

ANDREWS AND GONYEAU PROPERTIES

EASEMENT ABANDONMENT

WAB21-0005

PLANNING COMMISSION
AUGUST 3, 2021

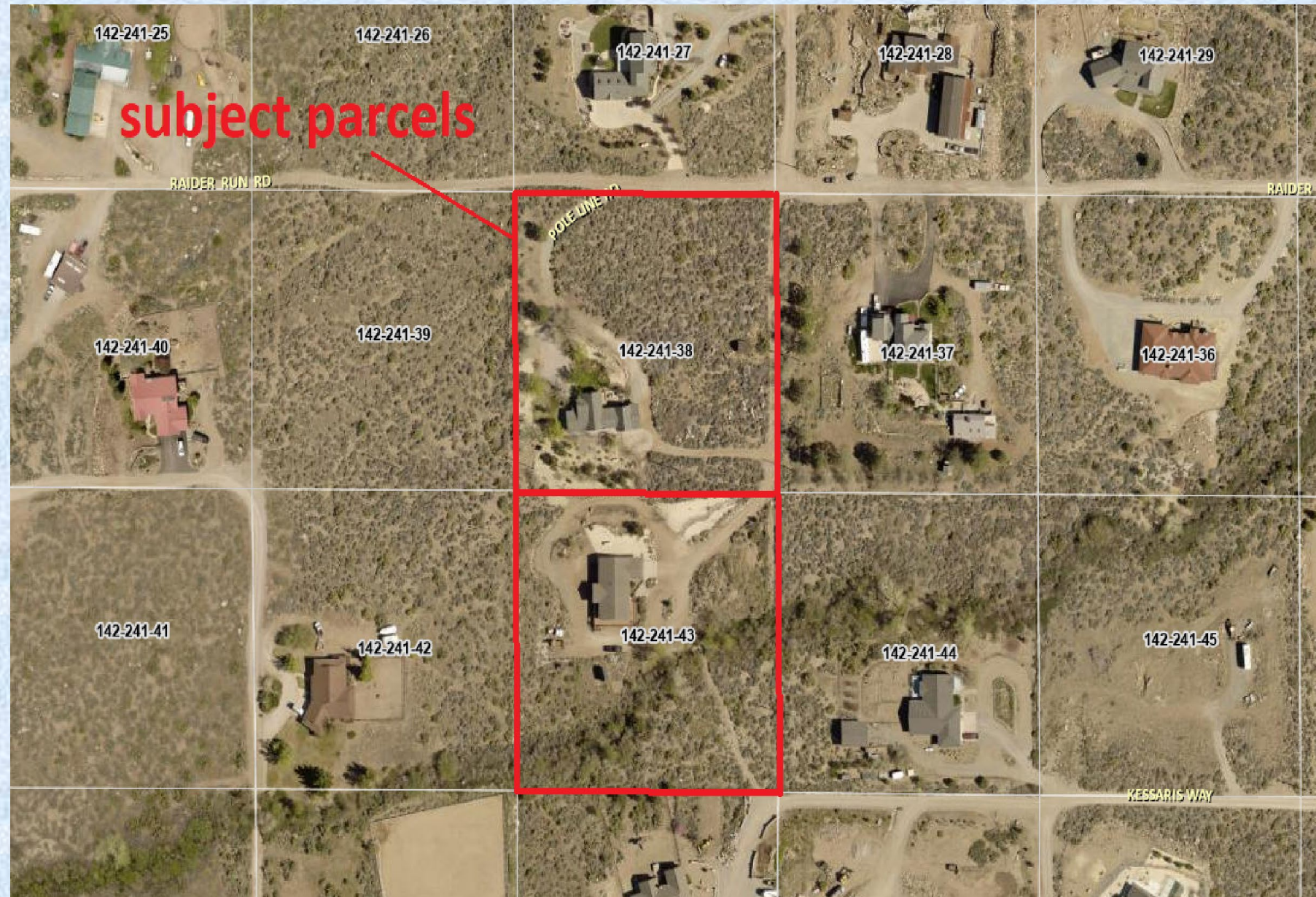


LOCATION

14300 Pole Line Road
3215 Kessaris Way
-south of Arrowcreek
Parkway

2.5-acre parcels (conforms
to zoning)

Site and surrounding area
are zoned High Density
Rural (HDR) and General
Rural (GR)



PURPOSE OF ABANDONMENT

Prevent unregulated access to the parcels

- there has been off-road vehicle activity in the area

Prevent unnecessary road construction

AERIAL VIEW OF REQUEST

Parcels are built – additional development not expected.

