

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

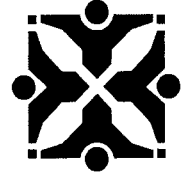
Short-Term Impact: None.

Long-Term Impact: None.

Vision, Strategic & Comprehensive Plan Impact

City of Columbia

701 East Broadway, Columbia, Missouri 65201



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.

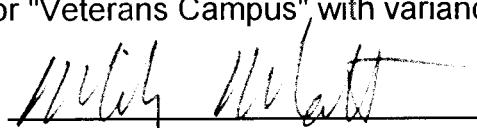
Legislative History

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



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps, Plats and Plans



15-120: Veterans Campus Sewer Easement Vacation

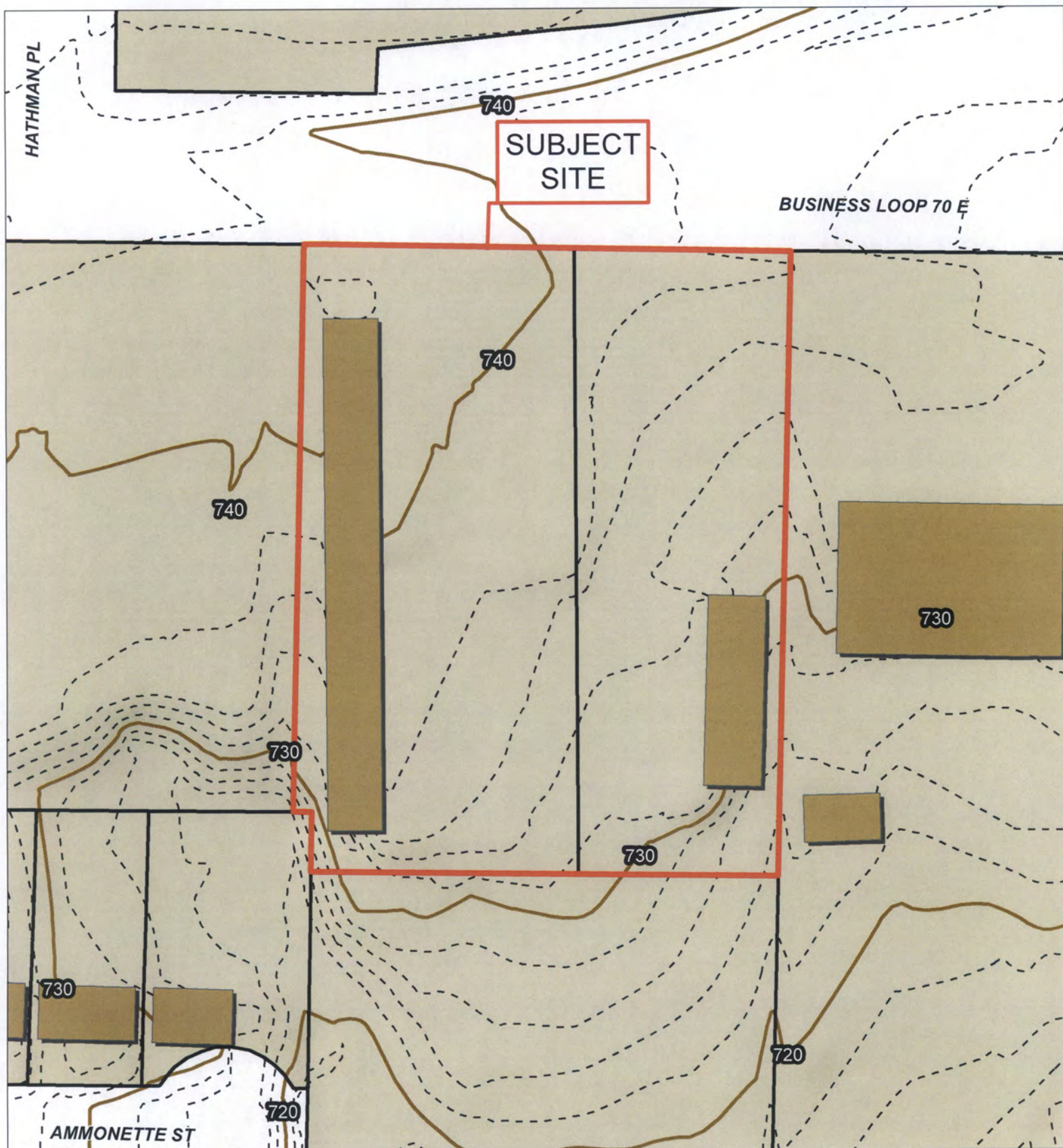


City of Columbia Zoning



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



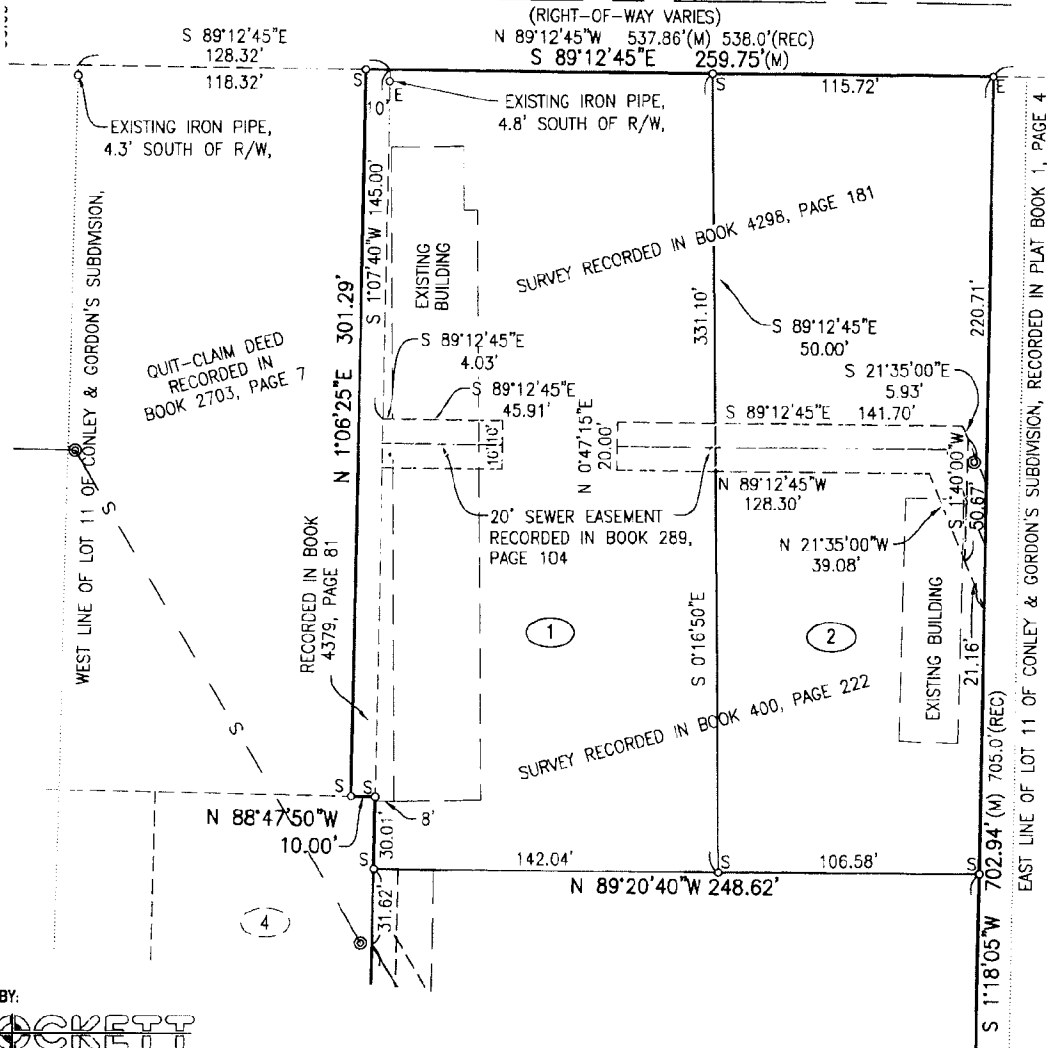
BUSINESS LOOP 70

(RIGHT-OF-WAY VARIES)

