

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 372-14

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 1, 2014

Re: Easement Vacation - Broadway Marketplace Shopping Center. (Case # 15-19)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance,

Supporting documentation includes: Maps, Correspondence

Executive Summary

If approved, the existing electric utility easement recorded in Book 432, Page 286 will be vacated. A replacement easement has been presented as part of Council Bill 355-14 (introduced on November 17, 2014).

Discussion

Broadway Crossing II, LLC (owner) has requested the vacation of an electric utility easement that previously provided access to an overhead utility line that ran generally parallel to Highway 63 east of Brickton Road in the Broadway Marketplace Shopping Center. The existing utility line has been relocated further east on the subject property in order to permit the construction of two new commercial structures.

As part of the Council Bill 355-14 a new utility easement has been presented for acceptance to replace the existing easement sought to be vacated by this request. The existing easement has been found to no longer be necessary and its vacation is supported by all applicable internal and external review agencies.

Locator maps and the applicant's request for consideration of the easement vacation (including easement locator map and legal description) are attached.

Fiscal Impact

Short-Term Impact: None. The electric utility lines have been relocated by the applicant.

Long-Term Impact: Minimal. The subject utility easement is part of a future commercial site that will be maintained by the applicant or future land owner as part of the site improvements.

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Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Not Applicable

Strategic Plan Impact: Economic Development, Infrastructure

Comprehensive Plan Impact: Not Applicable

Suggested Council Action

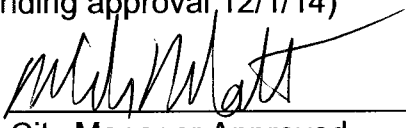
Approval of the vacation request.

Legislative History

Council Bill 355-14 Utility easement dedication (Pending approval 12/1/14)



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 372-14

AN ORDINANCE

vacating an electric utility easement located east of Brickton Road and running generally parallel to U.S. Highway 63; directing the City Clerk to have a copy of this ordinance recorded; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council finds and determines that a certain electric utility easement located east of Brickton Road and running generally parallel to U.S. Highway 63, more particularly described as follows:

A strip of land 30 (thirty) feet wide, located in the northwest quarter of Section 17 T48N R12W, in Columbia, Boone County, Missouri, and being the strip described by a "Grant of Easement for Utility Purposes" recorded in Book 432 Page 286, of the Boone County records.

is in excess and surplus to the needs of the City and is hereby vacated.

SECTION 2. The City Clerk is hereby authorized and directed to cause a copy of this ordinance to be recorded in the office of the Recorder of Deeds of Boone County, Missouri.

SECTION 3. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2014.

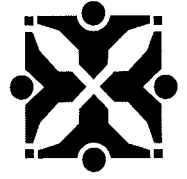
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps and Correspondence

Boone County Internet Parcel Map

Prepared by the Boone County Assessor's Office, (573) 886-4262



Owner: BROADWAY CROSSINGS II
Address: 211 N STADIUM BLVD STE 201
Parcel Number: 1740200130010001

ATTENTION!!

DISCLAIMER; READ CAREFULLY: These maps were prepared for the inventory of real property based on the utilization of deeds, plans, and/or supportive data. In addition, map files are frequently changed to reflect changes in boundaries, lot lines and other geographic features resulting from changes in ownership, development and other causes. The existence, dimension, and location of features, as well as other information, should not be relied upon for any purpose without actual field verification. The County of Boone makes no warranty of any kind concerning the completeness or accuracy of information contained on these

Engineering Surveys and Services

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Analytical and Materials Laboratories

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Columbia, Missouri 65201
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E-Mail ess@ESS-Inc.com
<http://www.ESS-Inc.com>

October 28, 2014

Mr. Timothy Teddy, Director
City of Columbia
Department of Community Development
P.O. Box 6015
Columbia, MO 65205

Dear Mr. Teddy:

On behalf of the property owner, we respectfully request that the "Grant of Easement for Utility Purposes" recorded in book 432 page 286 of the Boone County Records, be vacated.

This utility easement was granted in 1976 and encompassed a large overhead electric line, which has now been relocated. A new utility easement is being dedicated for the relocated electric line.

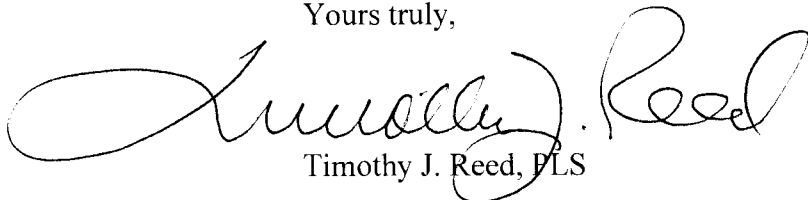
Enclosed is our "Development Review Application", locator map, map showing the area to be vacated, sealed property description, copy of the "Grant of Easement for Utility Purposes" recorded in book 432 page 286, and a check in the amount of \$ 350.

Thank you for your consideration of this request.

If you have any questions, please contact me.

