



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 18, 2016

Re: Discovery Park Subdivision Plat 3A – Right of Way Vacation (Case # 16-71)

## Executive Summary

Approval of the request will vacate right of way for Nocona Parkway and Arrendale Drive dedicated with the plat known as "Discovery Park Subdivision Plat 3A".

## Discussion

Columbia Civil Engineering Group (applicant) is requesting approval, on behalf of P1316, LLC (owner), to vacate approximately 1,700 feet of existing right of way for Nocona Parkway and Arrendale Drive that was dedicated with the "Discovery Park Subdivision Plat 3A". The request is being submitted in advance of a revised roadway layout (Case #16-72) that is being concurrently reviewed by staff. The 3.85-acre roadway parcel is located northwest of the intersection of Nocona Parkway and Discovery Parkway.

The portion of roadway sought to be vacated represents that portion of Nocona Parkway south of its existing construction, as seen on the attached locator maps, and provides connection to the existing intersection at Discovery Parkway east of Tolton High School. No lots have been platted or public utilities installed adjacent to the right of way sought to be vacated; therefore, there are no access or utility concerns associated with this request. If approved, the zoning of the former right of way will revert to C-P zoning which is consistent with the adjacent undeveloped property.

As noted, this request is also associated with revised right of way layout being concurrently reviewed (Case #16-72) which will be presented to Council in the future. The revised layout will ensure that the planned connection of Nocona Parkway to Discovery Parkway is completed. The new right of way will be consistent with the location shown on the approved preliminary plat.

The vacation has been reviewed by staff, meets all applicable regulations, and is supported. Locator maps and a vacation graphic are attached.

## Fiscal Impact

Short-Term Impact: None

Long-Term Impact: None



## Vision & Strategic Plan Impact

### Vision Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### 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

## Legislative History

Date	Action
6/1/2015	Ordinance #22447: Approved final plat of "Discovery Park Subdivision Plat 3A"
4/20/15	Resolution #71-15: Approved "Discovery Park Subdivision Preliminary Plat 2"

## Suggested Council Action

Approve the requested vacation of right of way for Nocona Parkway and Arrendale Drive.

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 96-16

**AN ORDINANCE**

vacating a portion of right-of-way along Nocona Parkway and Arrendale Drive within Discovery Park Subdivision Plat 3A; 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 certain right-of-way along Nocona Parkway and Arrendale Drive within Discovery Park Subdivision Plat 3A, more particularly described as follows:

ALL OF THE NOCONA PARKWAY RIGHT OF WAY AS SHOWN ON DISCOVERY PARK SUBDIVISION PLAT 3A RECORDED IN PLAT BOOK 49, PAGE 19. LOCATED IN SECTION 33, TOWNSHIP 48 NORTH, RANGE 12 WEST BOONE COUNTY, MISSOURI

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7 OF DISCOVERY PARK SUBDIVISION PLAT 2-B RECORDED IN PLAT BOOK 48, PAGE 45;

THENCE N68°16'55"E ALONG THE SOUTH RIGHT OF WAY LINE OF NOCONA PARKWAY, A DISTANCE OF 86.50 FEET; THENCE 281.05' ALONG A 552.25 FOOT NON-TANGENT CURVE TO THE RIGHT (HAVING A CHORD OF S07°08'20"E, A DISTANCE OF 278.03 FEET); THENCE S07°26'25"W, A DISTANCE OF 200.00 FEET; THENCE 95.71' ALONG A 467.75 FOOT CURVE TO THE LEFT (HAVING A CHORD OF S01°34'40"W, A DISTANCE OF 95.54 FEET); THENCE S04°17'00"E, A DISTANCE OF 527.52 FEET; THENCE 35.51' ALONG A 32.00 FOOT CURVE TO THE LEFT (HAVING A CHORD OF S36°05'05"E, A DISTANCE OF 33.72 FEET); THENCE 143.57' ALONG A 108.00 FOOT CURVE TO THE RIGHT (HAVING A CHORD OF S29°47'50"E, A DISTANCE OF 133.23 FEET); THENCE 37.16' ALONG A 32.00 FOOT CURVE TO THE LEFT (HAVING A CHORD OF S24°50'05"E, A DISTANCE OF 35.11 FEET); THENCE 66.02' ALONG A 417.75 FOOT CURVE TO THE LEFT (HAVING A CHORD OF S62°38'00"E, A DISTANCE OF 65.95 FEET); THENCE S67°09'35"E, A DISTANCE OF 130.50 FEET; THENCE S74°27'25"E, A DISTANCE OF