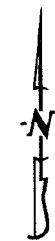
N 89°12'45"W 537.86'(M) 538.0'(REC)
S 89°12'45"E 259.75'(M)

VETERANS CAMPUS

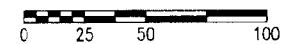
SANITARY SEWER EASEMENT VACATION
APRIL 24, 2015



SURVEY RECORDED IN BOOK 406, PAGE 171



SCALE: 1"=50'



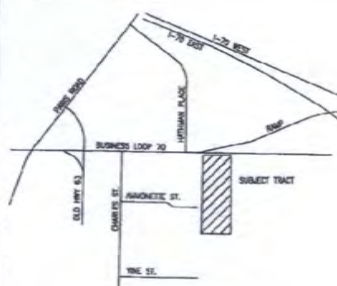
PREPARED BY:

CROCKETT
ENGINEERING CONSULTANTS

3100 North Stadium Boulevard
Columbia, Missouri 65202
(872) 447-0292

www.crockettengineering.com

FILED FOR RECORD IN BOONE COUNTY, MISSOURI
FROM DETAIL, RECORDED OF DEEDS



LOCATION MAP



SCALE 1"=50'
0 25 50

MARKERS ARE REFERENCED TO GRID
NORTH, OF THE MISSOURI STATE PLANE
COORDINATE SYSTEM (SCRS),
OBTAINED FROM GPS SURVEYING.

FLOOD PLAN STATEMENT:
THIS TRACT IS NOT LOCATED IN THE
100-YEAR FLOOD PLAIN AS SHOWN BY THE
FLOOD MAP PANEL NUMBER 280190383D,
DATED MARCH 12, 2011.

LEGEND:

- (E) EXISTING
- (S) SET
- (1/2") 1/2" IRON PIPE
(UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- (B) BOUND-OF-WAY MARKER
- (P.O.B.) POINT OF BEGINNING

NOTES:

- THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR SURVEY PROPERTY AS DEFINED BY MISSOURI BOARD RULE 30 FOR 2009-2010 SURVEYING (2004).
- A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
- THIS TRACT MAY BE SUBJECT TO THE FOLLOWING EASEMENTS: BOOK 197, PAGE 84; BOOK 240, PAGE 13; BOOK 289, PAGE 104.
- THIS TRACT IS NOT REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 134-230, ARTICLE 1 OF THE CITY OF COLUMBIA CODE OF ORDINANCES, ORIGINALLY PLATTED PRIOR TO 2007 (COLUMBIA CHARTER).

