

STAFF REPORT



SUBJECT: Case No.: AS2023-001
Abandonment of Alley in the Cage Addition

DEPARTMENT: Development Services

STAFF CONTACT: Steve Killen, Director of Development Services

RECOMMENDATION:

The Planning and Zoning Commission convened on January 18, 2023, and by unanimous vote, recommended the City Council abandon a portion of a 20-foot alleyway in the Cage Addition. The portion of alleyway to be abandoned is East of Ivy, West of Bates and South of Elm.

BACKGROUND:

On January 3, 2023, the City Council initiated action to abandon an alleyway located East of Ivy, West of Bates and South of Elm. The Planning and Zoning Commission conducted the public hearing January 18, 2023.

Several adjacent parcels were recently rezoned to R-3, Multifamily District, each of which are owned by a sole property owner. Parcel R28924, 380 Elm, is owned by another party.

A 12" sanitary sewer line traverses the alley at 1273 Ivy, Parcel R28921. If approved for sale, any purchaser of the property will be required to honor the existing easement.

DEPARTMENTAL COMMENTS:

Public Works Department

Retain easement for existing 12" sanitary sewer main

Development Services

No additional comments.

Police Department

No additional comments.

Fire Department

No additional comments.

ADVANTAGES:

An advantage to closing the alley will allow for the development of multiple parcels. In doing so, three mobile homes and accessory structures will be removed to allow the construction of multifamily dwellings.

DISADVANTAGES:

No disadvantages have been identified at this time.

ESTIMATE OF VALUE:

ARTICLE IV. - CLOSING STREETS AND ALLEYS

- A. Within 90 days after the City Council public hearing and Planning and Zoning Commission recommendation, but before City Council final action, the petitioner shall provide an appraisal by a certified appraiser of real property. The cost of the appraisal is to be paid in full by the petitioner. Upon written application by the petitioner stating the need therefor, this time period may be extended by the City Administrator. Such extension shall be in writing.
- B. As an alternative to the above, the petitioner may elect, in writing, to utilize the average appraised values of the land immediately adjacent to the street or alley to be closed as shown on the most recent approved municipal tax roll. Such average value shall be calculated by city staff.
- C. If the requested closure is approved by City Council, the actual selling price shall be determined solely by the City Council, but in no case shall the selling price be less than the appraised value as determined under this section.

ALTERNATIVES:

- Exhibit – Twenty-foot alleyway East of Ivy, West of Bates and South of Elm.**

