

ORDINANCE NO. O-1718-41

ITEM NO. 9c

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## STAFF REPORT

### GENERAL INFORMATION

#### APPLICANT

Grace Living Center-Norman

#### REQUESTED ACTION

Closure of portion of Utility Easements and Drainage Easement within Grace Addition, a Replat of Willowcrest Addition a Replat of part of Lot 2, Arbor Plaza Addition.

**BACKGROUND:** This is a request for closing a portion of existing platted utility easements and drainage easement within Grace Addition, a Replat of Willowcrest Addition and a Replat of part of Lot 2, Arbor Plaza Addition. The final plat for Grace Addition, a Replat of Willowcrest Addition and a Replat of part of Lot 2, Arbor Plaza Addition was filed of record on October 27, 2010.

**DISCUSSION:** All franchised utilities were notified to assess the impact on their facilities with the closure of easements; there were no objections. The owners propose expanding their facility to the north. At this time, existing utilities are in the way of that proposal. With the replatting of the property, the owners will be responsible for relocating a water line, shorting the length of a sanitary sewer main and relocating a drainage structure. Since the owners will submit a new final plat in the near future, Staff supports the proposal to close the easements and relocate the public improvements. Based on the fact the owners recognize the need to pick up off-plat stormwater from the west, a new construction and relocation of the drainage system will be utilized. It should be understood a portion of the new drainage system will be located under a breezeway of the proposed structure with a new platted drainage easement. Due to the expansion of the buildings, the structures must be inter-connected to provide accessibility for the patients and staff. The design team for the owner has reduced the width in this area as much as possible. In addition, the engineer for the owner has designed the permanent structure to accommodate any future maintenance of the drainage structure. With that being said, the owner will be responsible and obligated for the repair under the structure if needed. Within the final plat and final site development plan, a note of clarification on the plat that the City Stormwater System has first priority and that any costs of repair or removal of the building related to maintenance of the stormwater structure is the responsibility of the property owner.

**RECOMMENDATION:** Based on the above information, staff recommends approval of the request to close, and ultimately vacate, that portion of the utility easements and drainage easement that interferes with a proposed structure. A future final plat will dedicate easements for the relocated public improvements.