

**COUNTY VACATION  
STAFF REPORT****Date: January 3, 2013****NAME**

Breland Homes

**LOCATION**

Northeast corner of McFarland Road and Scott Dairy Loop South

**REQUEST**

Request to vacate an existing 20' drainage and utility easement.

**REMARKS**

The applicant is requesting vacation of an existing 20' drainage and utility easement.

The site is located at the Northeast corner of McFarland Road and Scott Dairy Loop South. The site was the subject of a 51-lot Subdivision which was approved at the Planning Commission's January 6, 2011 meeting. Stillwater, Phase One (approved as Newcastle Landing Subdivision) was recorded in Probate Court on February 13, 2012, and the current request is in order to vacate an existing easement in which a new roadway will be located. The applicant states that a new easement will be recorded with the recording of Stillwater, Phase Two, however there is no new easement illustrated on the submitted site plan. If approved, a new site plan should be submitted illustrating the location of the new drainage and utility easement. Also, a copy of the Final Plat for Stillwater, Phase One was never submitted to Urban Development.

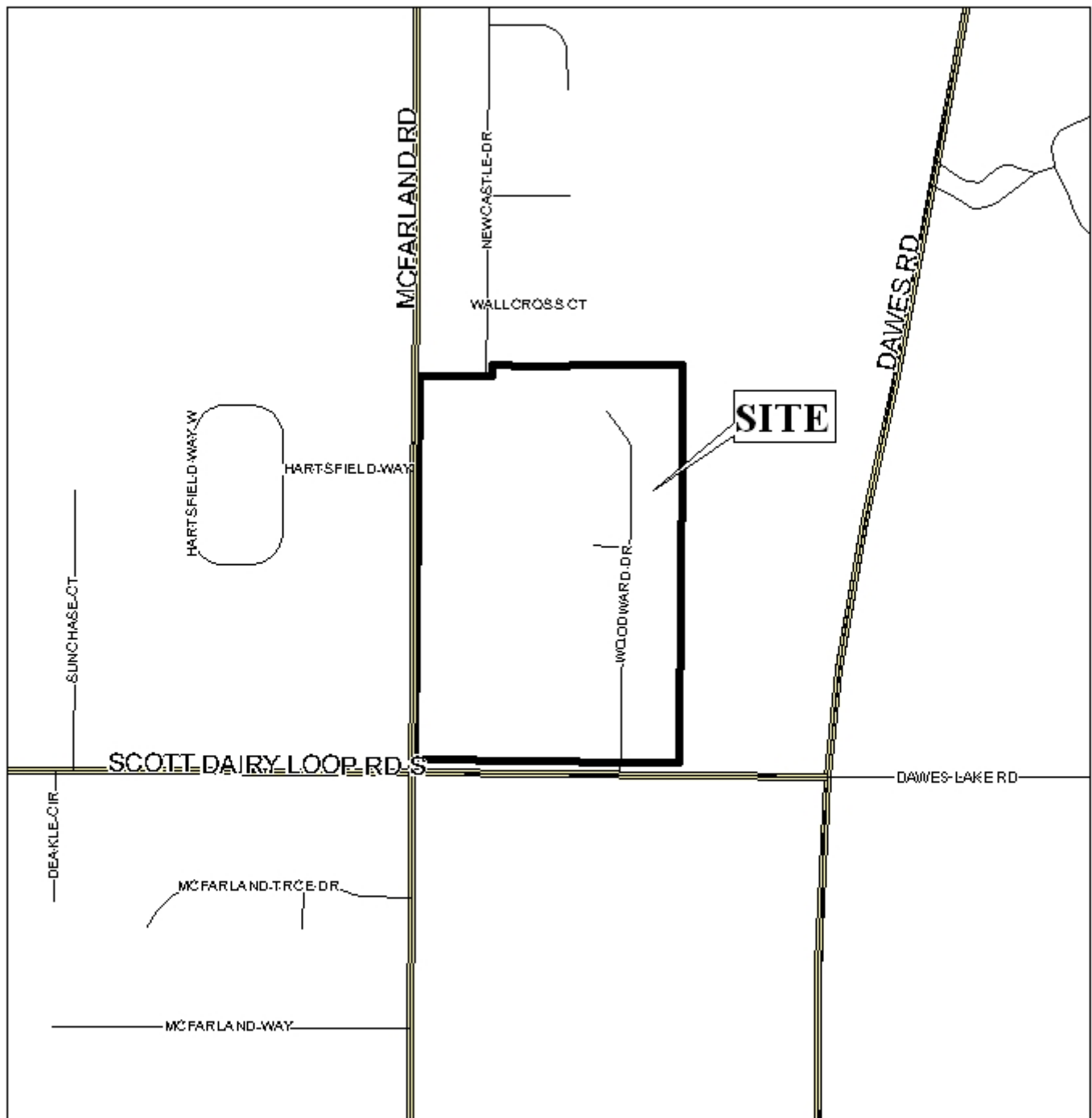
As the proposed roadway includes a previously recorded easement, it may be appropriate to approve the vacation of said easement. However, it should be noted that Phase Two of the Subdivision will expire on February 13, 2013, and no extension applications have been submitted. If the applicant is not able to have Phase Two recorded prior to this date in February, an extension application should be submitted.

