



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: March 20, 2017

Re: GRD Properties, LLC – Easement Vacations (Case #17-41)

## Executive Summary

Approval of the request will result in the vacation of unused and redundant utility, water, and sewer easements located along the south and east sides of the commercial redevelopment site addressed 1900 I-70 Drive Southwest.

## Discussion

The applicant, Crockett Engineering Consultants, on behalf of GRD Properties, LLC (owner), is requesting to vacate easements located on their property. The easements are unnecessary to support the site's redevelopment and are redundant to other existing easements that provide electric, water and sewer service to the property.

The subject site is comprised of three survey tracts which, until recently were developed with a hotel (addressed 1900 I-70 Drive Southwest) and a small commercial building (addressed 1812 I-70 Drive Southwest). These structures have been demolished, and construction of a new automotive dealership is nearing completion. While the new development effectively consolidates the three tracts into a single development parcel by building over existing property lines, the applicant has submitted a request to formally consolidate the tracts into a single lot via the City's subdivision process. The consolidation plat is under review and will be submitted at a later date for Council consideration.

In advance of the future consolidation plat, the applicant is requesting the vacation of the following easements which are depicted on the attached vacation diagram:

1. A ten-foot wide utility easement along the south property line and a portion of the east side of the Tract 3 (yellow highlight). This easement covers an existing sewer line serving other properties. A duplicate utility easement (Book 340, Page 315) covers the sewer, making the subject easement redundant and unnecessary.
2. An 8-foot wide utility easement along the west side of Tract 2, widening to 16 feet on Tract 1 (green highlight). This easement is no longer needed since electric lines have been relocated to the eastern perimeter of the dealership site. A new easement has been submitted and will be dedicated by separate document. This easement will also be referenced on the proposed consolidation plat at the time it is presented for recording.



3. A 15-foot wide water and sanitary sewer easement along the east side of Tract 2 (orange highlight). This easement does not contain water or sewer utilities and is no longer needed.

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.