



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 19, 2025

Re: Artemis Drive – Drainage and Utility Easement Vacations (Case # 113-2025)

Executive Summary

Approval of this request would result in the vacations of two drainage easements and two 10-foot utility easements generally parallel with the platted, unimproved right-of-way of Artemis Drive within the Discovery Park subdivision. A concurrent request (Case # 118-2025) will appear on the Council's May 19, 2025 agenda seeks vacation of 460-foot section of unimproved Artemis Drive.

The acreage associated with drainage and utility easements as well as the proposed partial vacation of Artemis Drive will be combined with the adjacent undeveloped land which is proposed to be developed with a mix of residential and commercial uses as depicted on the Planned Plan known as "Discovery Apartments". The new PD Plan (Case #92-2025) will also appear concurrently on the Council's May 19 agenda for consideration.

Discussion

Crockett Engineering (agent), on behalf of P1316 LLC (owner), is seeking the vacation of two drainage easements and two 10-foot utility easements. This request is being presented concurrently with Case # 118-2025 which seeks a partial vacation of a 60-foot wide x 460-foot long portion of Artemis Drive. The proposed easement vacations and partial vacation of Artemis Drive are being presented in advance of the proposed development of the adjacent land through which these features traverse. The new development is to be known as "Discovery Apartments" which is also being submitted for Council's consideration on May 19 agenda as Case # 92-2025.

Of the drainage easements sought to be vacated, the first is generally located along the northern boundary of the right-of-way to be vacated. This easement is 25-feet wide and along the southwest radius of the current terminus of Endeavor Avenue and extends southwesterly along the northern right of way line of unimproved Artemis as a 20-foot easement for approximately 302-feet at which point it turns westward and extends 225-feet into an unplatted tract remainder of Discovery Park where it terminates. The easement contains existing stormwater facilities that will be relocated and/or incorporated into privately maintained property as part of the future development of the surrounding land with "Discovery Apartments". This easement is shown as "yellow" on the attached "key diagram".

The second drainage easement to be vacated is 25-feet wide and extends in a southeasterly direction from unimproved Artemis through the entirety of existing Lot 7 of



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Discovery Park Subdivision, Plat 7. This easement is shown as “light-blue” on the attached “key diagram” and there are no existing drainage facilities within it.

The two utility easements to be vacated are the “standard” 10-foot utility easements that must be platted adjacent to right-of-way. These easements shown as “red” and “green” on the attached “key diagram” do not have facilities located within them. The “dark” blue utility easement shown on the attached “key diagram” is no longer sought for vacation and will be retained to meet UDC standards along the portion of Artemis that will remain following the proposed concurrent partial vacation of this right-of-way.

This request has been reviewed by both internal and external staff and is recommended for approval. The current “Discovery Apartments” PD Plan (Case # 92-2025) will require replacement of the vacated easements with appropriate new easements. A final plat to facilitate development of “Discovery Apartments” has been submitted for review. This final plat shows appropriately placed replacement easements to facilitate future stormwater conveyance needs as well as utility service connectivity.

Locator maps, easement vacation “key diagram”, and individual easement legal descriptions and exhibits 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: Resilient Economy, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable



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Legislative History

Date	Action
1/23/2024	Approved final plat "Discovery Park, Plat No. 6A" (Ord. 025593)
6/21/2021	Approved final plat "Discovery Park Subdivision Plat 7" (Ord. 024666)
11/01/2004	Approved annexation and Statement of Intent's for each tract (Ord. 18043)

Suggested Council Action

Approve the vacation requests as presented.