

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 137-15

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: 6/1/2015

Re: Veterans Campus - Sewer Easement Vacation (Case #15-120)

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Maps, Plats and Plans

Executive Summary

Approval of the request will result in the vacation of an unused sanitary sewer easement located at property addressed as 2112 E. Business Loop, commonly know as Veterans Campus. The subject easement does not presently receive sanitary flows and will not be activated upon redevelopment of the site.

Discussion

The applicant, Crockett Engineering, is requesting, on behalf of the Columbia Housing Authority and Welcome Home Inc. (owners) to vacate a sewer easement located partially underneath the existing improvements at property addressed as 2112 E. Business Loop. The 20-foot wide easement requested for vacation represents the majority of the onsite sewer easement; however a small portion of the original easement at the far east side of the site will remain to serve Lot 2 of Veterans Campus (see attached graphics). In addition, a separate 16-foot sewer easement is in place on the west side of Lot 1 to serve that property, which can be seen on the attached plat.

The subject property is the site of the Veterans Campus redevelopment, which was previously approved by City Council and is being remodeled to accommodate apartment housing in the existing building on the west side of the property and a temporary shelter in the existing building to the east. The project is being developed through the Columbia Housing Authority and would serve veterans with housing and other needs.

Staff has reviewed the requested vacation and supports the request. Locator maps, a vacation graphic, and the final plat are attached for reference.

Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

Vision, Strategic & Comprehensive Plan Impact

City of Columbia

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Vision Impact: Not Applicable

Strategic Plan Impact: Not Applicable

Comprehensive Plan Impact: Not Applicable

Suggested Council Action

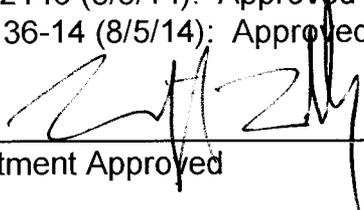
Approval of the sewer easement vacation for Veterans Campus.

Legislative History

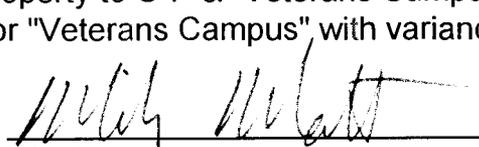
Ord. #22337 (1/20/15): Approved final plat of "Veterans Campus"

Ord. #22146 (8/5/14): Approved rezoning part of property to C-P & "Veterans Campus" C-P Plan

Res. #136-14 (8/5/14): Approved preliminary plat for "Veterans Campus" with variance.



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 137-15

AN ORDINANCE

vacating an unused sanitary sewer easement within Veterans Campus located at 2112 E. Business Loop; 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 sanitary sewer easement within Veterans Campus located at 2112 E. Business Loop, more particularly described as follows:

A STRIP AND A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING PART OF LOTS 1 & 2 OF VETERANS CAMPUS SUBDIVISION RECORDED IN PLAT BOOK 49, PAGE 4, PART OF THE SURVEY RECORDED IN BOOK 4298, PAGE 181, AND PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 4322, PAGE 78, AND BEING PART OF THE SANITARY SEWER EASEMENT RECORDED IN BOOK 289, PAGE 104 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STRIP 1:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 AND WITH THE NORTH LINE THEREOF, S 89°12'45"E, 10.00 FEET TO THE WEST LINE OF SAID SURVEY RECORDED IN BOOK 4298, PAGE 181; THENCE LEAVING THE NORTH LINE OF SAID LOT 1 AND WITH THE WEST LINE OF SAID SURVEY, S 1°07'40"W, 145.00 FEET; THENCE LEAVING THE WEST LINE OF SAID SURVEY, S 89°12'45"E, 4.03 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, SAID STRIP BEING 20.00 FEET WIDE AND LYING RIGHT OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE, S 89°12'45"E, 45.91 FEET TO THE END OF THIS DESCRIBED LINE.

TRACT 1:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2 AND WITH THE EAST LINE THEREOF, S 1°18'05"W, 220.71 FEET; THENCE LEAVING SAID EAST LINE, N 21°35'00"W, 21.16 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, N 21°35'00"W, 39.08 FEET; THENCE N 89°12'45"W, 128.30 FEET; THENCE N 0°47'15"E, 20.00 FEET; THENCE S 89°12'45"E, 141.70 FEET; THENCE S 21°35'00"E, 5.93 FEET; THENCE S 1°40'00"W, 50.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 3150 SQUARE FEET.

