



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: June 6, 2022

Re: Court Street Right-of-Way Vacation (Case #90-2022)

Executive Summary

Approval of this request would vacate approximately 1,566 sq. ft. of unimproved public right of way originally dedicated for the construction of Court Street. If vacated, the applicant seeks to improve the former right of way with a proposed parking lot and access improvements serving the adjoining self-storage facility addressed as 1411 Hickory Street. Use of the western portion of the vacated right of way will require conveyance of such land from MoDOT to the owner prior to construction permits being issued by the City. The requested vacation area lies immediately east of College Avenue, northwest of Hickory Street, as shown on the attached vacation exhibit.

Discussion

Engineering Surveys & Services (agent), on behalf of Gateway Storage Columbia, Missouri, LLC (owner), is seeking approval to vacate approximately 1,566 square feet of unimproved Court Street right-of-way (ROW) between the eastern ROW line of College Avenue and the northern ROW of Hickory Street. If vacated, the potential extension of Court Street to its intersection with College Avenue would no longer be possible.

Prior to the construction of College Avenue, the subject right of way was used as a public street. However, following the installation of College Avenue, the rights of way for Court and Hickory Streets were realigned to their current configuration to ensure optimal site distance north and south along the College Avenue corridor. This realignment resulted in portions of the existing previously dedicated rights of way for Court and Hickory Streets becoming unnecessary; however, they were retained within the City's public street inventory. The realigned intersection effectively handles existing traffic demands and is safer than an acute-angled intersection would be.

Given the current design of the intersection of Hickory Street with College Avenue is safer, the existing right of way of Court Street north of Hickory Street for roadway purposes is no longer seen as necessary. It should be noted that a portion of the Court Street right of way, immediately north of the northern right of way line of Hickory Street, would be retained as public right of way to ensure Hickory Street will maintain the required 25-foot half-width for a residential street as defined by the UDC.

While Court Street is not necessary for future street purposes, an existing sanitary sewer main exists within the right of way (see Site Plan). This sewer main is to be replaced by the Sewer Utility in the near future. As such, the Sewer Utility has requested and secured the dedication of a temporary construction easement (TCE) covering the vacated right of way. The TCE will



City of Columbia

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be recorded upon approval of the vacation request and will permit access for a construction materials laydown area needed in connection with the future sewer project.

If the requested vacation is approved, the applicant desires to construct a new vehicular access drive and three off-street parking spaces within the former right of way as generally shown on the attached site plan. The proposed new parking area would allocate dedicated parking spaces for the office component of the self-storage facility and improve vehicular circulation entering the site.

The proposed improvements would require the transfer of the western half of the former right of way from the adjoining land owner, presently MoDOT, to the applicant. This is necessary since, by function of law, when rights of way are vacated the right of way is divided along its centerline and each half is conveyed back to the adjacent property owners. No construction permits from the City would be authorized for the proposed improvements without documentation being provided that such transfer has occurred. It is staff's understanding that the applicant is currently in discussion with MoDOT to obtain rights to the western half of the proposed vacated street right of way.

Locator maps, site plan, and vacation exhibit are attached for review.

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: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
2/21/22	Authorized sanitary sewer project – College/Court/Hickory (Ord. 024936)
2/21/22	Council consent to process vacation request (REP. 14-22)

Suggested Council Action

Approve the proposed right of way vacation.