expanded the building footprint of the originally proposed structure on Lot 3 southward into a portion of the easement to be vacated. The easement contained an existing 8-inch watermain and electric utilities to be relocated. The revised and approved PD plan identified an approximate 2,917 square foot portion of the easement as to be vacated to accommodate the new building construction. Approval of this request would effectuate what was depicted on the PD plan.

The existing 8-inch water line was relocated approximately 20-feet to the south, and underground electric was relocated such that it now wraps the entire eastern and southern boundaries of the subject lot within a new utility easement. The new utility easement in which the relocated utilities are located has been submitted to the Utilities Department and will appear concurrently on the Council's October 21 agenda, under separate cover, for acceptance with this vacation request.

The proposed easement vacation has been reviewed by all applicable departments and was found to be appropriate. Additionally, the rerouted water main has been accepted by the City for maintenance. The old easement location, given the new easement to be dedicated, is redundant and unnecessary.

Locator maps, vacation legal description and exhibit, approved PD Plan, and approved final plat are attached.



## Fiscal Impact

Short-Term Impact: No anticipated costs over the next two years. Costs of utility relocation and installation were borne by the applicant. The relocated utilities have been accepted by the Utilities Department and are presently in service.

Long-Term Impact: No anticipated costs beyond two years.

## 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: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Livable & Sustainable Communities

## Legislative History

Date	Action
03/18/2024	Approved – “The Village of Cherry Hill, Major Amendment to PD Plan, Lot 3B – The Village of Cherry Hill.” (Ord 025604)
9/28/1999	Approved – Final Plat of, “The Village of Chery Hill, Plat 3.” (Ord 016179)

## Suggested Council Action

Approve the requested easement vacation.