Subdivision of existing parcels is extremely unlikely.

Intensity of use not changed with abandonment (development right already exists).

Abandonment is consistent with previous approvals including AB16-004 and AB21-004.



20' easement to remain

33' easements to be abandoned

ACCESS

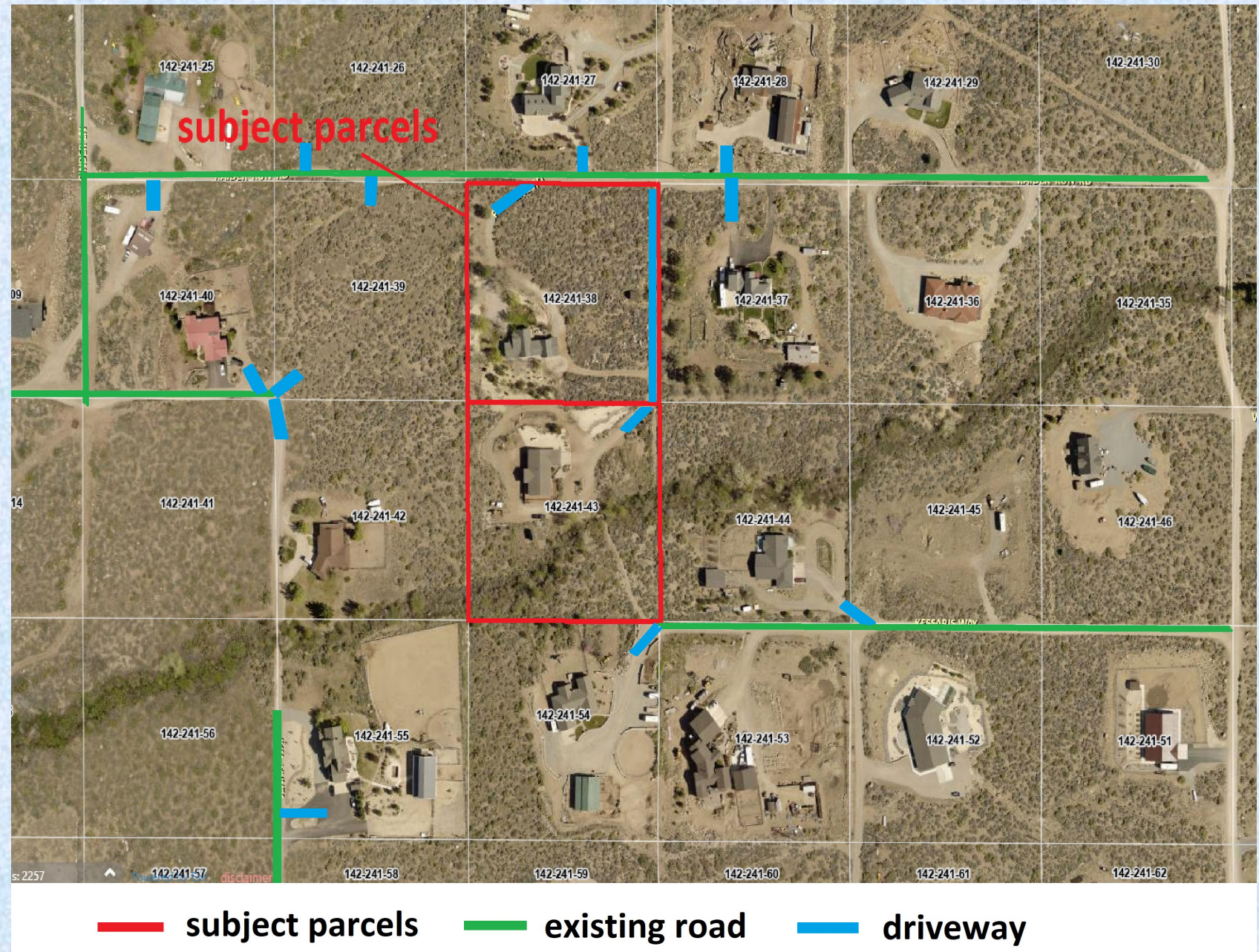
Access to all parcels is maintained.

No existing access pattern is disrupted.

