



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 18, 2017

Re: TKG University Centre - Easement Vacation (Case #17-200)

## Executive Summary

Approval of this request would result in the vacation of three existing, partially improved utility easements retained by the City within the former rights-of-way (vacated in 1996) of Locust Street, Second Street, and an east-west alley on the subject property. The requested vacations are sought in advance of a consolidation plat of the site which is located south of Lucky's Supermarket at the southwest corner of Locust Street and Providence Road.

## Discussion

Engineering Surveys and Services, on behalf of TKG University Centre, LLC (owner) requests vacation of the three utility easements depicted on the attached easement vacation graphic. The subject easements are located within the former rights-of-way of Second Street, Locust Street, and an east-west alley that were vacated in 1966 (Ord. No. 2949). At the time of the vacation easement rights were retained over the rights of way for the purpose of construction and maintenance of public utilities.

The vacation request is being submitted in advance of a forthcoming final plat of the property (Case # 17-199) which will dedicate the following:

- A new 16-foot sewer easement to cover the sewer line that enters the property from the north, within the Second Street easement, and turns to the east within the alley;
- A 10-foot utility easement along the eastern frontage of the property to facilitate an existing overhead power line, which staff review found to be necessary;
- And, a 10-foot wide utility easement over an existing water line that enters the property near the northwest corner and then jogs to the northern property line then terminates near the southwest corner of Lucky's Supermarket.

This request has been reviewed by the Utility Department and is supported. The easement dedications shown within the final plat of the property (Case # 17-199) have been determined to be sufficient to ensure continuous infrastructure service to the subject site and surrounding properties.

The proposed final plat (Case # 17-199) was considered by the Planning and Zoning Commission on December 7, 2017, and recommended for approval. It is tentatively scheduled for Council introduction on January 2, 2018, and final approval on January 16, 2018.

Locator maps and vacation graphic are attached for reference.



## Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.

## Comprehensive & Strategic 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
3/9/1966	Vacation of Second and Locust Streets (Ord. 2949)

## Suggested Council Action

Approve the requested easement vacations.