



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting of December 17, 2019
Second Reading Ordinance for the City Council Meeting of January 14, 2020

DATE: November 4, 2019

TO: Peter Zanoni, City Manager

FROM: Al Raymond, Director Development Services
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Easement Closure for 1706 Saratoga Boulevard

CAPTION:

Ordinance abandoning and vacating a 10-foot wide by approximately 703-feet in length (7,048.1 sq. ft.) existing utility easement out of Lot 2B and Lot 2C, Block 1, SWACO Tract, located at 1706 Saratoga Boulevard. (District 3)

SUMMARY:

The purpose of this ordinance is to close, abandon and vacate a 10-foot-wide by approximately 703-feet in length (7,048.1 sq. ft.) utility easement. The applicant plans to build walk-up storage units and a boat and RV storage building for a future self-storage business on the property.

BACKGROUND AND FINDINGS:

Gail Faldet (Owner) is requesting the closure of a 10-foot-wide by approximately 703-feet-long (7,048.1 sq. ft.) existing utility easement located at 1706 Saratoga Blvd. This easement closure request is submitted in order to facilitate the construction of walk-up storage units and a boat and RV storage building as part of a planned self-storage business on the property.

To facilitate the construction of the walk-up units and the boat and RV storage building, the closure of the easement is required. The footprint of the proposed storage buildings will need to encroach upon the easement in order to leave enough parking lot access for the existing building and for the future boat and RV customers. The proposed building will run along the southeastern property line of the applicant's property on top of the closed easement. The property is zoned IL and there are zero side-yard requirements with this zoning category. There are no public or franchised utilities located in the easement. All

installed utilities are located in an easement that fronts property along Saratoga Boulevard. After contacting all public and franchised utilities, there are no objections to the easement closure and no zoning variances have been requested.

The applicant requesting the utility easement closure has paid the required \$530.00 application fee and the easement closure request has been processed in accordance with Section 49-13 of the City Code of Ordinances.

ALTERNATIVES:

Deny the applicant's request and have the applicant build the storage buildings in such a manner that they do not encroach upon the easement. This action may impact the design and size of the planned storage buildings and may result in the project not being financially beneficial for the applicant if the easement is not closed.

FISCAL IMPACT:

There are no financial impacts associated with the closing of the easement. The easement has no fair market value associated with its closure.

Funding Detail: N/A

Fund:

Organization/Activity:

Mission Element:

Project # **(CIP Only):**

Account:

RECOMMENDATION:

Staff supports the applicant's request for the easement closure. The closure of the easement will support a future local business and provide customers with additional storage choices to meet their needs.

LIST OF SUPPORTING DOCUMENTS:

Ordinance with Exhibits

Location Map

Presentation