

Source

Timothy Teddy

TO: City Council

FROM: City Manager and Staff



DATE: September 7, 2007

RE: A request by A Civil Group to vacate right-of-way for Hillcrest Road, and a half-width right-of-way for unimproved College Park Drive. Both rights-of-way are located on the north side of Chapel Hill Road, west of Limerick Lane. (Case 07-44)

EXECUTIVE SUMMARY

This request is being made in conjunction with submittal of plans to construct a 110-unit senior living complex. The site, which is zoned R-3 (Multiple-Family Dwelling District), currently contains one rental duplex and one triplex that will be torn down to accommodate redevelopment. The rest of the property is undeveloped.

Hillcrest Road only occupies the approximate southern half of its available right-of-way. It appears that it was built with the intent of extending it as needed upon future development of the tract, which never occurred. While there appears to be a potential for Hillcrest Road to connect northwest to Stony Brook Place – a dead-end street off of Ridgfield Road – a steep bank and the County House Branch would make such a street connection impractical.

Existing utilities along Hillcrest Road include a two-inch gas line that would be abandoned, and a six-inch water main that may be moved by the developer.

The right-of-way for the un-built College Park Drive extension runs along the eastern property line of the R-3 tract. There is no right-of-way existing on either end of this 25-foot wide segment right-of-way, and there is no matching half-width adjacent to it. Plans for the extension of College Park Drive between Ridgmont and Chapel Hill Roads have been abandoned by the City. The east half-width was vacated in conjunction with the Madison Park Subdivision to the east.

Staff is of the opinion that the right-of-way is not needed; however, the Council has recently requested earlier notice of requests for vacation of streets and alleys prior to placing the item on a council agenda as an ordinance.

Locator maps and a letter requesting the vacation are attached.

SUGGESTED COUNCIL ACTION

If the Council wishes to proceed with review and approval of a formal request to vacate the Hillcrest Road street right-of-way, and the half-width right-of-way for College Park Drive extension, staff should be directed to prepare an ordinance as soon as a plat of subdivision is ready for consideration.



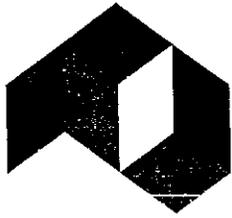
Fiscal Impact

YES

NO



Other Info.



A CIVIL GROUP

CIVIL ENGINEERING • PLANNING • SURVEYING

August 2, 2007

Tim Teddy, Director
Planning Department
P.O. Box N
Columbia, Mo 65205

Re: Proposed Vacation of Road Dedication Deeds Bk. 324 Pg. 545.
Road Dedication Deed Bk. 320 Pg. 173 and Right-of-Way by Court Order
Bk. 316 Pg. 218 for the proposed final plat of Hillcrest Residential.

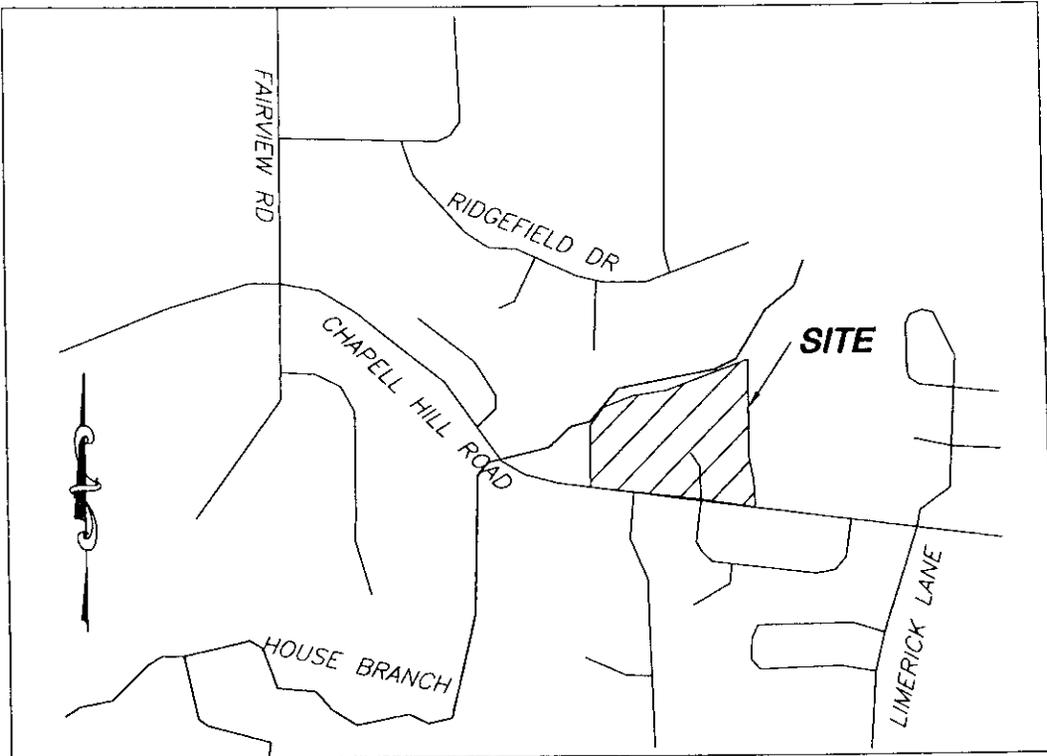
Dear Mr. Teddy:

Enclosed please find the legal description for the Road Dedication for Hillcrest Road and the Right-of-Way by Court Order that will no longer be required because we are proposing to remove all existing structures and redevelop the site.

We would like for you to process this request to vacate Hillcrest Road and the Right-of-Way. If you have any questions concerning this request, please contact me at the number below.

Sincerely

Zacary Forrer
A Civil Group



LOCATION MAP
NOT TO SCALE

"RIGHT-OF-WAY VACVATION EXHIBIT"