**RECOMMENDATION**

The request to vacate an existing 20' drainage and utility easement is recommended for approval subject to the following:

- 1) submission of seven copies of the Final Plat for Stillwater, Phase One;
- 2) submission of a revised site plan illustrating the proposed new drainage and utility easement; and
- 3) completion of the Subdivision process for Stillwater, Phase Two, or submission of an extension application.

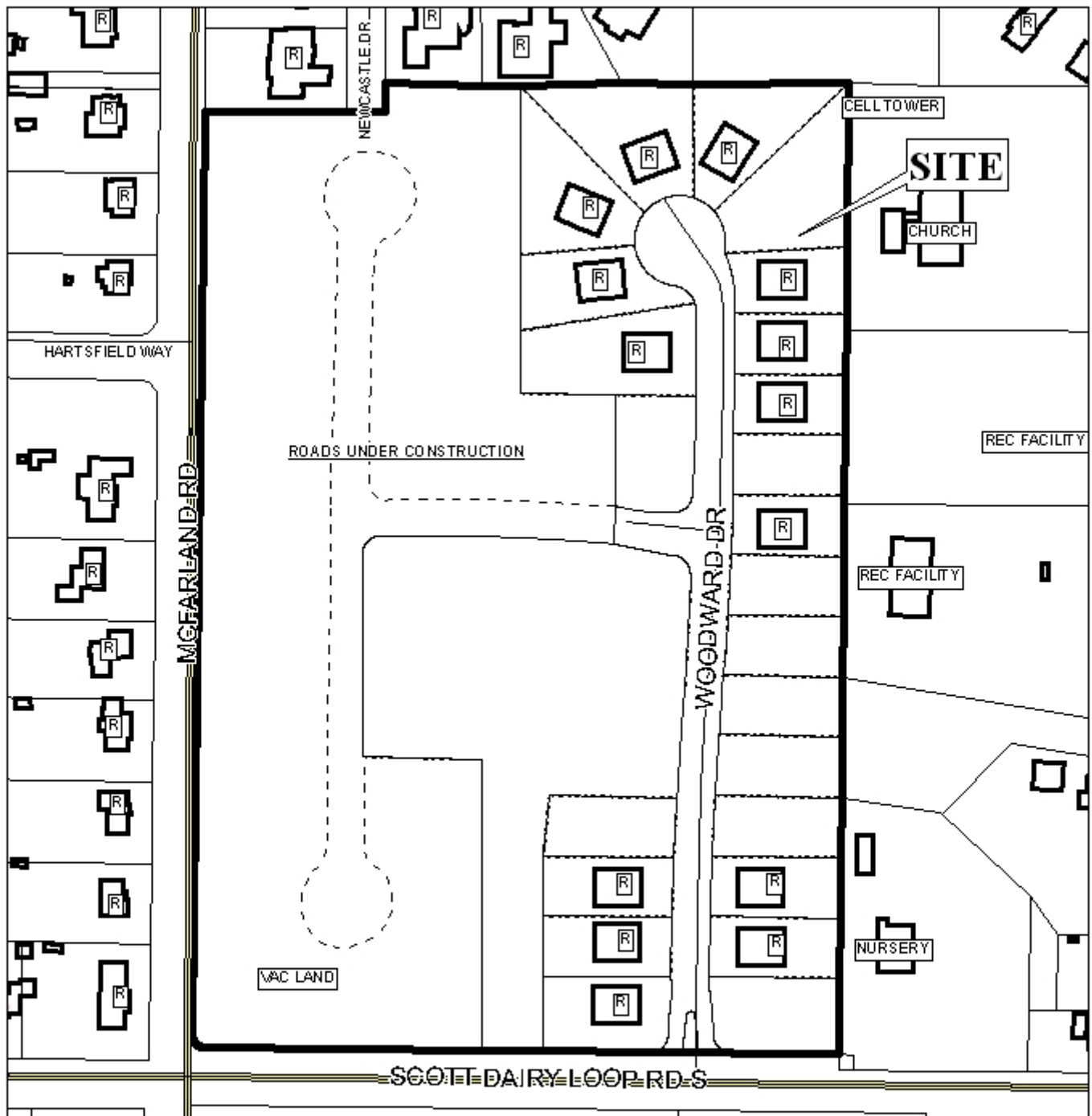
# LOCATOR MAP



APPLICATION NUMBER 15 DATE January 3, 2013  
APPLICANT Breland Homes  
REQUEST Vacation Request



