



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 2, 2019

Re: Bergen's and Crouch's Addition Utility Easement Vacation (Case #13-2020)

## Executive Summary

Approval will vacate existing utility easements that were secured over a vacated 12-foot wide alley and a vacated 40-foot wide street. The 12-foot wide easement is currently not in use and would be vacated in its entirety. The 40-foot wide easement is proposed to be reduced to 16-feet in width to accommodate an existing sanitary sewer line. A replacement easement is proposed as part of a concurrent replat (Case # 12-20). The easements are requested to be vacated as they will impede the applicant's ability to redevelop the site.

## Discussion

A Civil Group (agent), on behalf of Columbia Housing Authority (owner), are seeking to vacate and reduce the width of two utility easements on property located at the northwest corner of Providence Road and Park Avenue. The vacation and width reduction are sought to facilitate the reconstruction of dwelling units on site.

The easements were reserved at the time that a 12-foot alley and a 40-foot wide street had been previously platted within the subject site. The alley and street have since been vacated, but the easements were retained. The 12-foot wide easement is currently not in use (a building covers part of the easement) and sought to be vacated in its entirety. The 40-foot wide easement is improved with a sanitary sewer line centered within the easement. The 40-foot easement is excessive and can be reduced to a 16-foot easement which is sufficient for future maintenance.

This request is related to a concurrent replat of the property (Case #12-2020) which proposes to combine multiple lots under the Housing Authority's ownership. The replat would eliminate the issue of future reconstruction crossing existing property lines and result in the dedication of the new 16-foot easement proposed to replace the 40-foot easement in which the existing sewer line is located. The replat is scheduled for consideration by the Planning and Zoning Commission at its December 5 meeting and would be considered by Council on January 6, 2020.

This request has been reviewed by both internal and external departments and agencies and is supported. No utility relocation work is required. Staff supports the vacation of the 12-foot easement in its entirety and the reduction of the 40-foot easement to 16-feet given that the replat of the subject easement and adjoining property is being concurrently processed and scheduled for formal action.

Locator maps and vacation graphic are attached.



## Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

## Strategic & Comprehensive Plan Impact

### 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
NA	NA

## Suggested Council Action

Approve the vacation of the utility easements as requested.