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December 1, 2022

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

RE: Waco Road Right-of-Way and Easement Vacation Request, Dell Jones Plat 2.

Dear Mr. Teddy:

On behalf of Dell Jones, LLC, we are herewith submitting a request to vacate excess Waco Road right-of-way and the adjoining 10' utility easement for the property currently platted as Lots 201 and 202 of Dell Jones Plat 2 and Lot 441 of The Villages at Arbor Pointe Plat 3. These lots are located at the intersection of Brown Station Road and Waco Road and extend approximately 1,085 feet to the west. Per recent procedures, we would like a report to Council regarding these requests at the next Council meeting.

The purpose of this request is to allow a replat of these lots to include this excess right-of-way as Lot 441 is currently unbuildable do to this situation. These lots are currently zoned IG (General Industrial).

The extension of Waco Road to the west of Brown Station Road was designed and constructed several years ago and the alignment of Waco Road was changed at that time so that it did not include portions of the previously platted right-of-way dedicated in Dell Jones Plat 2.

This request to vacate the right-of-way and the adjacent utility easement was brought up to staff in 2013-2014 with City staff for a potential Replat and although it was never acted upon, the requests were taken favorably by staff.

There is an existing Ameren Missouri gas line easement within the proposed right-of-way vacation that will remain in place.

With the replat of these lots, we have agreed to provide additional right-of-way (8-9') adjacent to the constructed Waco Road to make a 50' half-width right-of-way on our client's side of the road whereas other recent plats have only dedicated 42' of half-width right-of-way. This will allow for future improvements to the Brown Station/Waco Road intersection.

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City water, sewer, and private telephone and gas are available within or immediately adjacent to the future Replat and both adjacent streets are constructed. An 8' pedway exists along the south side of Waco Road and a City Ordinance (#?) passed by the Council on July 1, 2013 dictates the construction responsibilities of the sidewalk along Brown Station Road and accordingly, that sidewalk which is the responsibility of Dell Jones, LLC is currently constructed.

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

Thank you,
A Civil Group

Kevin P. Murphy

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