

ITEM #: 28
DATE: 07-09-24
DEPT: PW

COUNCIL ACTION FORM

SUBJECT: VACATION OF RIGHT-OF-WAY ADJACENT TO 302 AND 212 SONDROL AVE AND CONVEYANCE TO 302 SONDROL, LLC.

BACKGROUND:

City staff was approached by the owner of 302 and 212 Sondrol Avenue, **requesting the vacation and conveyance of a 10' strip of public right-of-way (ROW) adjacent to their property.** Mechanical Comfort, currently located at 302 Sondrol Ave, desires to expand their facility south into 212 Sondrol Ave, which they also own. **The vacation of the ROW is required to meet zoning regulations for the proposed new parking lot and landscaping associated with the building expansion.**

When this industrial area was originally platted in 1986, the ROW for Sondrol Avenue was dedicated at 80' in width. If the area were developed today, the current roadway standards would have the ROW at only 60' in width. **Thus, based on current standards, there is "excess" ROW of 10' on each side of the street.** Utility companies have been contacted and there is no known existing infrastructure in this 10' area adjacent to these properties.

As a condition of vacation and conveyance, a public utility easement will be established over the entire vacated area, as indicated on the vacation and easement plats, to accommodate any future utility needs. The easement will be presented to City Council for approval on July 23, 2024, during the public hearing for the vacation and conveyance.

According to the City's standard formula, the valuation of this 10' strip of ROW is \$10,177.20, which is based on adjacent land values minus 10% for quit claim deed and minus 15% for maintaining an easement.

ALTERNATIVES:

1. Approve the vacation of right-of-way adjacent to 302 and 212 Sondrol Ave and conveyance to 302 Sondrol, LLC.
 - a. Set the date of Public Hearing as July 23, 2024, for the vacation of the 10' strip of right-of-way adjacent to 302 and 212 Sondrol Avenue.
 - b. Set the date of Public Hearing as July 23, 2024, to approve the conveyance of the vacated 10' strip of right-of-way adjacent to 302 and 212 Sondrol Avenue to 302 Sondrol, LLC., for \$10,177.20 (as determined by the City's standard formula).
2. Do not proceed with vacation or conveyance of right-of-way adjacent to 302 and 212 Sondrol Ave.

CITY MANAGER'S RECOMMENDED ACTION:

The conveyance of the 10' strip of right-of-way is needed to facilitate the expansion plans for Mechanical Comfort. Conveyance of this strip would match the current standards for industrial right-of-way width. There are no known utilities in this strip and the strip will also be dedicated to the City as a Public Utility Easement. Therefore, it is the recommendation of the City Manager that the City Council

adopt Alternative No.1, as noted above.

ATTACHMENT(S):

[302 Sondrol - General Location.pdf](#)

[302 Sondrol - Vacation Request.pdf](#)

[302 Sondrol - New PUE.pdf](#)