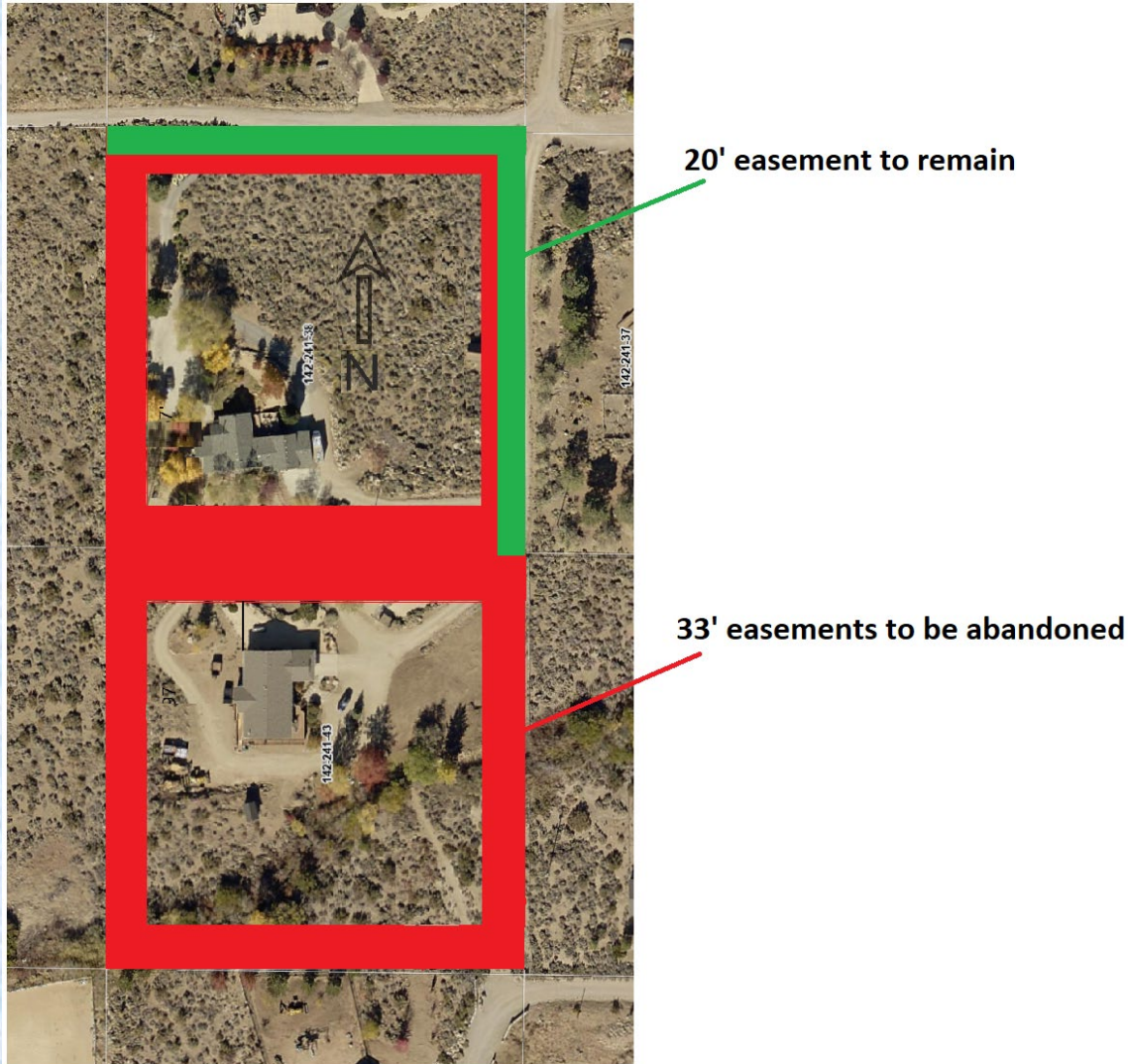
Parcels to the north and east accessed from Raider Run Road.

Parcels to the south and east accessed from Kessarar Way.