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 _____, 2015.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

City of Columbia

701 East Broadway, Columbia, Missouri 65201



SUPPORTING DOCUMENTS INCLUDED WITH
THIS AGENDA ITEM ARE AS FOLLOWS:

Maps, Plats and Plans

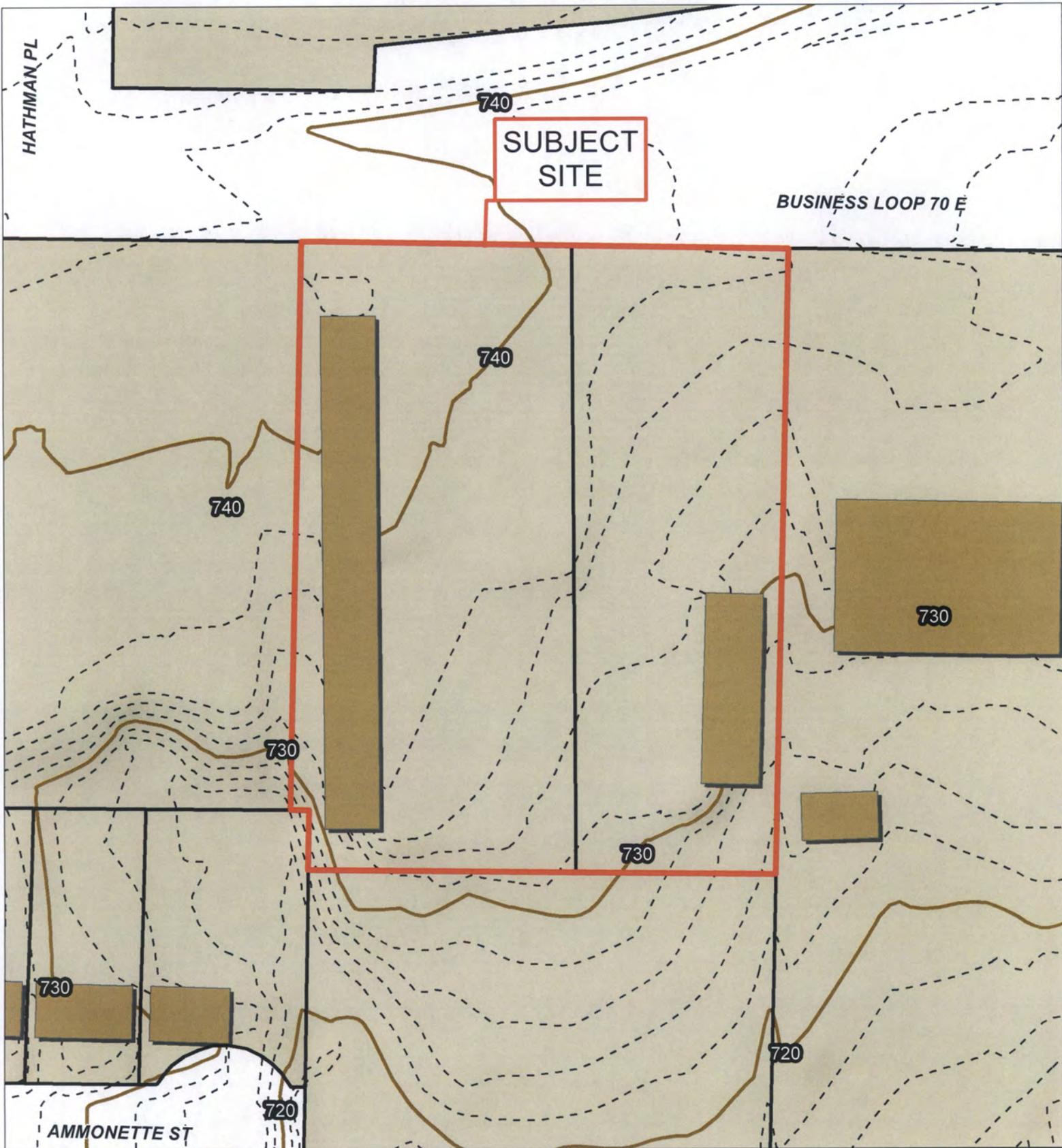


SUBJECT SITE

15-120: Veterans Campus Sewer Easement Vacation



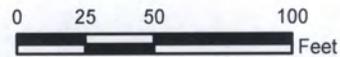
City of Columbia Zoning
 Parcels



15-120: Veterans Campus Sewer Easement Vacation



- 10 Foot Contour Lines
- 2 Foot Contour Lines
- Parcels
- Building Footprint





15-120: Veterans Campus Sewer Easement Vacation



— City Sanitary Line

● City Sanitary Structure

■ Building Footprint

— Private Sanitary Line

● Private Sanitary Structure

■ Parcels



