



AGENDA MEMORANDUM

To: Honorable Mayor and Members of Town Council

Thru: Bill Detweiler, Director, Development Services

From: Sandy Vossler, Senior Planner, Development Services

Title: **An Ordinance Authorizing the Issuance of a Quitclaim Deed for the Purpose of Abandoning the Town's Interest in a Public Utility and Drainage Easement Within Lot 2A-2, Block 2, Meadows Filing 20, Phase 1, Amendment 13 – 2nd Reading (EV19-0002) [Northwest of Future Street and Mercantile Street Intersection]**

Executive Summary

Town Council considered this request on 1st Reading on November 5, 2019. Council voted 6 – 1 to approve a quitclaim deed abandoning this easement located within the Meadows Town Center.

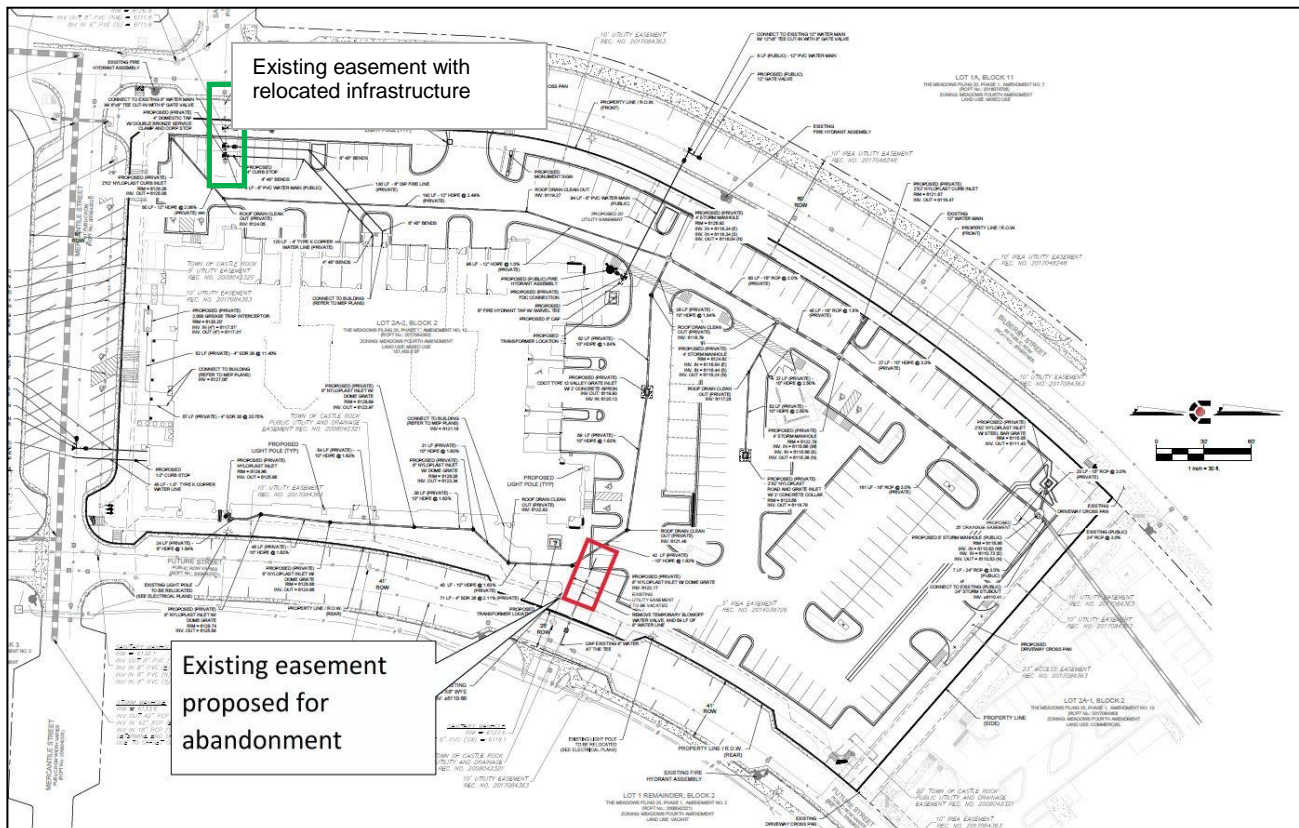


Figure 1: Vicinity Map

Castle Rock Development Company, on behalf of The Garrett Companies, is requesting the Town to abandon an existing utility and drainage easement, which contains infrastructure that is not in use, to accommodate a site design for a mixed-use project known as Talus Flats (Figure 1, red box).

The property is located in the Meadows Town Center use area, northwest of the intersection of Future Street and Mercantile Street **(Attachment A)**. The request to abandon the easement requires public hearings before Town Council who shall review and act upon the request. On November 5, 2019, Town Council voted 6-1 to approve the ordinance on 1st Reading.

Discussion

Background

The utility and drainage easement was originally created by plat in 2008 to serve Lot 2, Block 2 of Meadows Filing 20, Phase 1, Amendment No. 2 (Lot 2). In 2013, in anticipation of the future development of Lot 2, a water line stub out was constructed within the easement. In 2017, Lot 2 was subdivided into two lots, Lot 2A-1 and Lot 2A-2, which left the stub out located on Lot 2A-2. Currently, a Site Development Plan (SDP) for a multi-use project, known as Talus Flats, has been completed for Lot 2A-2. Town Council approved the Site Development Plan on November 5th. In order for the SDP to be executed the existing stub out needs to be removed and the easement abandoned.

Easement abandonment process

Requests to abandon platted easements, other than by a Plat, require a Quitclaim Deed process, which requires public hearings before Town Council for review and decision **(Attachment B)**. Because the utility and drainage easement contains infrastructure that is not in use the request to abandon the easement will be conditioned upon the removal of the stub out back to the main line. The infrastructure necessary to provide water service to the site will be constructed on the southwest corner of the property (Figure 1, green box).

Budget Impact

The requested easement abandonment will have no impact to the Town budget.

Recommendation and Town Council Action

Town Council voted 6-1 to approve the ordinance on 1st Reading on November 5, 2019.

Proposed Motion

I move to approve the ordinance as introduced by title on 2nd Reading.

Attachments

Attachment A: Vicinity Map

Attachment B: Ordinance

Exhibit 1: Legal Description

Exhibit 2: Quitclaim Deed