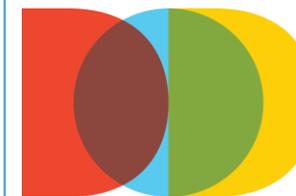


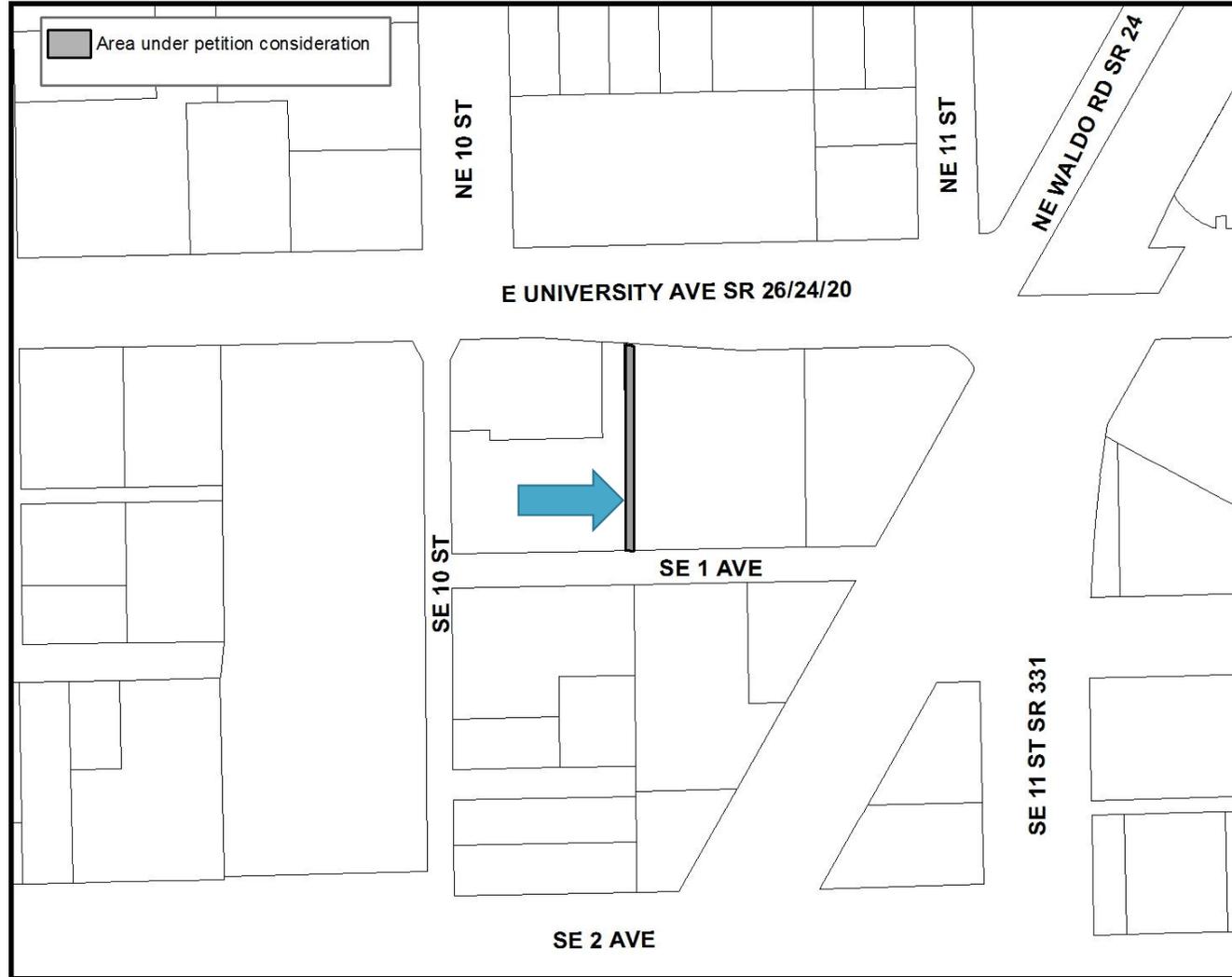
Petition PB-18-35 SVA. Kami Corbett and Foley & Lardner LLP, Inc., agent for E.W. Burch, Jr., ABC Liquors, Inc., and BW University and 10th LLC, owners. Request to vacate an 8 foot wide alley lying between lots 3 and 4, G.B. Crawford Addition, between East University Avenue and SE 1st Avenue. Located south of East University Avenue, east of SE 10th Street, north of SE 1st Avenue, and west of SE Williston Road. Related to Petition PB-17-165 SUP.

