

ORDINANCE NO. O-1213-26

ITEM NO. 9

STAFF REPORT

GENERAL INFORMATION

APPLICANT

Nick Caddell
(SMC Consulting Engineers, PC)

REQUESTED ACTION

Closure of a Drainage Easement

BACKGROUND: This is a request for closing a drainage easement located in the north ten foot (10') of Lot 8 and the south ten foot (10') of Lot 9, Block 7, Northridge Industrial Park, Section 3. The final plat was filed of record on June 29, 1984. The owner intends to develop the property in a different configuration than what was proposed with the original site plan. Currently, the easement conflicts with proposed building locations. SMC Consulting Engineers, P.C. has submitted new construction plans that will relocate the proposed structure that currently conveys the storm water runoff from the Wellsite cul-de-sac to the BNSF railroad right-of-way. A site plan has been submitted that shows the proposed layout of all the property within this ownership.

DISCUSSION: Franchised utilities were not notified since this is a drainage easement. A new drainage report has been submitted covering the existing platted lots and the proposed lots to be adjusted through a Lot Line Adjustment. Separate instrument easement will be required to cover the location of the new drainage facility.

RECOMMENDATION: The easements in question were specifically designed to convey storm water runoff from the cul-de-sac of the Wellsite through the industrial lots to the BNSF right-of-way. Staff recommends approval of this request to close the twenty foot (20') drainage easement located between Lots 8 and 9, Block 7, Northridge Industrial Park, Section 3.