



Board:	City Commission
Agenda	7/14/25
Date:	
Department:	Community Development
Presenter:	Renée Barron

Staff Report

Agenda Item Title:

Vacate Birch Street Request from Gladstone Housing Commission

Background:

The Housing Commission is requesting that we vacate the remaining portion of Birch Street (west half) to support their future plans to tear down and replace Fairview Manor. The east half was vacated some time ago when Bay View was constructed but the city was the owner of the lots and therefor still owned that half of the street. When all of the lots were transferred to the Housing Commission in 2019 they also received that portion that was vacated leaving the west half of Birch Street still owned by the City.

Vacating a right-of-way is a process of formally ending the public's right to use a specific area of land, in this case a portion of the street. This action requires the vacated land to go to the adjacent property owners, which then allows for development or other changes in land use. The process involves a formal request for vacating, public hearings, and a decision by the city commissioner.

The process to vacate an undeveloped Right of Way (ROW) is a complicated legal process which we will need assistance with from Miller-Canfield. They have estimated their fees to be around \$8000 to complete.

Fiscal Effect:

Legal Fees of around \$8000

Supporting Documentation:

Housing Commission Formal Request to Vacate

Plat from Housing Commission of request
GIS Map

Recommendation:

Grant permission to vacate west half of Birch Street and require the Housing Commission be responsible for all fees associated with the vacation, expected to be around \$8000 as quoted from Miller-Canfield.