112.52 FEET; THENCE S22°54'55"W, A DISTANCE OF 125.89 FEET; THENCE N61°00'10"W, A DISTANCE OF 74.75 FEET; THENCE N54°15'20"W, A DISTANCE OF 76.47 FEET; THENCE N67°09'35"W, A DISTANCE OF 93.09 FEET; THENCE 102.75' ALONG A 504.25 FOOT CURVE TO THE RIGHT (HAVING A CHORD OF N61°19'20"W, A DISTANCE OF 102.57 FEET); THENCE 28.19' ALONG A 32.00 FOOT CURVE TO THE LEFT (HAVING A CHORD OF N80°43'15"W, A DISTANCE OF 27.29 FEET); THENCE 70.44' ALONG A 108.00 FOOT CURVE TO THE RIGHT (HAVING A CHORD OF N87°16'20"W, A DISTANCE OF 69.20 FEET); THENCE 34.81' ALONG A 32.00 FOOT CURVE TO THE LEFT (HAVING A CHORD OF S80°14'35"W, A DISTANCE OF 33.12 FEET); THENCE S48°59'05"W, A DISTANCE OF 17.20 FEET; THENCE N40°55'25"W, A DISTANCE OF 66.00 FEET; THENCE N48°59'05"E, A DISTANCE OF 17.20 FEET; THENCE 34.81' ALONG A 32.00 FOOT CURVE TO THE LEFT (HAVING A CHORD OF N17°54'30"E, A DISTANCE OF 33.12 FEET); THENCE 112.92' ALONG A 108.00 FOOT CURVE TO THE RIGHT (HAVING A CHORD OF N16°41'35"E, A DISTANCE OF 107.84 FEET); THENCE 28.44' ALONG A 32.00 FOOT CURVE TO THE LEFT (HAVING A CHORD OF N21°10'50"E, A DISTANCE OF 27.52 FEET); THENCE N04°17'00"W, A DISTANCE OF 544.22 FEET; THENCE 113.41' ALONG A 554.25 FOOT CURVE TO THE RIGHT (HAVING A CHORD OF N01°34'40"E, A DISTANCE OF 113.21 FEET); THENCE N07°26'25"E, A DISTANCE OF 200.00 FEET; THENCE 237.03' ALONG A 465.75 FOOT NON-TANGENT CURVE TO THE LEFT (HAVING A CHORD OF N07°08'20"W, A DISTANCE OF 234.48 FEET) TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 167,950 SQUARE FEET OR 3.85 ACRES AND IS THE RIGHT OF WAY AS SHOWN ON PLAT BOOK 49, PAGE 19 OF THE BOONE COUNTY RECORDS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR NOT OF RECORD, IF ANY.

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 \_\_\_\_\_, 2016.

ATTEST:

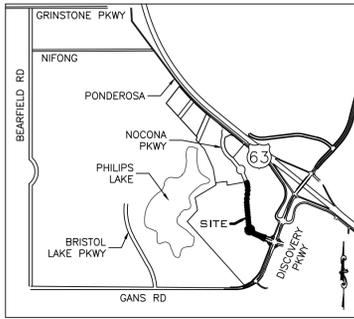
\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

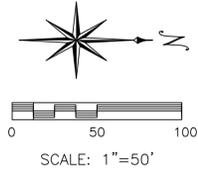
APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor

SUPPORTING  
DOCUMENTS FOR  
THIS AGENDA ITEM



LOCATION MAP



RIGHT OF WAY VACATION EXHIBIT  
 ALL OF THE NOCONA PARKWAY RIGHT OF WAY AS SHOWN BY DISCOVERY PARK SUBDIVISION PLAT 3A  
 RECORDED IN PLAT BOOK 49, PAGE 19.  
 LOCATED IN SECTION 33, TOWNSHIP 48N, RANGE 12W  
 SUBMITTED NOVEMBER 18, 2015

