



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 18, 2017

Re: Rockbridge Subdivision Block IX Easement Vacation (Case #18-16)

## Executive Summary

Approval of the request will vacate an existing eight-foot wide utility and drainage easement that is no longer necessary.

## Discussion

Engineering Surveys and Services (agent), on behalf of Michael Joe and Mary Powell (owners), seeks the vacation of portions of a utility easement and a drainage easement located on Lot 3 of *Rockbridge Subdivision Block IX*. The subject property is located at the northwest corner of Monterey Drive (private) and Providence Outer Road and is addressed as 3901 S. Providence Road.

The easement was originally dedicated in 1986 with approval of the final plat of *Rockbridge Subdivision Block IX*. This development has undergone multiple replats since the original plat was approved, and several subsequent replats did not reflect the existing easements in question (see attached narrative by applicant). In addition, several easement vacations have been granted for other portions of this same easement on surrounding properties.

Since the original easements were dedicated, a building was constructed that conflicts with the location of a portion of these easements, thus precipitating the requested easement vacation. Staff has determined that there are no public utilities within the easements and there are no plans to utilize them for future improvements. Staff has further determined that vacation of the easements will not impact provision of utility services to the existing buildings on the site. Given these determinations, staff recommends that the existing easements be vacated.

Locator maps, applicant narrative, and a vacation graphic are attached for reference.

## Fiscal Impact

Short-Term Impact: None.

Long-Term Impact: None.



## Strategic & Comprehensive Plan Impacts

### [Strategic Plan Impacts:](#)

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

### [Comprehensive Plan Impacts:](#)

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

## Legislative History

Date	Action
7/5/1989	Approval of final plat of Rockbridge Subdivision Block IX (Ord. #12285)

## Suggested Council Action

Approve the vacation request.