City Commission: May 17, 2018
Presentation by Jason Simmons



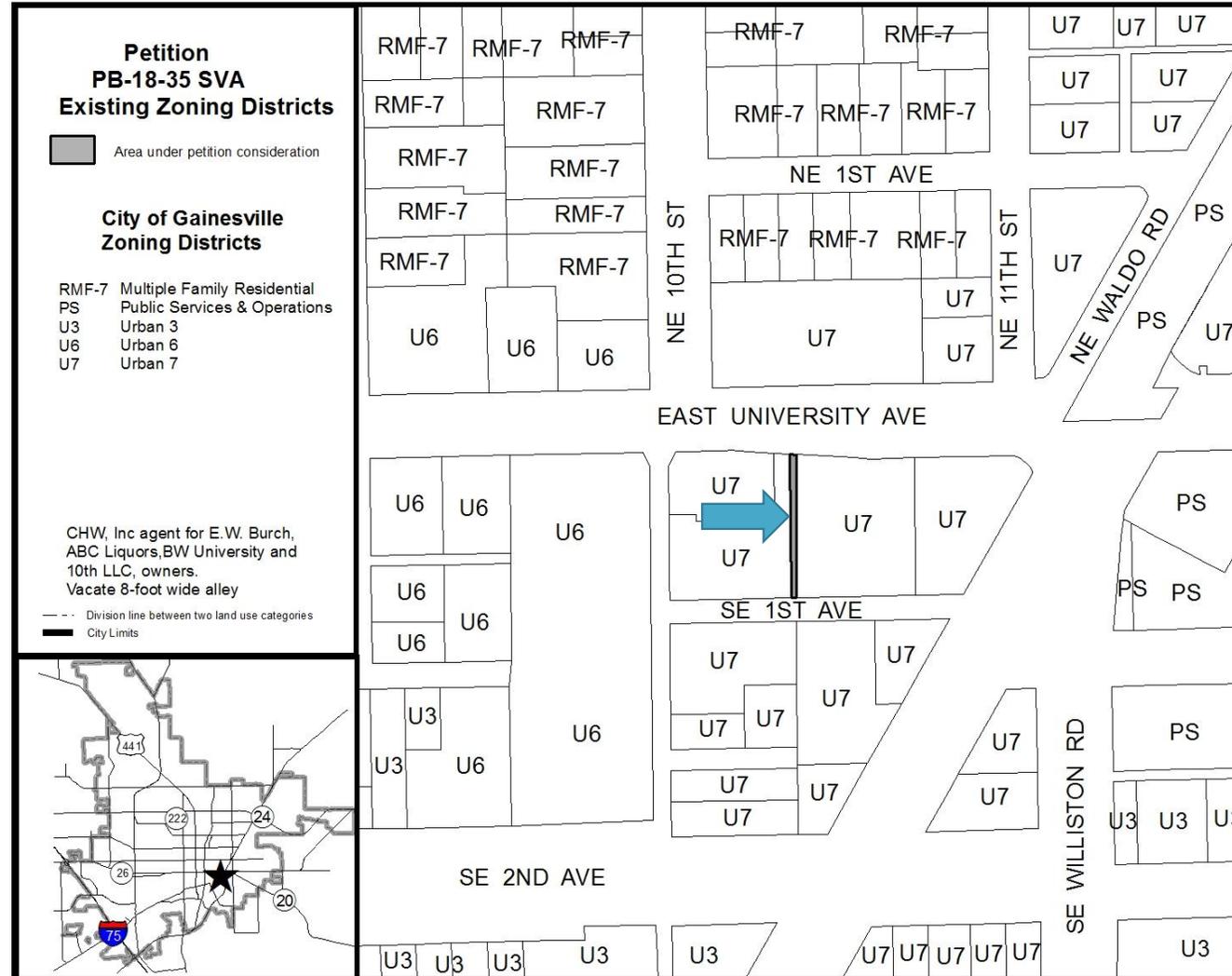
DEPT
OF
DOING

Location Between E. University Avenue & SE 1st Avenue



Zoned Urban 7
Approximately 0.04 acres in size for the alley

Location Between E. University Avenue & SE 1st Avenue



Subject ROW & adjacent properties are vacant commercial
Approximately 205 feet in length



Location Between E. University Avenue & SE 1st Avenue



Zoned Urban 7
 Approximately 0.04 acres in size for the alley

8 Foot Alley Between E. University Avenue & SE 1st Avenue



- Street view looking south
- Vacant ABC store to the left; vacant fueling station to the right

8 Foot Alley
Between E.
University Avenue &
SE 1st Avenue



- View looking north

8 Foot Alley
Between E.
University Avenue &
SE 1st Avenue



- View looking southwest

8 Foot Alley
Between E.
University Avenue &
SE 1st Avenue



- View looking north

Right-of-Way Vacation

- Request to vacate an 8 foot wide alley that lays between lots 3 and 4 of the G.B. Crawford Addition.
- Alley distance is approximately 205 feet.
- Vacation of ROW will facilitate redevelopment of adjoining properties on either side of alley.

Right-of-Way Review:

- ROW is primarily paved & was part of the parking and vehicular use area of the former ABC store that is east of the ROW.
- The two ends of the ROW are unimproved.
- Driveway for the ABC store provided through access from East University Avenue to SE 1st Avenue.

Basis for Recommendation

The City Commission shall consider the following criteria in determining whether the public interest will be best served by the proposed action:

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:

Basis for Recommendation

- a. **Whether the public benefits from the use of the subject right-of-way as part of the city street system;**

The public does not utilize the existing right-of-way. The right-of-way does not provide access as a functioning alley.

Basis for Recommendation

b. Whether the proposed action is consistent with the City's Comprehensive Plan;

