



AGENDA MEMO

12/5/2017 Agenda

TO: Honorable Mayor and City Council

FROM: Jacob Speer, Director of Public Works

SUBJECT: Request to abandon easement at 6815 Baltimore Drive

BACKGROUND:

Staff received a request to abandon what appears on a survey as an unidentified 15' easement along the north property line of 6815 Baltimore Drive. The length of the abandonment request is 204.85' long totaling 3,072.75 square feet.

In researching the nature of the easement, it was discovered the easement was originally a 30-foot street or alley right-of-way dedication that spanned approximately 403 feet from Baltimore Drive to Vassar Drive dedicated on June 21, 1921. The 30-foot dedication is later depicted as two 15-foot easements shared equally by the properties of 6815 and 6901 Baltimore Drive and 6920 and 6928 Vassar Drive. Staff has not been able to locate any documentation or explanation for the change from right-of-way dedication to easement.

There are no plans to install an alley in the easement nor are there any existing or planned utilities in the immediate area. Staff has no objection to the abandonment but does need direction from Council on valuation of the easement. Historically, right-of-way has been abandoned at full value while easements were abandoned at 25% of the property value.

If Council is amenable to the abandonment, staff will arrange for an appraisal of the property, at the property owner's expense, to determine fair market value (FMV) of the proposed abandonment.

RECOMMENDATION:

Staff requests direction from Council on defining the requested abandonment as well as valuation. Staff recommends City Council approval of the request to abandon the property in question.