



Board: City Commission

Agenda Date: April 13, 2026

Presenter: Patricia West

Staff Report

Agenda Item Title:

Public Hearing | Proposal to Vacate West Half of Birch Street

Background:

On July 14, 2025, the Gladstone City Commission approved a motion to vacate the west half of Birch Street at the request of the Gladstone Housing Commission. The request is intended to support the Housing Commission's long-term planning efforts related to the potential redevelopment and replacement of Fairview Manor.

Motion made by Commissioner O'Driscoll, Seconded by Mayor Thompson to vacate west half of Birch Street and require the Housing Commission to pay for all fees associated with the vacation, fee estimated to be around \$8,000 as quoted by Miller Canfield.

MOTION CARRIED

Vacating a public right-of-way is the formal process of discontinuing the public's right to use a designated area of land, in this case, a portion of Birch Street. Upon completion of the process, ownership of the vacated right-of-way reverts to the adjacent property owners. This action would allow for future development or site reconfiguration associated with the Fairview Manor property.

Pursuant to Chapter XII, Section 2 of the Gladstone City Charter, the vacation of a street requires adoption of a resolution and the holding of a public hearing, with proper notice provided. The City has been working with legal counsel to ensure compliance with statutory and charter requirements. On March 9, 2026 the City Commission approved Resolution No. 2026-02 and the next procedural step is for the City Commission to conduct the public hearing date to receive public comment on the proposed street vacation.

Fiscal Effect:

There is no fiscal impact to the City. All expenses associated with the legal process and required notices will be paid by the Gladstone Housing Commission, as directed by the Commission's July 14, 2025 motion.

Supporting Documentation:

Gladstone City Charter – Chapter XII, Section 2
Gladstone Housing Commission Request to Vacate
Bay Park Addition Plat
GIS Image
Resolution No. 2026-02

Recommendation:

Conduct Public Hearing regarding vacating remaining western ½ of Birch Street