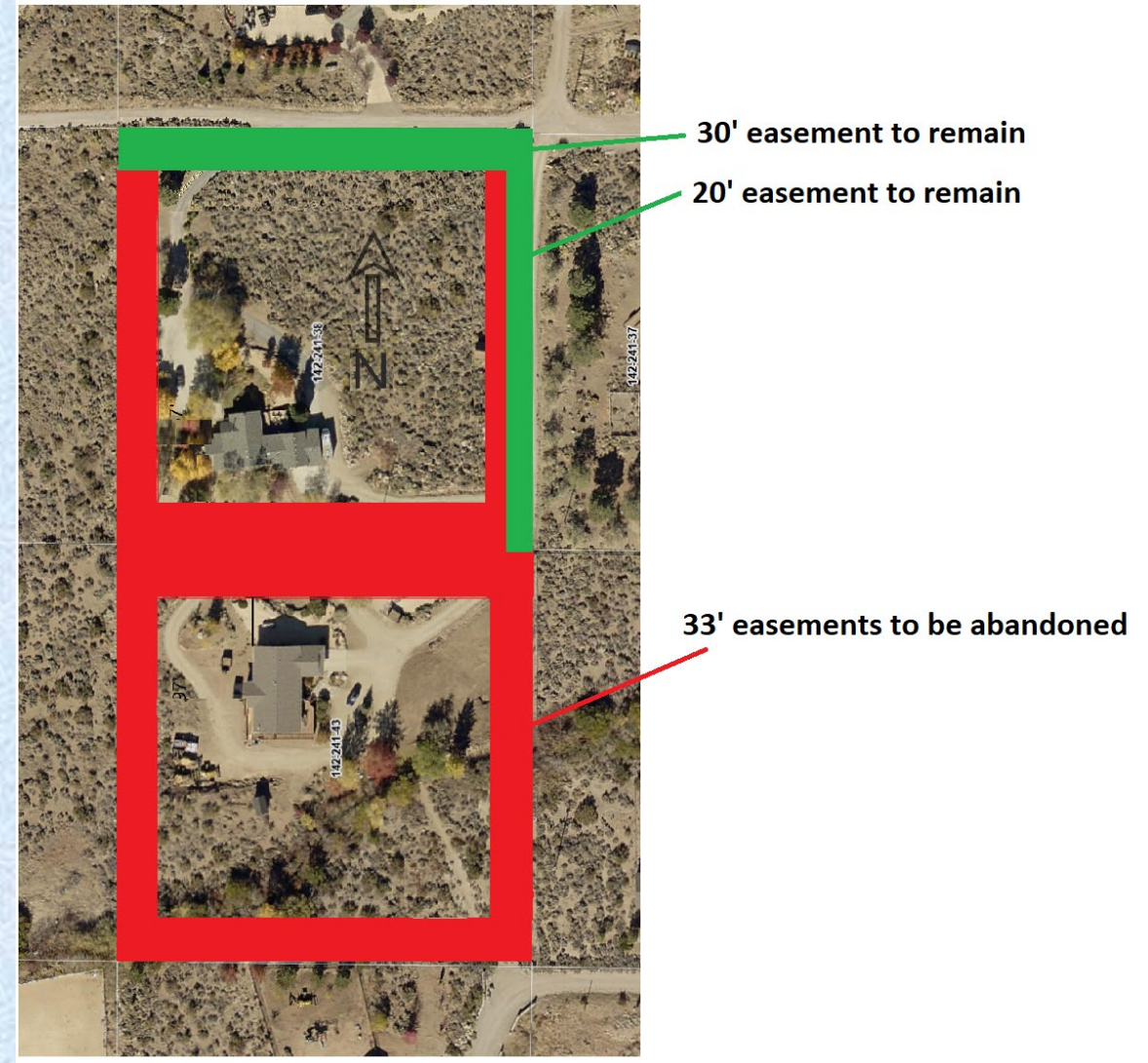
Parcels to the west accessed from Cinder Lane and Jenna Way.



