



Legislation Text

File #: 20-187, Version: 1

TO: Mayor Bien-Willner and Town Council Members

FROM: Jill Keimach, Town Manager
Jeremy Knapp, Community Development Director
George Burton, Senior Planner

DATE: May 14, 2020

DEPARTMENT: Community Development

AGENDA TITLE:

MI-20-01. Discussion on Release of Drainage Easement at 3310 E. Stella Lane (APN 164-05-125)

REQUEST:

The applicant is requesting a release and abandonment of an existing drainage easement.

BACKGROUND:

History and Scope of Request

3310 E. Stella Lane was created via the Preserve at Lincoln subdivision on February 26, 2004. During the subdivision plat process, a drainage easement was recorded in accordance with the existing site conditions and development standards at that time. On October 30, 2019, the existing drainage easement was modified to accommodate a new single family residence. The easement was relocated to the east side of the property and the house is currently under construction. A copy of the Preserve at Lincoln II easement modification map is enclosed for reference.

There is an existing subdivision wall located along the north property line of the subject lot and the Preserve at Lincoln subdivision. The drainage report and project narrative identify that there are no drainage openings in the subdivision wall and that any flows north of the wall are directed east. The storm water is routed to an eastern wash (located near 6340 N. 34th Place) by the vertical curb and gutter on Lincoln Drive. There is a curb opening along Lincoln Drive, which allows the water to enter the eastern wash. Also, the subject property will retain its 100-year 2-hour storm water on site. Due to these factors, the applicant is requesting a release/abandonment of the existing drainage easement. The drainage report and grading and drainage plans for this property have been reviewed by the Town Engineer who has determined this request is consistent with Town Code.

The new plat illustrates the location of the existing drainage easement to be released and the abandonment is compliant with the Town's Storm Drainage Design Manual requirements. A release of easement is a non-administrative land modification that requires Town Council approval and Resolution 2020-13 will authorize the release and abandonment of the subject drainage easement.

Public Comment

Neighborhood notification is not required for work sessions. However, all property owners located within a 500' radius will be notified of the public meeting date.

Next Steps

The drainage easement release/abandonment is scheduled for public meeting review at the June 11, 2020 Town Council meeting.

ATTACHMENT(S):

- A - Application
- B - Vicinity Map & Related Information
- C - Narrative
- D - Preserve at Lincoln III Map of Easement Release
- E - Resolution 2020-13
- F - Drainage Report
- G - Preserve at Lincoln II Map of Easement Modification
- H - PowerPoint Presentation