

Name: Lot 3, Gateway Town Center Phase 1 Easement Abandonment

Location: Southwest corner of Bass Pro Drive and I—30 North
Frontage Road

Owner/Applicant: Bass Pro Outdoor World/Paxton Singleton, Global Surveying

Request: To abandon a 10 foot wide utility easement and right-of-way located in the southern portion of Lot 3, Gateway Town Center Phase 1.

STAFF REVIEW:

1. Public Need for this Utility Easement:

There is no public need for the easement. All utility companies have approved the requested abandonment.

2. Master Street Plan:

There are no Master Street Plan issues.

3. Need for Utility Easement on Adjacent Streets:

Any needed easements will be granted at the time of final platting and development of the lot.

4. Characteristics of Utility Easement Terrain:

The property is level and cleared.

5. Development Potential:

Once the easement is abandoned, the site is proposed to be developed for a new restaurant.

6. Neighborhood Land Use, Effect and Position:

The lot is located within the newly developing Gateway Town Center with multiple commercial uses. The easement is located entirely within the applicant's property.

7. Neighborhood Position:

No position has been voiced. No notification was required since the easement is located entirely within the applicant's property.

8. Effect on Public Services or Utilities:

There will be no effect on public services or utilities. All utilities and Public Works have approved the abandonment.

9. Reversionary Rights:

All reversionary rights extend to the applicant, owner of Lot 3, Gateway Town Center Phase 1.

STAFF RECOMMENDATION:

Staff recommends approval.