# PLANNING COMMISSION VACATION REQUEST - PLANNING JURISDICTION



APPLICATION NUMBER 15 DATE January 3, 2013

APPLICANT Breland Homes

REQUEST Vacation Request

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

N  
NTS

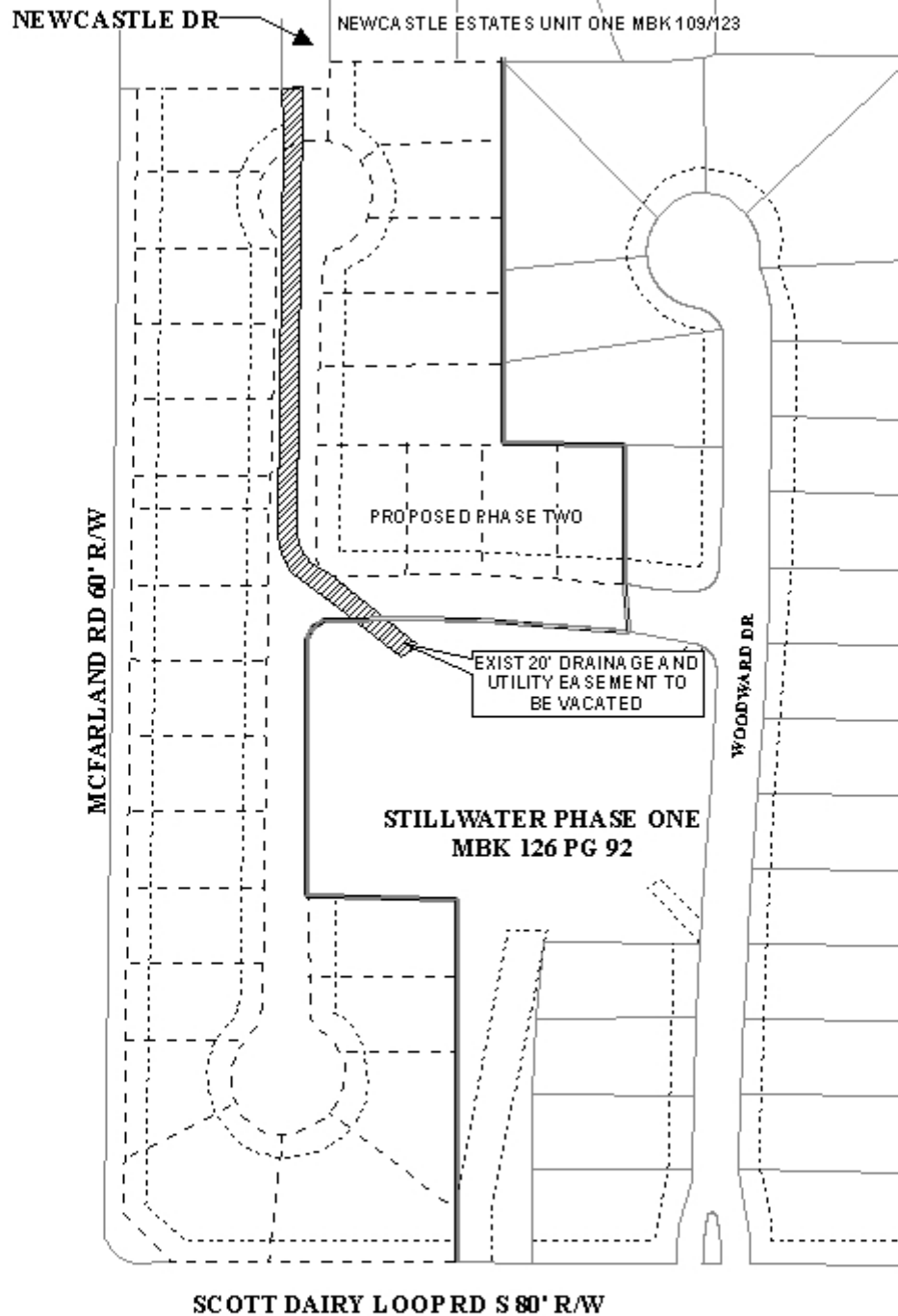
# PLANNING COMMISSION VACATION REQUEST - PLANNING JURISDICTION



APPLICATION NUMBER 15 DATE January 3, 2013  
APPLICANT Breland Homes  
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N  
NTS

# DETAIL SITE PLAN



APPLICATION NUMBER 15 DATE January 3, 2013  
APPLICANT Breland Homes  
REQUEST Vacation Request

N  
NTS