

**190989B**

City of  
**Gainesville**

- Petition PB-19-161 SVA
- Request to vacate the 20 foot wide right-of-way of NW 4<sup>th</sup> Lane from NW 13<sup>th</sup> Street to NW 14<sup>th</sup> Street
- Legistar # 190989
  
- City Plan Board
- February 27, 2020
- Jason Simmons

- The purpose of this request is to vacate the portion of NW 4<sup>th</sup> Lane that is a 20 foot wide right-of-way that lays between NW 13<sup>th</sup> Street to the east and NW 14<sup>th</sup> Street to the west.
- The right-of-way to be vacated is paved but does not meet current City of Gainesville design standards for roadways.
- The intent is the redevelopment of the entire block from NW 5<sup>th</sup> Avenue to the north, NW 13<sup>th</sup> Street to the east, NW 4<sup>th</sup> Place to the south, and NW 14<sup>th</sup> Street to the west.

# ROW Vacation

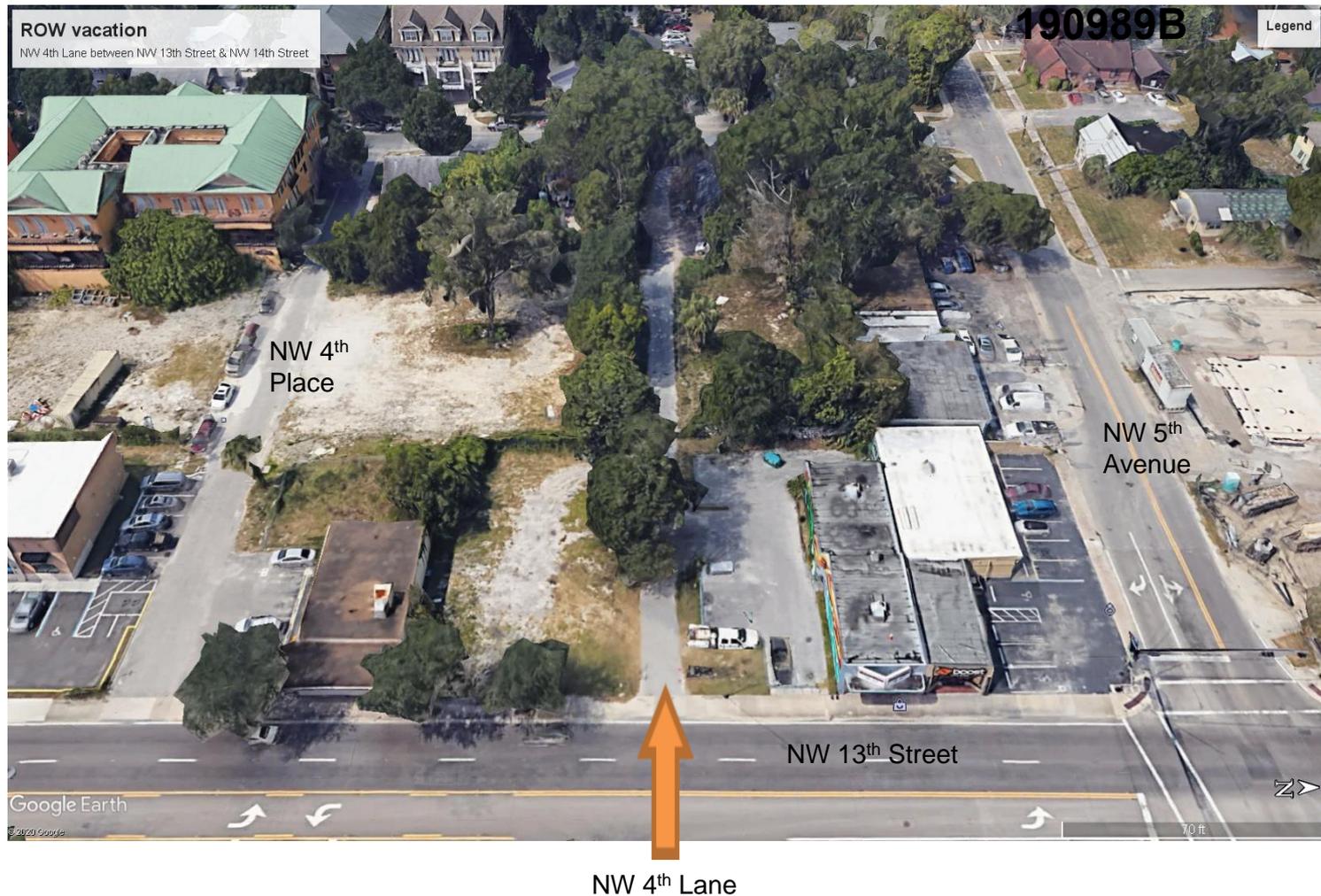
Surrounding Zoning  
designation - Urban 8

