



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: September 18, 2023

Re: 3100-3109 Keene Court – Utility Easement Dedication (Case # 223-2023)

Executive Summary

Approval of this request will result in the dedication of a 50-foot wide utility easement providing access to an existing city sanitary sewer main and waterline that are presently located within the Keene Court right of way. Keene Court is proposed to be partially vacated in advance of its proposed redevelopment along with the surrounding vacant parcels (3100-3109 Keene Court) with a new 4-story hotel. The partial vacation (Case # 223-2023) and redevelopment/rezoning (Case # 219-2023) will appear as separate business items on the Council's September 18 agenda.

Discussion

Crockett Engineering (agent), on behalf of Keene Court, LLC (owner), proposes the dedication of a 50-foot wide utility easement that will secure the City's ability to maintain and access an existing sanitary sewer main and waterline located within the platted right of way of Keene Court. The easement is being presented concurrently with consideration of a partial vacation of Keene Court (Case # 223-2023) and associated redevelopment of the right of way and surrounding vacant parcels (Case # 219-2023) with a new 4-story hotel.

The proposed redevelopment and rezoning of the site (Case #219-2023) and partial vacation of Keene Court (Case #223-2023) have undergone Planning Commission and staff review, respectively. As a part of these reviews, it was identified that upon the partial vacation of Keene Court the existing utilities located within the right of way would not be contained within a utility easement. To ensure that the City maintains the right to access these utilities prior to their abandonment as part of the site's redevelopment the easement was deemed necessary.

As noted, the existing utilities contained within the 50-foot easement are to be abandoned as a part of the site's redevelopment. Redevelopment of the site cannot commence without the existing parcels and right of way being consolidated into a single parcel of land. At the time of consolidation, a separate request to vacate the easement proposed to be established at this time will be presented for Council approval. The consolidation plat will dedicate new easements for sanitary sewer and waterline placement in locations not impacted by the site's future development.

The attached easement document has been reviewed and approved by internal staff and meets all established criteria for its acceptance. Acceptance of the easement is supported with the understanding that such easement will be vacated in the future.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Locator maps and the easement legal description with graphic are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated within the next 2 years. All costs associated with the removal of the existing utilities and relocation will be borne by the applicant.

Long-Term Impact: Future impacts may include increased costs associated with the provision of public safety, public infrastructure (sewer/water), and trash collection services as well as roadway infrastructure maintenance due to the site's redevelopment. Such increased costs may or may not be off-set by additional user fees or increased taxes.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Accept the "Grant of Easement for Utility Purposes" as offered by Keene Court, LLC.