

2. Whether the proposed action is consistent with the City's comprehensive plan.

This proposal is consistent with the City's Concurrency Management Policy 1.2.1, concerning vacating streets only under certain conditions. The closure of the subject right-of-way will not foreclose reasonably foreseeable future bicycle/pedestrian use, will not foreclose non-motorized access to adjacent land uses or transit stops, and there is no reasonably foreseeable need for any type of transportation corridor for the area in the future.

3. Whether the proposed action would violate individual property rights.

Staff finds that the proposed action does not violate any individual property rights. Although it appears that Lots 1 and 2 of Block "D" and Lots 5 and 6 of Block "A" will be made landlocked or inaccessible, they are actually owned by Bartley Temple. Lots 5 and 6 are part of the developed area of the church property. Acquisition of the right-of-way would connect the developed portion of the church site with church property north of the right-of-way.

4. The availability of alternative action to alleviate the identified problems.

The subject right-of-way is currently not being used as a public thoroughfare. No alternative action is needed.

5. The effect of the proposed action on traffic circulation.

There will be no impact on traffic circulation since the subject right-of-way cannot be used as a public thoroughfare.

6. The effect of the proposed action on crime.

There should be no negative impact associated with this petition.

7. The effect of the proposed action upon the safety of pedestrians and vehicular traffic.

The safety of pedestrians and vehicular traffic will not be impacted by this proposal.

8. The effect of the proposed action on the provision of municipal services including, but not limited to emergency services and waste removal services.

The proposed action will not adversely impact municipal services in the area. Trip circulation in the area will not be altered since the proposed vacated right-of-way is not being used as a public thoroughfare.

9. The necessity to relocate utilities, both public and private.

There are no utilities located within the subject right-of-way. No relocation of utilities should be necessary.

10. The effect the proposed action will have on property values in the immediate and surrounding areas.

The proposed street vacation should not have any negative impact on the property values in the surrounding neighborhood.

11. The effect of the vacation on geographic areas that may be impacted.

The proposed street vacation should have no impact on the geographic area in which it is located.

12. The effect the vacation on the design and character of the neighborhood.

The proposed street vacation should not have any negative impact on the design and character of the neighborhood. The right-of-way is not being used as a public thoroughfare.

The recommended approval of Petition 195SVA-06PB, is based on the recommendations/conditions from the following departments:

- 1. BellSouth:** Bell South has no facilities on Northeast 8th Place. Bell South has no objection to the proposed closing.
- 2. GRU:** See GRU Real Estate Department comments below.
- 3. GRU Real Estate:** Retain public utility easement over all 100 feet for future water/wastewater needs. No utility conflicts.
- 4. Police:** No involvement.

5. **Public Works:** Approvable as submitted. Petition was initiated by Public Works with the request to retain a public utility easement.
6. **Fire:** Approvable as submitted.
7. **Planning Division:** Street vacation is approvable as submitted as long as the same owner owns property abutting tax parcels 10772, 10789, and 10790.
8. **Building:** It appears that Lots 1,2, 5 and 6 will be landlocked with the proposed street vacation. Based on the write up on the application it appears that substandard lots are being created.
9. **City Arborist:** No involvement.

Condition:

Approvable with the condition that an overall utility easement be retained.

