



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 5, 2016

Re: GRD Properties, LLC – Easement Vacations (Case #17-2)

Executive Summary

Approval of the request will result in the vacation of two unused electric utility easements located along the east and west sides of the former Days Inn site, addressed as 1900 I-70 Drive SW, which is being redeveloped as an automotive dealership.

Discussion

The applicant, Crockett Engineering Consultants on behalf of GRD Properties, LLC (owner), requests vacation of two electric easements located on their property. The first is located to the east of Beverly Drive along the site's western boundary and the second is south of I-70 Drive SW along the site's eastern boundary.

A hotel was recently demolished to accommodate redevelopment of the site and the adjoining parcels to the east with an automotive dealership. The west easement proposed to be vacated was needed to support electric service to the former hotel. This easement is no longer needed since new underground electric service will be provided to the redeveloped site on its eastern boundary.

The east easement to be vacated was recorded in Book 4618, Page 147 and coincided with an existing overhead electric line that was to be placed underground with the proposed redevelopment of the subject site. The dealership site plan was approved with this easement being shown; however, prior to City Water & Light (CWL) commencing work to the existing overhead line a revised site plan was submitted for the dealership.

The revised site plan showed that the lots to the east of the easement were being incorporated into overall dealership site plan and would be used for additional parking. Upon notification of this change, CWL recommended relocation of the easement to the east perimeter of the dealership site, removal of the old overhead line, and replacement with a new underground circuit to serve the new dealership. A new easement will be dedicated by separate document or by a future plat prior to the certificate of occupancy being issued for the new dealership.

Staff has reviewed and supports the requested easement vacations. 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: 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
N/A	N/A

Suggested Council Action

Approve the requested easement vacations.