



MEMORANDUM

DATE: April 25, 2022

TO: Honorable Mayor and City Councilmembers
Dave Perrault, City Administrator

FROM: Jessica Jagoe, City Planner

SUBJECT: **Planning Case # 22-006**
Applicant: Scannell Properties, LLC
Property Location: Lot 1, Block 1, Gateway Interstate
Request: Vacation of Drainage and Ponding Easement

Budgeted Amount:	Actual Amount:	Funding Source:
N/A	N/A	N/A

Council Should Consider

Hold the required Public Hearing for Scannell Properties, on a Vacation of a Drainage and Ponding Easement request for the property located at Lot 1, Block 1, Gateway Interstate plat. The City Council will be asked to make a formal decision regarding the application under Agenda Item 10C.

Background

On October 12, 2020, the City Council approved a Final Plat, Planned Unit Development, Conditional Use Permit, and Site Plan Review for Scannell Properties, LLC to construct a 250,000 square foot office and warehouse facility. The Development Agreement for Planning Case 20-010 was subsequently approved by the City Council on February 8, 2021. The following year on October 6, 2021, Scannell Properties, LLC was granted approval of Planning Case 2021-025 for Site Plan Review to install the expanded parking area for use by tenants of the building. A condition of Planning Case 2021-025 required the Applicant to submit an amended Stormwater Facilities Operation and Maintenance Agreement for the long-term care of all on-site and off-site stormwater facilities. The City Council approved the amended and restated agreement which included the dedication of new easements for drainage and utility purposes over this parcel.

Easement Vacation Request

The Applicant is requesting to vacate the existing drainage and ponding easement due to the installation of an underground stormwater retention system as approved within the development plans for this project. The Public Works Director has reviewed the proposed easement vacation and provided a memo in support of the vacation request (Attachment C). A request for a Vacation of Easement requires a public hearing before the City Council.

Notice and Public Comments

A Notice was published in the Pioneer Press on April 9, 2022. A public neighborhood notice was prepared by the City and mailed to property owners within 1,000 feet of the subject property.

Budget Impact

N/A

Attachments

- A. Location Map
- B. Proposed Easement Vacation Sketch
- C. Public Works Director Memo
- D. Presentation