



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 19, 2024

Re: The Cottages of Northridge, Plat 1 – Easement Vacation (Case # 73-2024)

Executive Summary

Approval of this request will authorize the vacation of a portion of an existing sewer easement currently encumbering Lot 116 of "The Cottages of Northridge, Plat 1." The easement was created prior The Cottages subdivision and is no longer needed.

Discussion

Crockett Engineering (agent), on behalf of Hemme Construction, LLC (owners), is requesting the vacation of a segment of an existing 16-foot sanitary sewer easement which currently crosses Lot 116 of "The Cottages of Northridge, Plat 1." The sewer line was relocated in conjunction with infrastructure improvements for Northridge subdivision. Therefore, the easement, which encumbers a significant portion of the buildable area of Lot 116 is no longer needed.

The existing easement encumbering Lot 116 was dedicated in 1976 for the purpose of serving "Blue Ridge Subdivision, Part 16," which lies immediately to the west of the subject site. However; with the platting of the Cottages of Northridge additional easements were platted on the north side of the Lot 116 and along both street frontages of Bragg Court to facilitate relocation of the main. The main was rerouted during the initial construction phase of the development making the existing portion of the easement crossing Lot 116 redundant.

The portion of the easement to be vacated contains 591 square-feet and lies across the center of the buildable area of Lot 116, stretching diagonally from the northwest to the southeast. The easement encumbrance makes the lot unbuildable and must be vacated prior to any construction activities on the lot. The requested vacation will eliminate that portion of the easement lying within the buildable area of Lot 116 between the required setbacks and the newly acquired easements along the lot's boundaries which now accommodate the relocated sewer main.

The proposed easement vacation has been reviewed by all applicable departments and found to be appropriate. The rerouted sanitary sewer main has been accepted by the City for maintenance.

Locator maps and an easement vacation exhibit are attached.



Fiscal Impact

Short-Term Impact: No anticipated costs over the next two years.

Long-Term Impact: No anticipated costs beyond two years.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Environmental Management

Legislative History

Date	Action
11/21/2022	Approved – “The Cottages of Northridge Plat 1.” (Ord 025198)
12/06/1976	Approved – dedication of the subject sewer easement. (Ord 07259)

Suggested Council Action

Approve the requested easement vacation.