Approximately 0.15  
Acres in land area



# ROW Vacation

Aerial view looking west.



# ROW Vacation

Aerial view looking  
west.

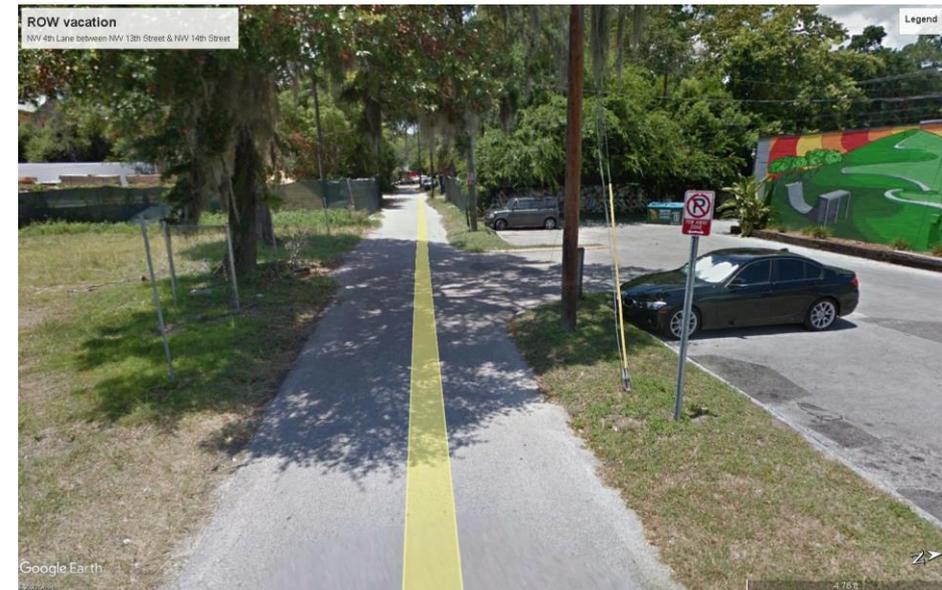


# Street Frontages

# ROW Vacation



# ROW Vacation



↑  
View East

View West



# Street Vacation Review Criteria

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- 1. The public right-of-way no longer serves a public purpose and the vacation of the public right-of-way is in the public interest, which shall be based on a consideration of the following:
  - a. Whether the public benefits from the use of the subject right-of-way as part of the city street system;
  - b. Whether the proposed action is consistent with the Comprehensive Plan;
  - c. Whether the proposed vacation is consistent with the minimum block size requirements and other applicable street connectivity standards;
  - d. Whether the proposed action would deny access to private property;
  - e. The effect of the proposed action upon public safety;

## Street Vacation Review Criteria

- f. The effect of the proposed action upon the safety of pedestrians and vehicular traffic;
- g. The effect of the proposed action upon the provision of municipal services including, but not limited to, emergency service and waste removal;
- h. The necessity to relocate utilities both public and private; and
- i. The effect of the proposed action on the design and character of the area.

# Street Vacation Review Criteria

- 2. If the public right-of-way is a street, the city shall not vacate the right-of-way except if the following additional criteria are met:
  - a. The loss of the street will not foreclose reasonably foreseeable future bicycle/pedestrian use;
  - b. The loss of the street will not foreclose non-motorized access to adjacent land uses or transit stops;
  - c. The loss of the street is necessary for the construction of a high density, mixed-use project containing both residential and non-residential uses or creating close proximity of residential and non-residential uses; and
  - d. There is no reasonably foreseeable need for any type of transportation corridor for the area.

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**Staff Recommends Approval of  
PB-19-161 SVA**

**Thank you**