

Legislation Text

File #: 2020-3753, **Version:** 1

Public Hearing: Application #PL2020-221 - Vacation of Right-of-Way - an approximately 110' segment of SW Flintrock Dr adjacent to 1713 SW Napa Valley Dr; Engineering Solutions, LLC, applicant.

Issue/Request:

The applicant requests to vacate a 25' wide x approximately 110' long segment of SW Flintrock Dr right-of-way located south of SW Napa Valley Dr in the Napa Valley subdivision. Plans for a connection between SW Napa Valley Dr and SW Blackstone Pl have been abandoned by the developer, thus rendering the right-of-way unnecessary. The subject segment of right-of-way will revert back to the abutting property to the west and will be replatted to create an additional residential lot in the area.

The developer originally approached the City with the intent to vacate the entire 50' wide right-of-way. However, the abutting property owner to the east (1713 SW Napa Valley Dr) has expressed no desire to participate in the application to acquire the additional property at this time, and thus the developer fell back to the position of seeking a vacation over only the western half of the right-of-way.

Matt Schlicht, Applicant (V)

Josh Johnson, AICP, Assistant Director of Plan Services (P)

Recommendation: With the condition of approval below, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

1. The vacation of right-of-way shall not go into effect until such time as a new general utility easement is dedicated to cover existing infrastructure along the subject right-of-way.

Committee Recommendation: On a motion by Vice Chair Dial, and seconded by Mr. Loveless, the Planning Commission unanimously voted on October 22, 2020, to recommend APPROVAL for Appl. #PL2020-221 - VACATION OF RIGHT-OF-WAY - an approximately 110' segment of SW Flintrock Dr adjacent to 1713 SW Napa Valley Dr; Engineering Solutions, LLC, applicant.