Respectfully submitted,



Ralph Hilliard
Planning Manager

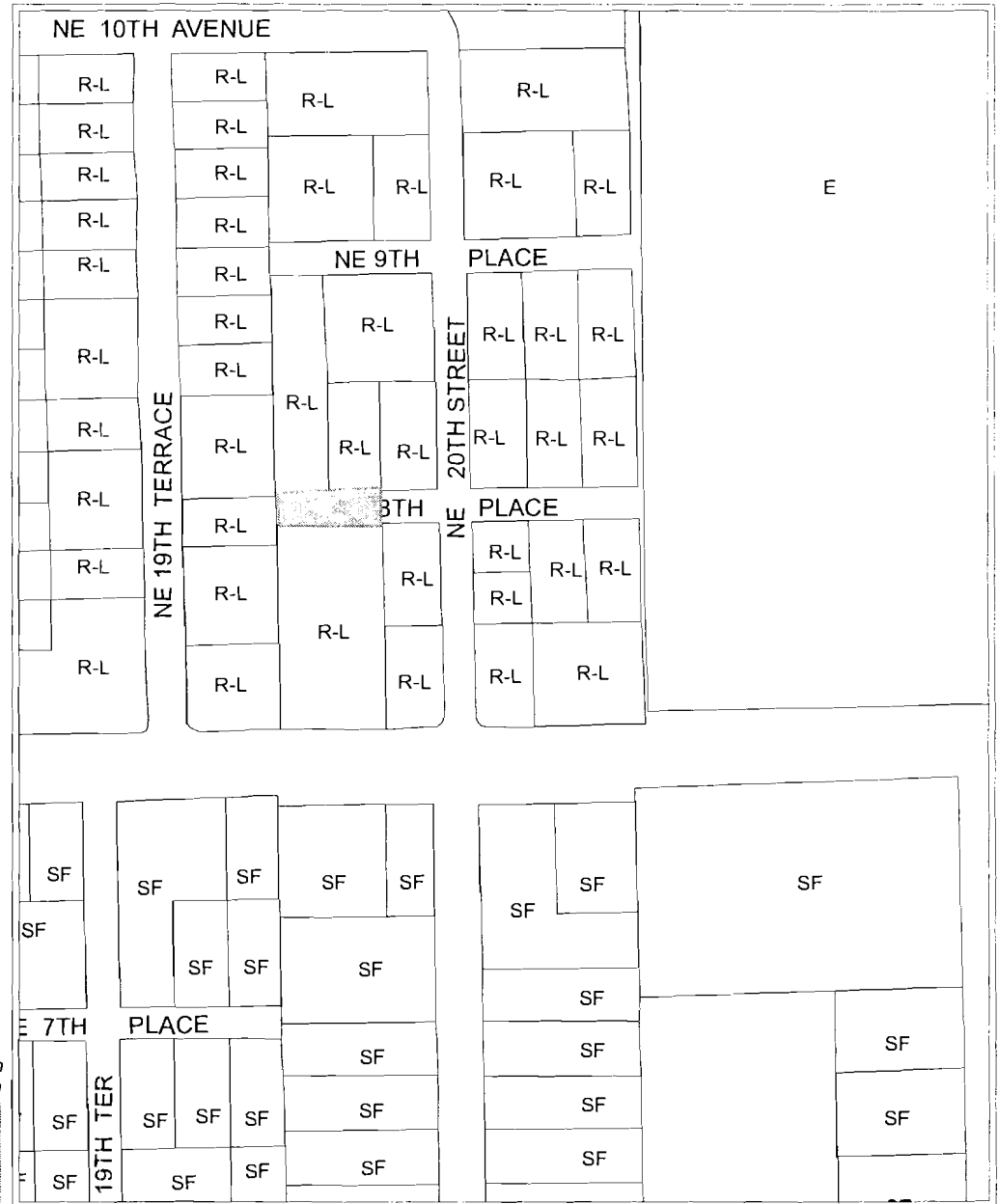
RH: JS

Land Use Designations

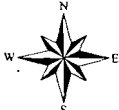
- SF Single Family (up to 8 du/acre)
- RL Residential Low Density (up to 12 du/acre)
- RM Residential Medium Density (8-30 du/acre)
- RH Residential High Density (8-100 du/acre)
- MUR Mixed Use Residential (up to 75 du/acre)
- MUL Mixed Use Low Intensity (8-30 du/acre)
- MUM Mixed Use Medium Intensity (12-30 du/acre)
- MUH Mixed Use High Intensity (up to 150 du/acre)
- UMU1 Urban Mixed Use 1 (up to 75 du/acre)
- UMU2 Urban Mixed Use 2 (up to 100 du/acre)
- O Office
- C Commercial
- IND Industrial
- E Education
- REC Recreation
- CON Conservation
- AGR Agriculture
- PF Public Facilities
- PUD Planned Use District

--- Division line between two land use districts
 — City Limits

Area under petition consideration

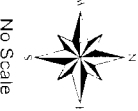



EXISTING LAND USE

	Name	Petition Request	Map(s)	Petition Number
 <p>No Scale</p>	City of Gainesville, agent	Vacate the Westerly 100 feet of NE 8th Place in the 1900 Block	3854	195SVA-06PB



AERIAL PHOTOGRAPH

 <p>No Scale</p>	<p>Name</p> <p>City of Gainesville, agent</p>	<p>Petition Request</p> <p>Vacate the Westerly 100 feet of NE 8th Place in the 1900 Block</p>	<p>Map(s)</p> <p>3854</p>	<p>Petition Number</p> <p>1955VA-06PB</p>
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Petition 195SVA-06PB - Public Works, agent for the City of Gainesville, to vacate, abandon and close the westerly 100 ft of Northeast 8th Place located west of Northeast 20th Street.

Jason Simmons, Planner gave the Staff presentation and stated this right-of-way area is currently being used by the Bartley Temple Church as a parking lot and it would be the Church's responsibility for the maintenance and liability of the unpaved right-of-way.

Motion By: Bob Cohen	Seconded By: David Gold
Moved To: Approve	Upon Vote: 5 – 0