Proposed action is consistent with Policy 10.2.1 of the Transportation Mobility Element. Closure of ROW will not foreclose reasonably foreseeable future bicycle or pedestrian use or other transportation corridor in the area; will not foreclose non-motorized access to adjacent land uses or transit stops. The proposed vacation will allow for the redevelopment of the adjacent properties which will need to provide sidewalks that will enhance pedestrian and bicycle access throughout the area.

c. Whether the proposed vacation is consistent with the minimum block size requirements and other applicable street connectivity standards;

Staff finds that the proposed action is consistent with the minimum block size requirements and other applicable street connectivity standards.

Basis for Recommendation

d. Whether the proposed action would deny access to private property;

Staff finds that the proposed action will not violate existing property rights, and the vacation of the right-of-way will not make any other properties landlocked or inaccessible.

e. The effect of the proposed action on public safety;

The proposed action will have no effect on public safety. The right-of-way vacation would not create conditions that limit visibility, create unsafe areas, or limit access to law enforcement.

Basis for Recommendation

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

The safety of pedestrians and vehicular traffic will not be affected.

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

The proposed action will not affect municipal services, since the right-of-way is not utilized by these services today.

Basis for Recommendation

h. The necessity to relocate utilities, both public and private; and

The proposed vacation will not necessitate the relocation of utilities.

i. The effect of the proposed action on the design and character of the area.

Specifically, the vacation will not negatively affect the surrounding neighborhood.

Staff
Recommendation

- 1. Approve Petition PB-18-35 SVA.**
- 2. Adopt Ordinance 171039 on First Reading.**