



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 21, 2024

Re: Merideth Drive – Utility Easement Dedication (Case # 201-2024)

Executive Summary

Approval of this request will result in the dedication of a 25-foot wide utility easement providing access to existing city utilities that are presently located within the western 25-foot portion of Merideth Drive to be vacated. The vacation request will be introduced concurrently with this dedication request under separate cover on the Council's October 21 agenda.

The proposed vacated portion of Merideth Drive, combined with the adjacent undeveloped land to the west within the Atkinson Woods Plat 1 subdivision, supports development of eight single-family attached homes and two duplexes. Acceptance of the new utility easement is a prerequisite to the partial vacation of Merideth Drive to ensure access to the existing utilities is maintained following the vacation.

Discussion

A Civil Group (agent), on behalf of Starr Property Investments LLC (owner), proposes the dedication of a 25-foot wide utility easement that will secure the City's ability to maintain and access existing city utilities located within the platted right of way of Merideth Drive. This request is being presented concurrently with consideration of a partial vacation of Merideth Drive (Case # 201-2024) which appears under separate cover on the Council's October 21, 2024 agenda.

During the review of the requested partial vacation of Merideth Drive staff identified the need to retain public utility easement rights for utilities located within the roadway corridor. The applicant chose to dedicate a 25-foot easement, exceeding the minimum easement dimension of 16 feet. This larger easement is located over the same right of way proposed to be vacated. The larger easement provides sufficient area to cover all existing utilities. The acceptance of the proposed easement dedication is a prerequisite to the vacation of the western 25-feet of Merideth Drive.

The attached easement document has been reviewed and approved by internal staff and meets all established criteria for its acceptance.

Locator maps as well as the easement legal description and exhibit are attached for review.



Fiscal Impact

Short-Term Impact: None anticipated within the next 2 years. All costs associated with any potential removal or relocation of existing utilities would be borne by the applicant.

Long-Term Impact: Future impacts may include increased costs associated with the provision of public safety, public infrastructure (sewer/water), and trash collection services as well as roadway infrastructure maintenance due to the adjacent site's redevelopment. Such increased costs may or may not be off-set by additional user fees or increased taxes.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Resilient Economy, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Accept the "Grant of Easement for Utility Purposes" as offered by Starr Property Investments, LLC.