



Applicant: Keaton Investment LLC
Property Owner: Keaton Investment LLC
Project Agent: Van H. Akin
Project Planner: Endira Madraveren, AICP

Public Hearing: Request to vacate an 8-foot public utility and drainage easement adjacent and parallel to the west and north lot lines of Lot 6, Block B as recorded in Galloway & Sands Subdivision Replat, Book “U”, Page 36.

Parcel Information:

Parcel(s)#: Portion of 2190-002-006
Area: ~0.079 acres
Location: 2817 NW 8th Place
Existing use: Undeveloped, Industrial Building on 3.9’ of the eastern portion of the western easement and 2.3’ of the southern portion of the northern easement
Land Use: Employment Center
Zoning: M-1, Light Industrial

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Employment Center	M-1, Light Industrial	Mobile Home Center
East	Employment Center	M-1, Light Industrial	Light Industrial
South	Employment Center	M-1, Light Industrial	Light Industrial, Neighborhood Storage
West	Employment Center	M-1, Light Industrial	Water Retention Area

Background:

The Replat of a Portion of Galloway and Sands Subdivision in 1981 provides that “a strip of land 8 feet in width adjacent and parallel to the side and rear lot lines of each lot is an easement.” The replat is recorded in Plat Book U, Page 36, Marion County Clerk’s Office. The applicant is requesting vacation of the easements along the west and north property lines of lots 6 to clear conflicts between existing improvements and the platted easements.

From the MCPA records, it appears that the building on Lot 6 was constructed in 1984. The building was constructed 4.1 feet from the western property line and 5.7 feet from the northern property line, meaning it was constructed 3.6 feet and 2.4 feet into the platted western and northern public utility and drainage easements, respectively.

Several easements in the Subdivision were vacated in 2018.

Utility Responses

The utility responses are summarized in the table below. There are no known facilities within this platted utility and drainage easement and none of the utility companies object to the abrogation.

<i>Utility</i>	<i>Date</i>	<i>Response</i>
CenturyLink/Lumen: Kurt Judd	6/27/2022	No objection.
Cox Communications: Craig Sanders	6/7/2022	No objection.
Charter/Spectrum: John Wolski	6/2/2022	No objection.
Landon Meahl, TECO	5/25/2022	No objection.
Donnie Fales, Electric	5/25/2022	No objection.
Richard Ragosta, Water Resources	5/25/2022	No objection
Noel Cooper, Traffic Engineering	5/25/2022	No objection.
Bermann Mesadieu, Stormwater Engineering	5/26/2022	No objection.
Dwayne Drake, Sanitation	5/25/2022	No objection.
Oshane Parker, Fiber	5/25/2022	No objection.
Anthony Ortiz, Fire	6/27/2022	No objection.
Tracy Taylor, Real Estate	6/2/2022	No objection.

Staff Recommendation: Approval of PLV22-44775
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Recommendation:

The public utility and drainage easement may be vacated, staff recommends approval.