



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: May 1, 2017

Re: Deerfield Ridge Plat 2 - Easement Vacation (Case #17-98)

Executive Summary

Approval of this request would result in the vacation of an existing 16-foot wide utility easement, across Lots 45 and 54 of Deerfield Ridge, Plat 2.

Discussion

The applicant, Allstate Consultants, on behalf of owners DFR, LLC (Lot 45) and Lake Sundance Lake Owners Association (Lot 54), requests that the City vacate the existing 16-foot wide utility easement located on their properties. Much of the easement is parallel to the eastern edge of Scott Boulevard, and sits approximately 115 feet east of the Scott Boulevard right-of-way. The northernmost 40-foot section of the easement turns perpendicular to the roadway and ends at the east property boundary of Lot 55 (see attached vacation graphic).

The easement was initially dedicated across Lots 44, 45 and 54 of Deerfield Ridge, Plat 2, which was approved in July of 2008. The easement was needed to facilitate access to a sewer pump station that was to be located within Lot 55. Subsequent changes to the development included relocation of the pump station and reconfiguration of the sewer system serving Lot 45.

A 20-foot length of the existing easement is to remain at the southern edge of Lot 45 to enable the lot to connect to the public sewer. The remaining portion of the existing easement to the north is unnecessary and its vacation is supported by staff. No additional utilities were identified as being located within or potentially being effected by the proposed vacation of the easement.

Locator maps and vacation graphic are attached for reference.

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: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
7/18/2008	Approval - Deerfield Ridge, Plat 2 (B181-08)

Suggested Council Action

Approve the requested utility easement vacation.