OWNER'S PROPOSED ABANDONMENT



COUNTY PROPOSED ABANDONMENT



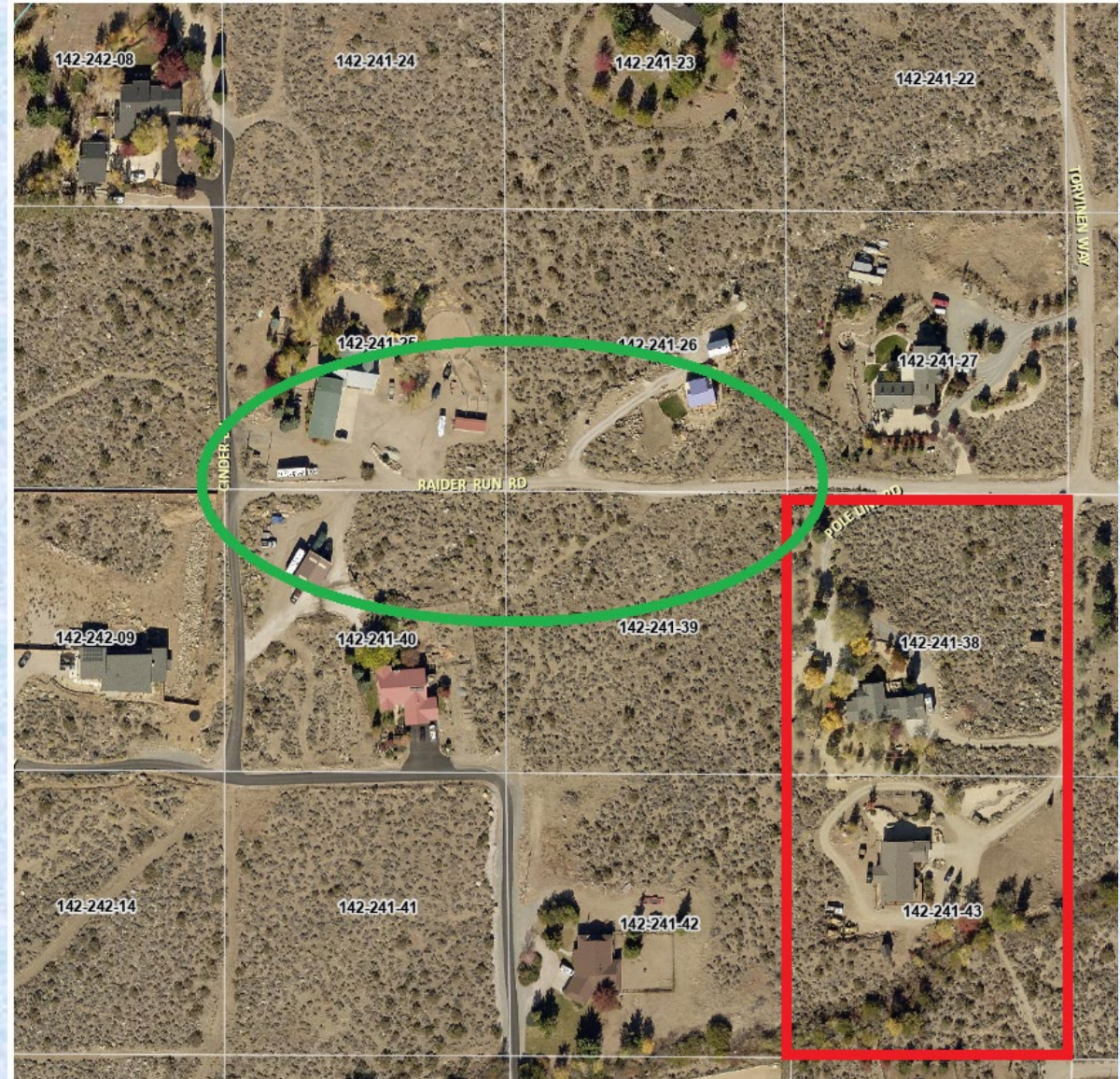
60' ACCESS EASEMENTS NOT NEEDED

Raider Run Road only serves a few parcels to the west of project site.

These are not County roads. They are privately maintained and the County has little interest in the area.

A 60'-wide road would be highly out of character for the area.

Most roads in the neighborhood are roughly 15' of travel width plus a ditch on one side.



ARROWCREEK PARKWAY IS LESS THAN 60' WIDE

Arrowcreek Parkway + shoulders + gutters = 45' wide



60' ROW OVERLAID ON RAIDER RUN ROAD

Black line shows approximate dimensions of 60'-wide road.

An arterial street is not needed in this area.

Connects only to neighborhood streets.

There are no large, public, undeveloped parcels in area.

Zone changes, intensification of area extremely unlikely.



REQUEST

Preferred resolution is:

a) Approve request as submitted (20' easement retained along north property line)

- this is consistent with other abandonments in the area (AB16-004)
- allows more than enough room for widening of road
- retains character of area

OR:

b) Approve request with County revision (30' easement retained along north property line)

SUMMARY

Easements not necessary for access.

Access patterns not changed.

Broad agreement from County and public that these easements are redundant.

Removes risk to owner of public claiming right to access the property.