



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 21, 2022

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

Executive Summary

A request has been received seeking the vacation of approximately 1,566 sq. ft. of unimproved public right of way dedicated for the construction of Court Street, immediately east of College Avenue, northwest of Hickory Street as shown on the attached vacation exhibit. Presently Court Street ends at its intersection with Hickory Street and Hickory Street continues to its intersection with College Avenue at a 90-degree intersection.

If vacated, 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 "concept review" site plan. This 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 existing access to the storage facility near the intersection of Court and Hickory would be closed and the requested vacation of public right of way generally follows the "red" line on the site plan shown as 25-feet from the centerline of Hickory Street.

Discussion

Engineering Surveys & Services (agent), on behalf of Gateway Storage Columbia, Missouri, LLC (owner), is seeking approval to vacate a portion of the Court Street right-of-way (ROW) between the eastern ROW line of College Avenue and the northern ROW of Hickory Street. The right-of-way to be vacated is approximately 58 feet long and 27 feet wide and contains approximately 1,566 total square feet. If vacated, the potential extension of Court Street to its intersection with College Avenue would no longer be possible.

Prior to the 1962 and the construction of College Avenue, the subject right of way was used as a public street. However, following the construction of College Avenue, the rights of way for Court and Hickory Streets were realigned to their current configuration. As a result, portions of the previously dedicated right of way for Court and Hickory Streets became excess right of way and were retained within the City's public street inventory. No action to vacate the now excess right of way has been previously considered at this location.

If vacated the, the applicant desires to utilize the acquired right of way to construct three parking spaces and a new driveway approach into the adjoining self-storage facility (see attached site plan). The improvements are desired to establish dedicated parking for the business' management office and enhance site circulation.

It should be noted that the existing entrance to the site to the east of the intersection of Court and Hickory Streets would be closed and that a portion of the Court Street right of way



City of Columbia

701 East Broadway, Columbia, Missouri 65201

immediately north of the northern right of way line of Hickory Street would not be part of the vacation request. The portion of the Court Street right of way not included in the vacation would be retained by the City and generally follows the red line located 25-feet from the centerline of Hickory Street as shown on the attached site plan. Not vacating this portion of right of way will ensure Hickory Street maintains the required 25-foot half-width for a residential street as defined by the UDC.

The Court/Hickory Street/College Avenue intersection was designed to be a 90-degree intersection to ensure optimal site distance north and south along the College Avenue corridor. The intersection, realigned more than 60 years ago, effectively handles existing traffic demands and is safer than an acute-angled intersection would be.

This report seeks Council authorization to proceed with the requested vacation as well as any possible direction on what specific terms, if any, may be desired to address the loss of the presently platted right of way. It should be noted that an existing sanitary sewer easement does exist within the right of way (see vacation exhibit) and that any vacation ordinance would seek to retain those rights in perpetuity.

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



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Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Provide direction to staff as to whether or not it should proceed with the preparation of a vacation ordinance and what, if any, conditions should be included within such ordinance.