



REQUEST FOR ACTION

Vacation Petition No. CD2026-005VAC, by Bigelow Homes

MEETING DATE:

July 6, 2026

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Public Hearings

PRESENTER:

Desmond McGeough

Action Requested:

Adopting a Resolution approving Vacation Petition No. CD2026-005VAC, by Bigelow Homes, to vacate a 20-foot-wide public drainage and utility easement approximately located on 5476 & 5460 Ridgeview Dr NW

Report Narrative:

The applicant has filed a petition to vacate a 20-foot-wide Drainage and Utility Easement (D&UE) located along the shared lot line of Lots 4 and 5, Block 3 of the Ridgeview Manor Sixth Subdivision (5476 & 5460 Ridgeview Dr NW). The subject properties are both located in an R-1 (Mixed Single Family Residential) zone district.

In 2017, when the home on Lot 5 was constructed, the site plan mistakenly located the home approximately 3 feet into the drainage & utility easement. The home was recently sold, and during the review of the title, the encroachment issue was identified.

The applicant reached out to the City Public Works Department to discuss the encroachment. Upon examination of the utility easement, it was found that the 20-foot wide easement did not encompass any utilities and that the easement was created, in part, to provide access to maintain a stormwater pond immediately south of the subject properties. Public Works has indicated this easement is not needed for stormwater facility access, as other access routes exist.

Both adjoining property owners have signed off on the vacation petition request. The 20-foot wide drainage easement on the rear of Lot 4 will remain in addition to a 10-foot utility easement along the front side of the home next to Ridgeview Dr NW. Public Works and all utility agencies have all noted that there are no comments regarding the proposed vacation request.

The Development Review Committee recommends that the Council approve Vacation application CD2026-005VAC.

Priorities & Foundational Principles:

Fiscal Responsibility & Sustainability

Policy Considerations & DEI Impact:

The proposed vacation petition achieves the Comprehensive Plan's core principles of Economic Vibrancy & Growth Management and Fiscal Responsibility & Sustainability.

Prior Legislative Actions & Community Engagement:

June 26, 2026; Council Public Hearing notification mailed and forwarded for newspaper publication.

Fiscal & Resource Impact:

All development costs associated with the project are the responsibility of the developer.

Alternative Action(s):

There are no alternative actions recommended at this time.

Prepared By:

Desmond McGeough

Attachments:

[Community Development Memo - CD2026-005VAC - Bigelow Homes Ridgeview Vac](#)

[Notification Map CD2026-005VAC - Bigelow Homes Ridgeway Vac](#)

[Site Location Map - CD2026-005VAC - Bigelow Homes Ridgeview Vac](#)

[Vacation Exhibit - CD2026-005VAC - Bigelow Homes Ridgeview Vac](#)

[Agency Review Comment - CD2026-005VAC - Bigelow Homes Ridgeview Vac.](#)

[Resolution CD2026-005VAC- Bigelow Homes Ridgeway Vac](#)