



AGENDA ITEM SUMMARY

City Council

STAFF

Dave Betley, Engineering Manager
John Gerwel, Civil Engineer I
Brad Yatabe, Legal

SUBJECT

First Reading of Ordinance No. 125, 2022, Conditionally Vacating a Portion of Crestridge Street Right-of-Way.

EXECUTIVE SUMMARY

The purpose of this item is to approve the conditional vacation of Crestridge Street right-of-way, currently known as Crestridge Drive, that is no longer desirable or necessary to retain for street purposes. Portions of the right-of-way area, once vacated, will be retained as public access and emergency access easements to the City in order to provide continued access for the neighboring properties. The right-of-way vacation will be conditional upon the construction of the extension of Venus Drive. These conditions are outlined in detail in the Ordinance.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

BACKGROUND / DISCUSSION

The Crestridge Street right-of-way was dedicated in Book 1655, Page 179, on July 25, 1975, and is currently known as Crestridge Drive. The portion of Crestridge Street right-of-way is no longer desirable or necessary to retain for street purposes because the extension of Venus Drive to connect with South College Avenue and dedication of public access easements will fulfill the function of Crestridge Drive. The Fort Collins Nissan-Kia development will create an extension of Venus Drive going north and then turning east to connect with South College Avenue and Bueno Drive at a signalized intersection. The vacated right-of-way will be returned to the parcel owners where the Nissan-Kia development is occurring. Adjoining properties are not entitled to vacated right-of-way lands because those parcels never ceded land for the Crestridge Street right-of-way. The Fort Collins Nissan-Kia development is anticipated to be approved in Fall 2022.

Crestridge Drive does not currently meet LCUASS standards from Table 7.3 for intersection separation with Smokey Street on the east side of College Avenue. Staff from Planning, Development, and Transportation have determined that vehicular connectivity and circulation will be adequate without the need for Crestridge Drive once Venus Drive is extended. Figure 1 shows an area map of the surrounding street network. After Council's conditional approval of the Ordinance and the City's approval of the Fort Collins Nissan-Kia plans, the Nissan-Kia developer will construct the Venus Drive extension and connect to the existing Venus Drive. Once the extension of Venus Drive has been approved by Engineering

Inspection, the Crestridge Street right-of-way vacation will take effect upon recording of the Ordinance with the Larimer County Clerk and Recorder. The area of the vacated right-of-way will be used as an access easement for the Nissan-Kia dealership and an access easement with additional parking for the neighboring Christian Core Academy School. These easements will be dedicated separately and will not be reserved as part of this vacation. Figure 2 shows the proposed street realignment of Venus Drive. The City Engineer and the Planning, Development, and Transportation Director recommend approval of this conditional right-of-way vacation.

For a vacation of right-of-way to be completed, the approved Ordinance must first be recorded with Larimer County. To ensure that access to the affected properties is continually provided, staff recommends that the following condition, as further detailed in the Ordinance, be satisfied prior to recording:

- The Venus drive extension be first constructed in accordance with the approved Fort Collins Nissan-Kia development plans and approved by Engineering Inspection.