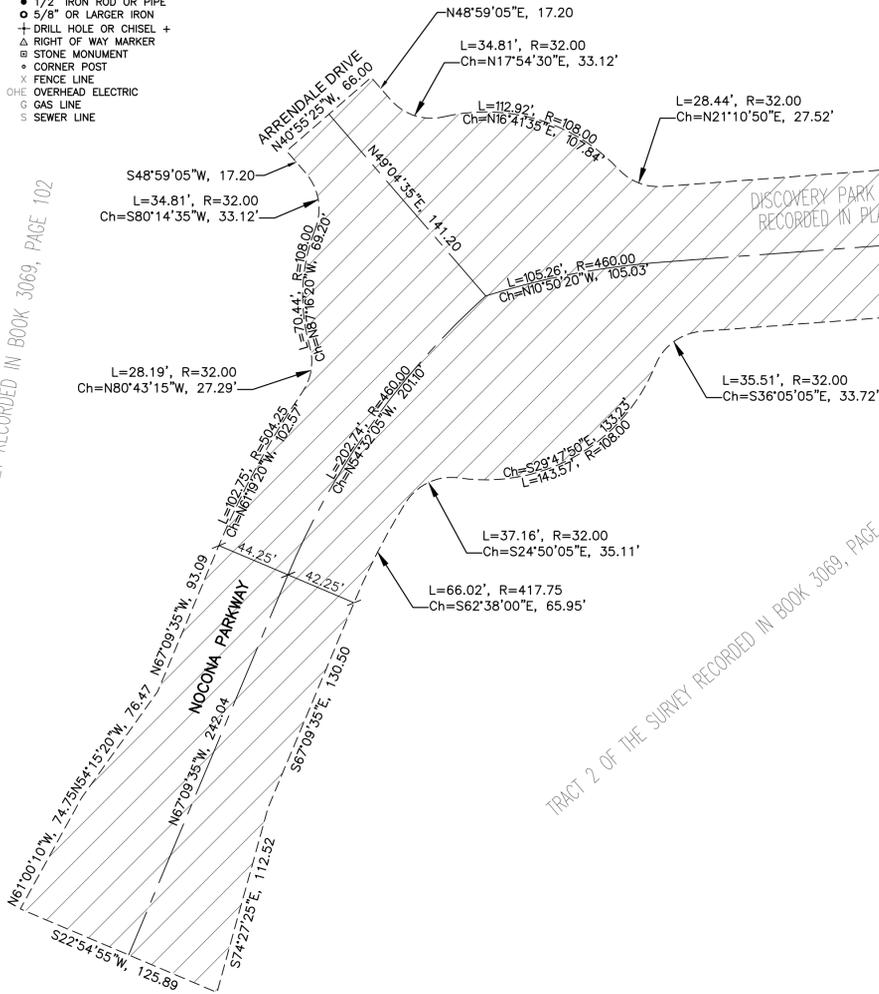
RIGHT OF WAY (TO BE VACATED)

TRACT 2 OF THE SURVEY RECORDED IN BOOK 3069, PAGE 102

DISCOVERY PARK PLAT 2-B  
 RECORDED IN PLAT BOOK 48, PAGE 45

LEGEND

- S SET
- F FOUND
- DH DRILL HOLE
- PM PERMANENT MONUMENT
- 1/2" IRON ROD OR PIPE
- 5/8" OR LARGER IRON
- + DRILL HOLE OR CHISEL +
- △ RIGHT OF WAY MARKER
- STONE MONUMENT
- CORNER POST
- x FENCE LINE
- OVERHEAD ELECTRIC
- G GAS LINE
- S SEWER LINE



DESCRIPTION

ALL OF THE NOCONA PARKWAY RIGHT OF WAY AS SHOWN ON DISCOVERY PARK SUBDIVISION PLAT 3A RECORDED IN PLAT BOOK 49, PAGE 19. LOCATED IN SECTION 33, TOWNSHIP 48 NORTH, RANGE 12 WEST BOONE COUNTY, MISSOURI

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STEVEN R. PROCTOR, P.L.S. 2000148666  
 Date: MARCH 5, 2016



