Legislation Text

File #: 20-237, **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: **June 11, 2020**

DEPARTMENT: Community Development

AGENDA TITLE:
Consideration of Release of Drainage Easement at 3310 E. Stella Lane (APN 164-05-125)

RECOMMENDATION:
Adopt Resolution 2020-13, authorizing the release and abandonment of a drainage easement located at 3310 E. Stella Lane.

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 the 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 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 or abandonment of the subject drainage easement.

Town Council Discussion
The Town Council discussed this release of easement at the May 14th work study session. The Council asked questions regarding the request but did not request any edits nor additional information.

Public Comment
All property owners located within a 500' radius were notified of the public meeting date. Staff received one inquiry regarding this request. A copy of the inquiry is enclosed for reference.

Next Steps
The Council may approve, deny, or continue the request to abandon the drainage easement.

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 - Notification Materials
H - Public Comment
I - Preserve at Lincoln II Map of Easement Modification
J - PowerPoint Presentation