Figure 1. Area Map

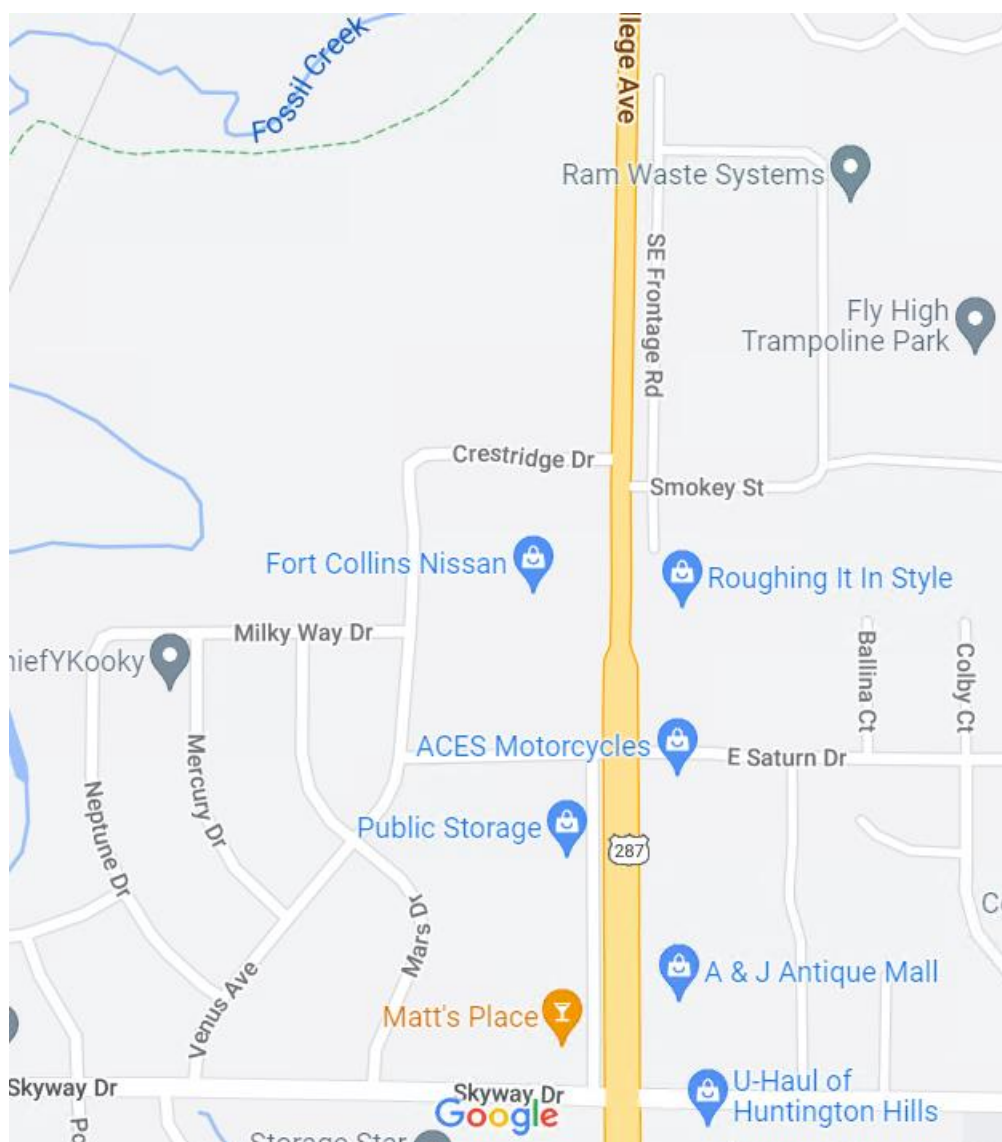
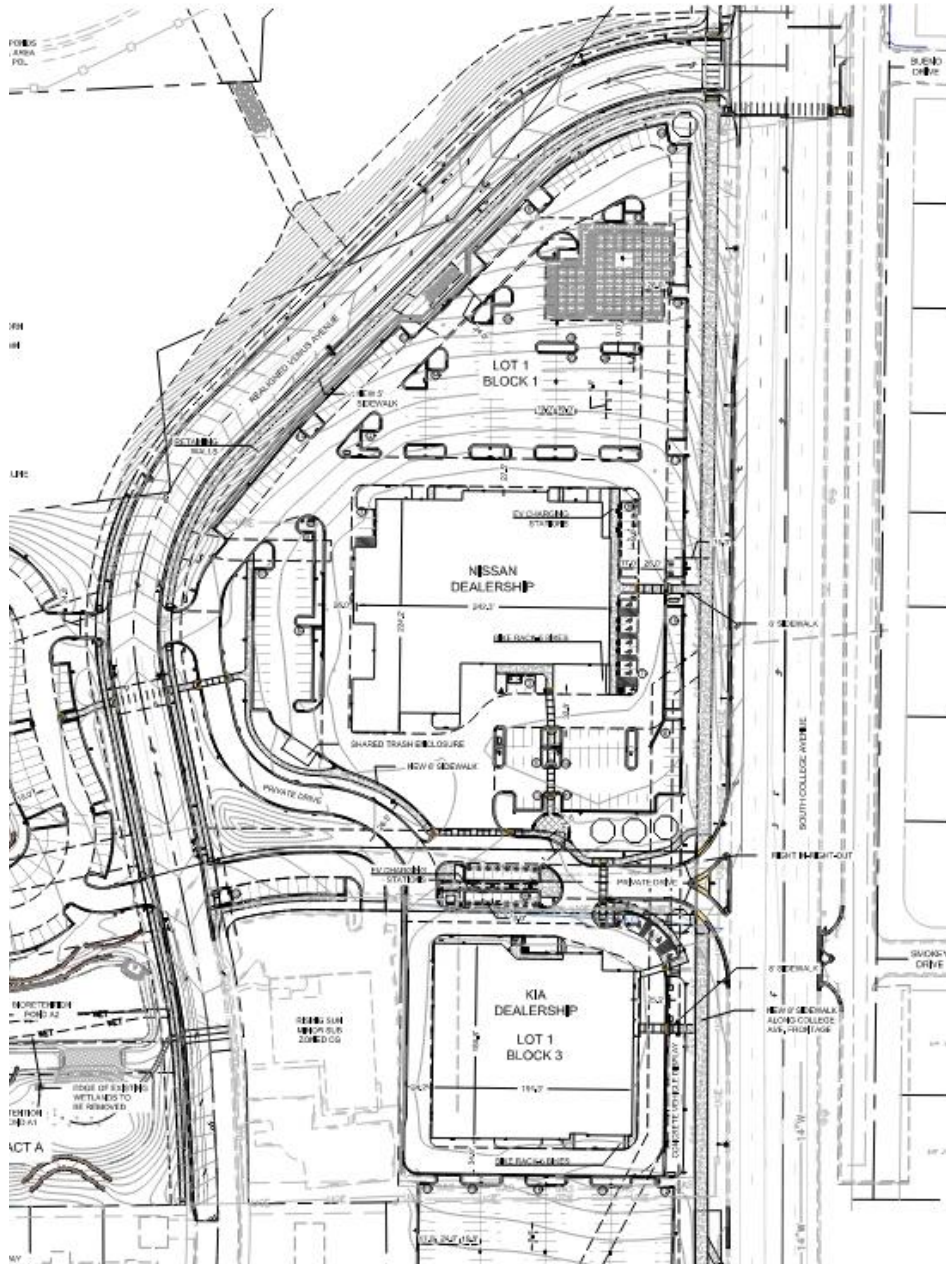


Figure 2. Proposed Realignment of Venus Drive



CITY FINANCIAL IMPACTS

The City will no longer need to maintain the 27,656 square feet of vacated right-of-way, which will decrease the City's street maintenance costs.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

Not applicable.

PUBLIC OUTREACH

Potentially affected utility agencies, staff, and emergency service providers have been notified of the request for right-of-way vacation. Additionally, the adjacent property owners at 125 Crestridge Drive and Parcel 9611100031 have been notified of the proposed right-of-way vacation. A notification letter to the

adjacent property owners will also inform them that the first reading of this Ordinance is scheduled for the City Council consent agenda on November 1, 2022.

ATTACHMENTS

1. Ordinance for Consideration
2. Ordinance Exhibit A