



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 21, 2025

Re: 1611 Merideth Drive – Utility Easement Vacation (Case # 232-2025)

Executive Summary

Approval of this request would result in the vacation of 16-foot utility easement located roughly 128 feet west of Merideth Drive, on Lots 3 and 4 of the subdivision known as, "Atkinson Woods Plat 1." A concurrent request (Case # 230-2025) will appear on the Council's August 4 agenda seeking approval of a replat combining all four lots within the subdivision into one lot.

Discussion

A Civil Group (agent), on behalf of Starr Property Investments, LLC (owner), is seeking the vacation of 16-foot utility easement. The proposed easement vacation is being presented in advance of a 1-lot consolidation plat of the existing four lots shown on the Atkinson Woods Plat 1 and is to be known as, "Atkinson Woods Plat 2." This proposed plat is also inclusive of a 20-foot strip of street right-of-way on the west side of Merideth Drive, which was vacated by City Council in November 2024 (Case # 201-2024)

The subject easement to be vacated was intended to provide utility service to the existing four lots from a centralized location within the parcel. The sewer main enters the parcel from the southwest corner of Lot 4, extending to east to the rear lot line of Lot 2. The easement then turns northward and enters the southeast corner of Lot 3 by a depth of about 40 feet. This arrangement provided public sewer access to the existing 4 lots, by tying into a main near the southwest corner of Lot 5, just west of the Merideth Branch of the Hinkson Creek in the western reaches of the subject parcel.

In preparation for the proposed consolidation of the existing four platted lots (Case # 230-2025), the applicant is seeking to have the majority of the existing easement vacated since it encumbers an area intended for future development. The remaining portion of the easement will extend approximately 98 feet into the parcel from its southwest corner, maintaining sewer access to the parcel. An 8-inch sewer main was laid within the easement in conjunction with the previous platting action on the property in 1995. The portion of the sewer main within the vacated area is to be capped and abandoned, and will likely be removed during construction of future improvements to the subject site.

This request has been reviewed by both internal and external staff and is recommended for approval. The proposed consolidation plat has been submitted for review, and will follow this easement vacation request on the Council's August 4 agenda as a separate business item. The proposed consolidated lot would be sufficiently served by the remaining utility easement if the vacation is approved.



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Locator maps and the easement vacation exhibit/legal description are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated within the next 2 years. All costs associated with any potential removal or relocation of existing utilities would 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 adjacent 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: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:
Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Infrastructure

Legislative History

| Date | Action |
|------------|---|
| 05/19/2025 | Approved rezoning from R-2 to R-MF (Ord. 025965) |
| 03/20/1995 | Approved final plat "Atkinson Woods Plat 1" (Ord. 014408) |
| 01/17/1995 | Approved preliminary plat, "Atkinson Woods." (Res. 11-95) |

Suggested Council Action

Approve the vacation request.