



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 2, 2023

Re: Old Hawthorne Plat No. 11A – Final Plat (Case #127-2023)

Executive Summary

This request would approve a 4-lot replat of Lot 1118, 1119, 1120, and 1121 of Old Hawthorne Plat No. 11 and dedicate an expanded drainage easement between Lots 1120 and 1121. The replat will be known as “*Old Hawthorne Plat No. 11A*” and the adjusted lots will be shown as Lots 1118A, 1119A, 1120A, and 1121A. The replat is necessary to address setback encroachments on each lot that occurred as the existing homes were constructed. The expanded easement is to resolve a situation that exists on Lot 1120 (future Lot 1120A) whereby the constructed home is within a 16-foot drainage easement and over an existing storm sewer line.

The existing storm sewer line has been relocated and put into service between the homes on future Lots 1120A and 1121A. The former storm sewer line has been abandoned (in place) and a separate request to vacate approximately 8-feet of the original 16-foot easement will be pursued under separate cover following approval of this replat.

Discussion

Crockett Engineering (agent), on behalf of New Haven Custom Homes LLC, Sliver Leaf Holdings, LLC, John, Jr. and Teresa Elliston, and James, Jr. and Deborah Richards (owners), seek approval of a 4-lot replat containing Lots 1118, 1119, 1120, and 1121 of Old Hawthorne Plat No. 11 to be known as Lots 1118A, 1119A, 1120A and 1121A of “*Old Hawthorne Plat No. 11A*”. Additionally, the replat proposes the expansion of a drainage easement located between existing Lots 1120 and 1121 that will accommodate a relocated storm sewer line over which the existing home on Lot 1120 is constructed.

The purpose of the replat is to correct setback encroachments on each of the four lots that occurred at the time the homes were built. Furthermore, the replat will address a drainage easement encroachment on existing Lot 1120 (future Lot 1120A) which has resulted in the constructed structure to encroach approximately 8-feet into an existing 16-foot drainage easement and over an existing storm sewer line.

The existing storm sewer line between the structures on existing Lots 1120 and 1121 (future Lots 1120A and 1121A) has been relocated within the center of the expanded easement and placed into service. The former storm sewer line has been abandoned (in place) and the approximate 8-feet of easement area that the structure on Lot 1120 (future Lot 1120A) extends over will be requested to be vacated under separate cover. Such vacation is necessary to ensure the constructed home is not encumbered by the existing easement.



Following the future easement vacation, there will remain a 15.64-foot wide drainage easement. This is the maximum easement possible given existing site conditions. The retained easement width has been determined to be sufficient to accommodate the installed infrastructure and will not result in either home on future Lots 1120A or 1121A being located with the easement.

This request has been reviewed by both internal and external staff. Following this review, the plat and easement expansion were found to comply with the provisions of the UDC. Staff recommends approval of the plat.

Locator maps and the final plat are attached for review.

Fiscal Impact

Short-Term Impact: None anticipated. Storm sewer line was previously relocated by the applicant and has been accepted for service by the City.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. electric, roads, sewer, and water) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
10/21/13	Approved Old Hawthorne Plat No. 11 (Ord. 021852)

Suggested Council Action

Approve requested 4-lot replat to be known as “Old Hawthorne Plat No. 11A”.