



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: November 2, 2020

Re: Lots 219A and 220A Copperstone Plat 7 Easement Vacation (Case #177-2020)

Executive Summary

Approval will vacate portions of an existing drainage easement located across Lots 219A and 220A *Copperstone Plat 7*.

Discussion

A Civil Group (agent), on behalf of Jonathon & Magen Bellmer and Woodland Hills Properties, LLC (owners), is seeking approval to vacate an existing easement dedicated for drainage purposes and generally located on Lots 219A and 220A *Copperstone Plat 7*. The subject site is located on the east side of Silver Valley Drive, approximately 300 feet north of Copperstone Creek Drive, and includes addresses 4416 & 4420 Silver Valley Drive.

When originally platted, Lots 219A and 220A were shown with a drainage easement crossing the center of the lots. This encumbrance requires proposed home construction to occur toward the rear of the lots which is not characteristic of the surrounding construction. The applicant is proposing a change in the grading of the lots which would remove the need for the drainage easement thereby allowing, if the vacation is approved, future home construction to occur closer to the front of the lot similar to surrounding properties.

It should be noted that the lots are also presently encumbered by a sidewalk located between them which is part of a unique sidewalk network found within the Copperstone subdivision. The sidewalk would not be impacted by the proposed regrading of the lots or the easement vacation and will be retained for the benefit of the subdivision's residents.

Staff has reviewed revised grading plans that would accommodate drainage requirements; therefore, there is no objection to the vacation of the easement. Once plot plans for the individual houses are approved, the sites would be regraded per the revised drainage plans prior to the construction of houses on the two lots.

Locator maps, approved *Copperstone Plat 7*, and a vacation graphic are attached for review.

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
8/20/2012	Approved the final plat of <i>Copperstone Plat 7 (Ord. # 21386)</i>

Suggested Council Action

Approve the vacation of the drainage easement.