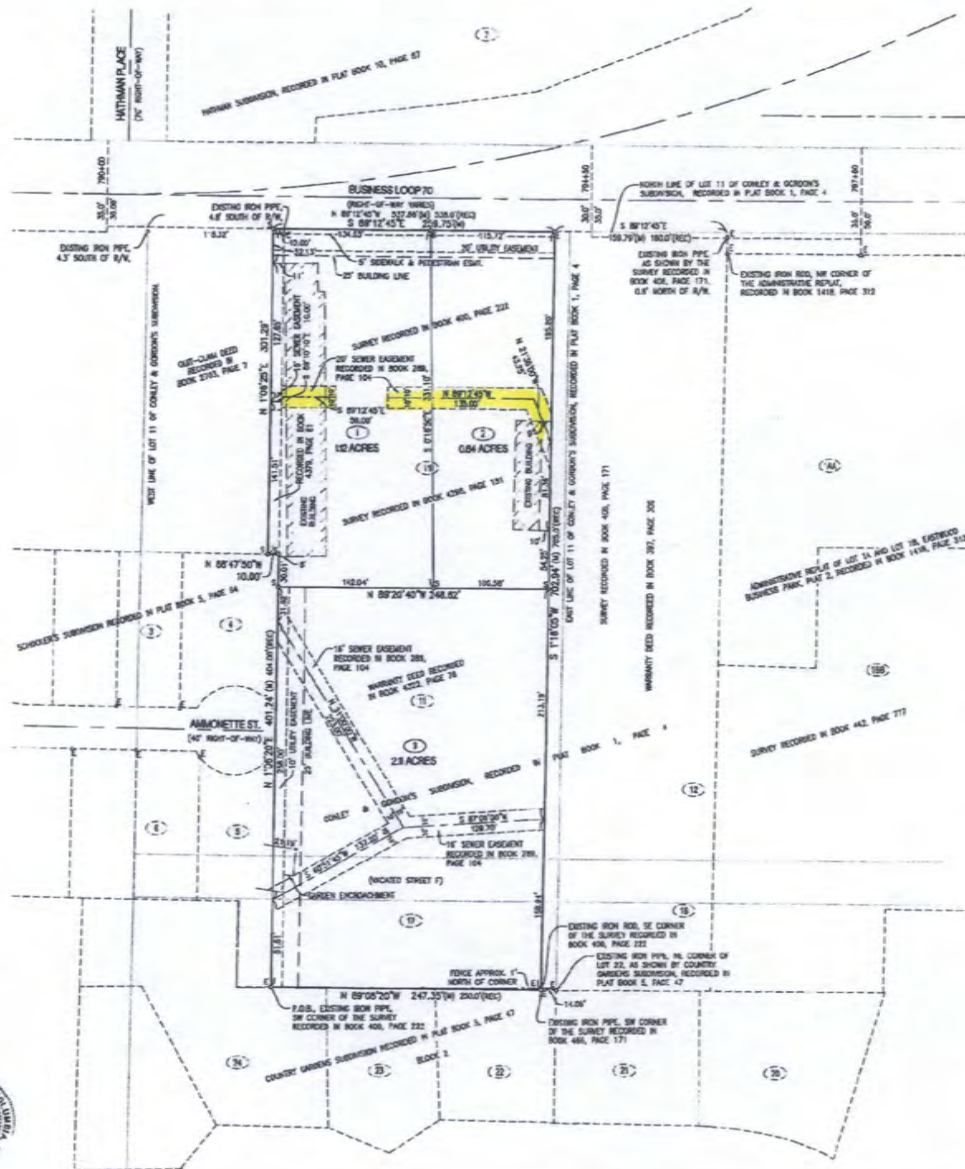
APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS 13TH DAY OF December, 2014.

SE: David L. Butler, CHAIRMAN

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS 20TH DAY OF December, 2015.

Robert L. Farris, MAYOR

Sheila Ann, City Clerk



FINAL PLAT VETERANS CAMPUS

A MINOR SUBDIVISION AND REPLAT OF LOTS 11 & 17 OF CONLEY AND GORDON'S SUBDIVISION, LOCATED IN PART OF THE NE 1/4 SECTION 7, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI
OCTOBER 22, 2014

CERTIFICATION:

