



STAFF PLANNING REPORT Vacation

CASE 055-22 A request to vacate approximately 120 feet of a recorded utility easement.

APPLICANT Driven Brants, Inc

REPRESENTATIVE Rebecca McCalister

LOCATION 3209 S Range Line Rd.

EXISTING CONDITIONS

Easement Type(s)	Easement Size
Utility Easement	Approximately 90' x 20'

REASON FOR VACATION

In order to develop the vacant lot, the applicant is requesting the easement be vacated in order to fit Take 5 Car Wash. The utilities would be rerouted to a new easement already dedicated to the sanitary sewer gravity main.

UTILITIES CURRENTLY LOCATED IN THE RIGHT-OF-WAY?

Sanitary Sewer currently exists in the easement. A new easement to reroute the sewer extension has been required to be dedicated prior to easement vacation to proceed. New sewer extension is required to be installed in the new dedication prior to existing utilities to be abandoned.

UTILITIES PLANNED TO LOCATE IN THE RIGHT-OF-WAY?

No plans for new utilities to be located in the right-of-way.

DISCUSSION

This vacation is sought to develop the empty lot. A proposed building would encroach on the existing easement, so a new easement has been recorded that makes room for the rerouting of utilities as well as the footprint of the proposed building.

Staff recommends approval of Case 055-22.

ENCLOSURES

- Application
- Map