



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 21, 2024

Re: 551 Veterans United Drive – Sewer Easement Vacation (Case #180-2024)

Executive Summary

Approval of this request would authorize the vacation of a portion of a 20-foot wide sewer easement recorded Book 778, Page 591 in June 1990 that serves property presently improved with the South Providence Medical Park. The easement is located near the eastern edge of the development parcel which consists of two survey tracts - Tract 1 from Survey Book 3903, Page 77 and Tract 2A from Survey Book 5746, Page 30.

The portion of the easement to be vacated was used actively for sewer transmission purpose until September 2024 at which time the facilities were relocated into a new easement recorded in Book 5890, Page 77 to accommodate the construction of the Thompson Autism Center, which is to the northeast of the existing Medical Park. The portion of the existing easement to be vacated is no longer needed given the relocated facilities.

Discussion

Engineering Surveys & Services (agent), on behalf of The Curators of the University of Missouri (owners), seek approval to vacate a portion of a 20-foot wide sewer easement dedicated in June of 1990. The Utilities Department approved relocation of the sanitary sewer main in August 2024 and the main was in service in September 2024.

The portion of the easement being vacated is approximately 14,153 sq. ft in area and runs generally north-south between the two adjoining survey tracts (Tract 1 and 2A), slightly diagonally to the northwest through Tract 1. Both survey tracts were created via the "Tract Split" provisions of former Chapter 25 (Subdivision Regulations) and Chapter 29, Article 5 (Unified Development Code). In 2012, the acreage east of S. Providence Road north of Veterans United Drive, and west of State Farm Parkway was split into Tract 1 and Tract 2. Tract 1 has not been modified since the 2012 tract split and is presently improved with the University of Missouri's South Providence Medical Center. A further division of Tract 2 in 2023, created Tracts 2A and 2B, recorded on Book 5746, Page 130. The University of Missouri has acquired Tract 2A and is developing the Thompson Autism Center on a portion of the tract. The City approved a preliminary plat on Tract 2B as Springbrook Crossing in July of 2024.

The sewer main within the easement to be vacated was active up to September 2024. Given the on-going construction to accommodate the Thompson Autism Center, a portion of the existing sewer within the easement required relocation. A new easement was required to be dedicated to accommodate the relocated facilities and tested prior to hearing of this vacation request be presented for Council consideration.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

The new easement to accommodate the relocated sewer was accepted by Council in July 2024 and the easement was recorded within Book 5890, Page 77. As-builts drawings and testing of the new facilities received and approved in September 2024. The former sewer facilities within the easement to be vacated have been removed.

There are no known capacity issues associated with the infrastructure serving the site. The previously existing 10-inch sewer line has been replaced with a new 10-inch sewer in the new easement; therefore, sewer capacity has not been diminished. The requested vacation would not negatively impact public utility service provision to surrounding development. The request for vacation has been reviewed by all applicable departments and found to be appropriate.

Locator maps as well as the vacation legal description and exhibit 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
08/12/2024	Approval of relocation of facilities (SWR-001134-2024)
07/16/2024	Conveyance of sewer easement (Ord. 025720)
05/16/2023	Recorded tract split Book 5746, Page130
01/12/2012	Recorded tract split Book 3903, Page77
06/25/1990	Dedication of sewer easement Book 778, Page 591

Suggested Council Action

Approve the requested partial easement vacation of 14,153 square feet of sewer easement recorded in Book 778, Page 591 as shown in the attached legal description and exhibit.