

Narrative:

Reuter Walton is requesting the vacation of existing storm water drainage utility easement per document number 1554478 and the proposed subdivision of the 5.00 acre City owned Lot 1, Block 1, of the Northwestern 2nd Addition plat to create two developable parcels at the north end of the existing lot. This proposed action will retain the southern 3.31 acres of existing Lot 1 for the City's existing fire station/public service facility. Reuter Walton is proposing to develop a 62-unit, 4-story apartment building on the new 1.31 acre (Lot 2) in the northwest portion of the proposed replat area. The remaining 0.38 acre (Lot 3) parcel in the northeast portion of the proposed replat area will remain undeveloped with this application, but will be zoned to support future development of a food shelf, or other similar land use. Existing easement 1554478 encumbers the underlying property to retain storm water on the surface of the existing parking lot. The proposed Reuter Walton application will construct a new underground storm water chamber on proposed Lot 2 and record a new easement to store storm water in the underground chamber that effectively eliminates the need to continue to maintain existing easement 1554478.