I HEREBY CERTIFY THAT IN OCTOBER 2014, I COMPLETED A SURVEY AND SUBDIVISION FOR THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, OF 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 11 & 17 AND THE VICINITY BOUND-OF-WAY OF STREET F OF CONLEY & GORDON'S SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 4, AND BEING ALL OF THE LAND DESCRIBED BY THE WHOLLY DEED RECORDED IN BOOK 432, PAGE 78 AND THE SURVEY RECORDED IN BOOK 404, PAGE 122 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY SAID WHOLLY DEED RECORDED IN BOOK 432, PAGE 78, AND SHOWN BY SAID SURVEY RECORDED IN BOOK 404, PAGE 122, THENCE WITH THE LINE THEREON, N 10°20'12" E, 401.34 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED BY THE QUICK CLAIM DEED RECORDED IN BOOK 270, PAGE 5, THENCE WITH THE LINE OF SAID QUICK CLAIM DEED, IN 86°47'30" W, 10.00 FEET; THENCE N 10°20'12" E, 301.29 FEET TO THE SOUTHWEST CORNER OF SAID WHOLLY DEED RECORDED IN BOOK 432, PAGE 78; THENCE WITH SAID WHOLLY DEED RECORDED IN BOOK 432, PAGE 78, THENCE LEAVING SAID SOUTHWEST CORNER-OF-WAY LINE AND COMBINING WITH THE LINE OF SAID SURVEY, S 11°18'20" E, 702.34 FEET; THENCE N 89°28'20" E, 247.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.07 ACRES.

THIS SURVEY WAS MADE IN CONFORMANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

ORIONET ENGINEERING CONSULTANTS, LLC
2808 NORTH STANLEY BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000713304

David L. Butler
DAVID L. BUTLER, PLS-2000713304



STATE OF MISSOURI: 15
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 19TH DAY OF December, 2014.

Robert L. Farris
ROBERT L. FARRIS

NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14955697

RENEE T. FARRIS
Notary Public - Notary Seal
State of Missouri
Columbia County
Commission #14955697
My Commission Expires April 22, 2018

KNOW ALL MEN BY THESE PRESENTS:

THAT THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI IS THE SOLE OWNER OF THE HEREIN DESCRIBED TRACT AND THAT SAID COMPANY HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ADJACENT DRAWING. THE WHOLE TRACT OF SAID TRACT IS THE ADJACENT DRAWING IS HEREBY DEVOTED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE COMMISSION IS SHOWN, AND HEREBY DEVOTED TO THE CITY OF COLUMBIA FOR THE PUBLIC USE FOREVER. THE ADJACENT DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "VETERANS CAMPUS, FINAL PLAT".

IN WITNESS WHEREOF, THE HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF EXECUTIVE OFFICER, THIS 19TH DAY OF December, 2014.

HOUSING AUTHORITY OF THE CITY OF
COLUMBIA, MISSOURI

ATTEST: Robert L. Farris
DIRECTOR OF ASSET MANAGEMENT OF HOUSING AUTHORITY OF THE CITY OF COLUMBIA, MISSOURI

STATE OF MISSOURI: 15
COUNTY OF BOONE

ON THIS 19TH DAY OF December, 2014 BEFORE ME PERSONALLY APPEARED ROBERT L. FARRIS, WHO BY HIS ORAL TESTIMONY, DID SAY THAT HE IS THE DIRECTOR OF ASSET MANAGEMENT OF SAID HOUSING AUTHORITY OF COLUMBIA, MISSOURI AND THAT HE FURTHER ACKNOWLEDGES THIS INSTRUMENT TO BE HIS FREE ACT AND THE FREE ACT AND DEED OF SAID HOUSING AUTHORITY.

STATE OF MISSOURI: 15
COUNTY OF BOONE

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 19TH DAY OF December, 2014.

Robert L. Farris
ROBERT L. FARRIS

NOTARY PUBLIC
MY COMMISSION EXPIRES APRIL 22, 2018
COMMISSION NUMBER 14955697

RENEE T. FARRIS
Notary Public - Notary Seal
State of Missouri
Columbia County
Commission #14955697
My Commission Expires April 22, 2018

Recorded in Boone County, Missouri
Date and Time: 01/02/2015 @ 02:59:37 PM
Instrument #: 2015001158 Book: 49

Indexed: Yes
Recorded: Yes

Recorded: Yes

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