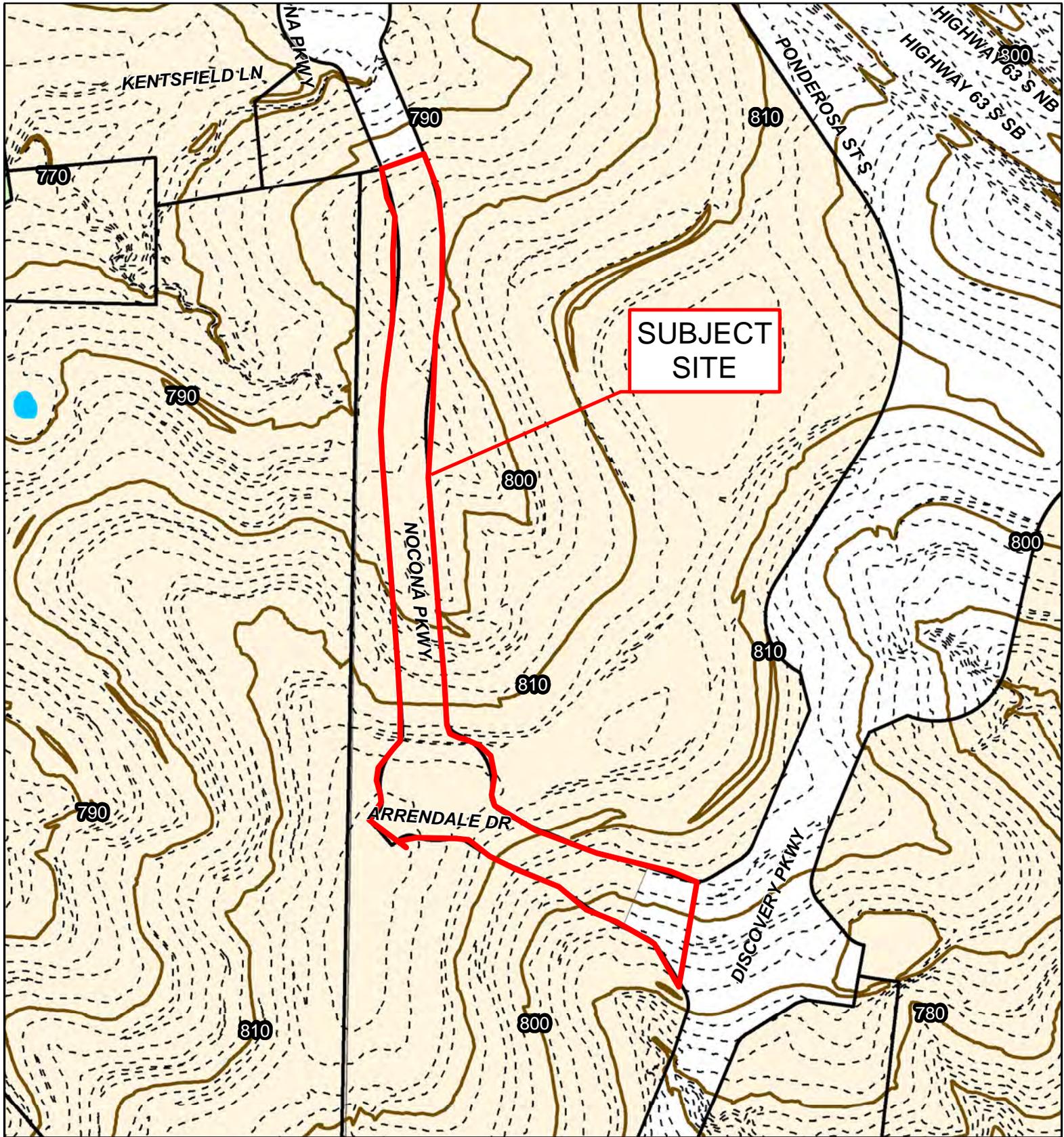
2015 Orthophoto Source: Boone County Assessor

# Case #16-71: Discovery Park Plat 3A ROW Vacation



- 
 City\_Zoning
- 
 Parcels
- 
 100-Year Flood Plain
- 
 Columbia City Limit





## Case #16-71: Discovery Park Plat 3A ROW Vacation



- 10 Foot Contour Lines
- 2 Foot Contour Lines
- Parcels
- Building Footprint
- Bodies of Water
- 100-Year Flood Plain





## Case #16-71: Discovery Park Plat 3A ROW Vacation



- |  |  |   |
|--|--|---|
| <ul style="list-style-type: none"> <li><span style="color: green;">●</span> City Sanitary Structure</li> <li><span style="color: orange;">●</span> Private Sanitary Structure</li> </ul> | <ul style="list-style-type: none"> <li><span style="color: green;">—</span> City Sanitary Line</li> <li><span style="color: orange;">—</span> Private Sanitary Line</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> Building Footprint</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D3D3D3; border: 1px solid black;"></span> Parcels</li> </ul> |
|--|--|---|

