

AGENDA ITEM SUMMARY

City Council



STAFF

Sophie Buckingham, Civil Engineer II

SUBJECT

Second Reading of Ordinance No. 103, 2025, Vacating Alley Right-of-Way in the Ghent Subdivision Subject to Conditions.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on June 17, 2025, vacates 16 feet of public right-of-way dedicated by the Ghent subdivision plat. The right-of-way is no longer desirable or necessary to retain for street purposes. The right-of-way vacation will be conditional upon the relocation of an existing Lumen utility line which is currently within the right-of-way.

STAFF RECOMMENDATION

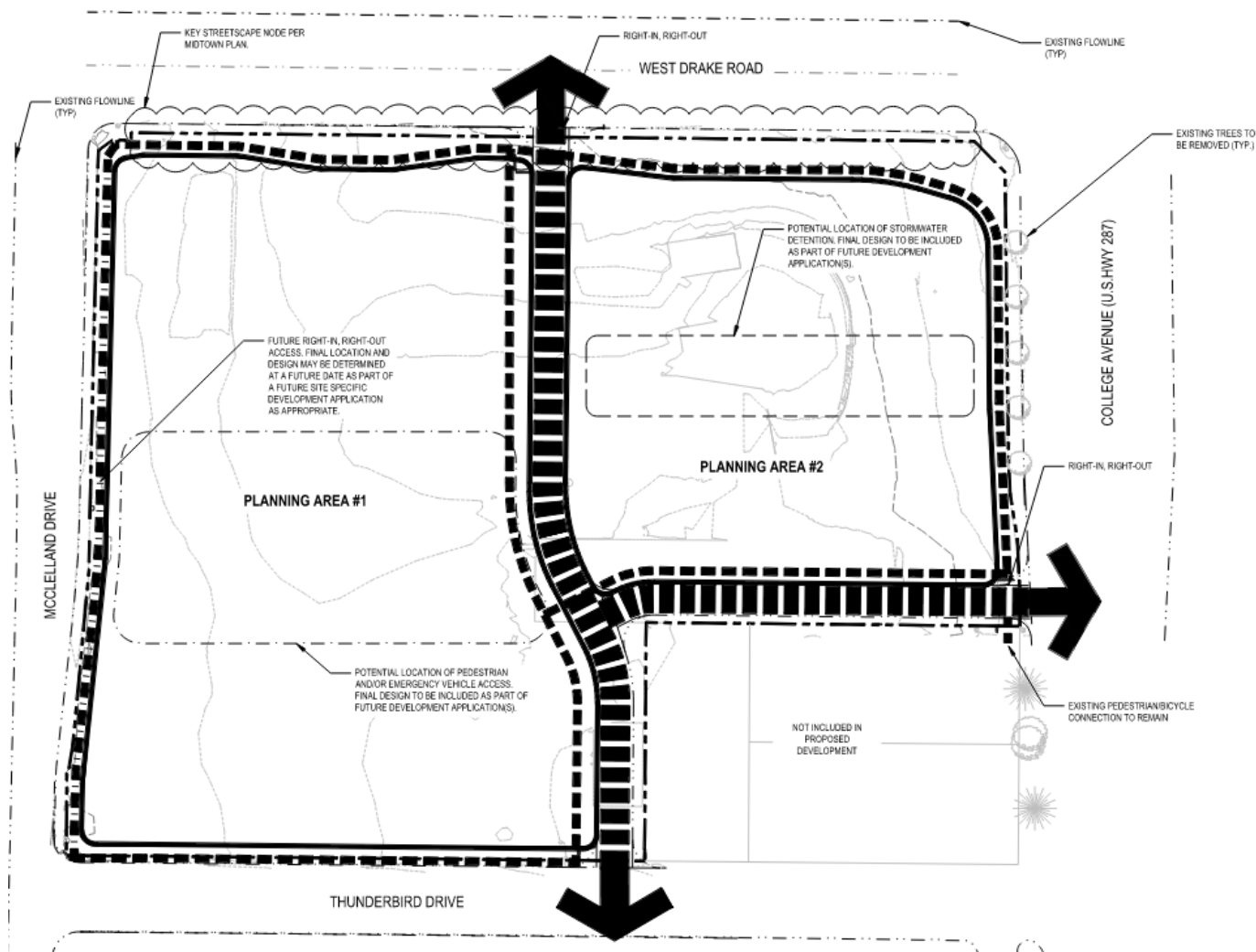
Staff recommends adoption of the Ordinance on Second Reading.

FIRST READING BACKGROUND / DISCUSSION

This alley is no longer desirable or necessary to retain for street purposes because it is not being used for vehicular, pedestrian, multi-modal, or utility purposes, aside from the Lumen utility line. The alley runs through a property that is being redeveloped. The redevelopment project is known as SWC Drake College, and the developer has requested the right-of-way vacation to facilitate redevelopment of the property. The redevelopment project will provide private street connections to Drake Road, College Avenue, and Thunderbird Drive. These connections are depicted in Figure 1, the Overall Development Plan for the property approved by the Fort Collins Planning and Zoning Commission on May 15, 2025. The developer is coordinating with Lumen to relocate the existing utility line from the alley right-of-way to a different location, after which the alley right-of-way will serve no public purpose. Once the Lumen utility line has been relocated, the right-of-way vacation will take full effect. The right-of-way must be conditionally or fully vacated in order for the City to approve the SWC Drake College redevelopment project.

The City Engineer and the Planning, Development, and Transportation Director recommend approval of this conditional right-of-way vacation.

Figure 1. Overall Development Plan



CITY FINANCIAL IMPACTS

None.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

None.

PUBLIC OUTREACH

Potentially affected utility agencies and City staff have been notified of the request for right-of-way vacation. The adjacent property owner at 2601 South College Avenue has also been notified of the proposed right-of-way vacation and the scheduled first reading of the Ordinance on June 17, 2025.

ATTACHMENTS

First Reading attachments available in June 17, 2025, agenda materials at the following link: <https://fortcollins-co.municodemeetings.com/>.

1. Ordinance No. 103, 2025