Thank you very much.

Yours truly,



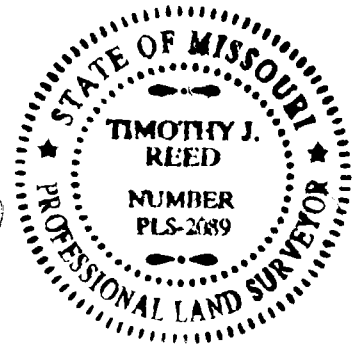
Timothy J. Reed, PLS

enclosures

Legal description of the area to be vacated

A strip of land 30 (thirty) feet wide, located in the northwest quarter of Section 17 T48N R12W, in Columbia, Boone County, Missouri, and being the strip described by a "Grant of Easement for Utility Purposes" recorded in book 432 page 286, of the Boone County records.

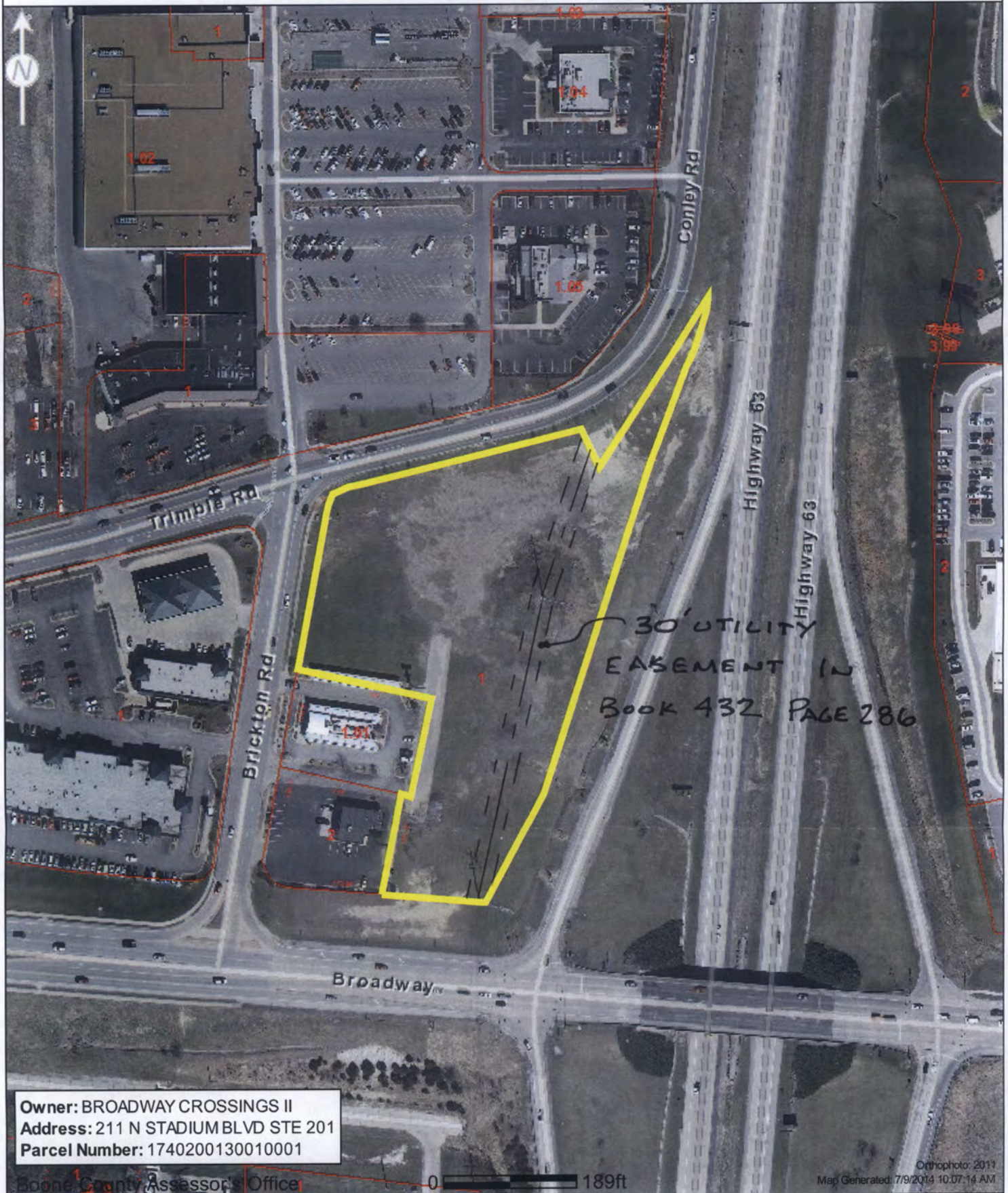
Timothy J. Reed



July 11, 2014

Boone County Internet Parcel Map

Prepared by the Boone County Assessor's Office, (573) 886-4262



ATTENTION!!
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15-19: Boradway Marketplace Easement Vacation



- City of Columbia Zoning
- Parcels

