



VAC #2020-00003

403 W. Windsor Avenue

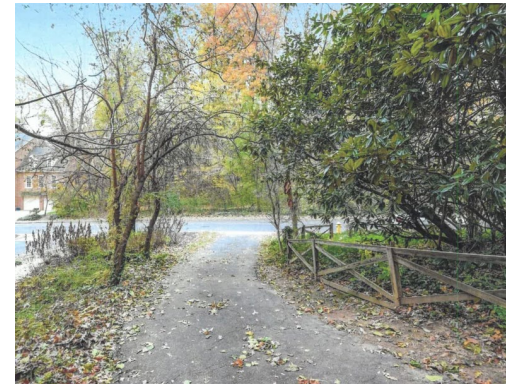
Planning Commission
October 6, 2020

Subject property is adjacent to a school and residential uses



Proposal:

There Vacation of the public right-of-way to add 3,350 square feet primarily to the east and north of the property at 403 W. Windsor Avenue.





Vacation Policy Criteria

1. There is no public use of the right-of-way at the time the application is filed.
2. No reasonable use of the right-of-way could exist in the future, either for its original purpose or for some other public purpose. Reasonable uses include, but are not limited to future roads, bike paths/trails, recreational facilities, open space, utilities or other environmental protections.
3. No portion of the public right-of-way shall become landlocked.
4. No abutting property owners shall become landlocked or have access substantially impaired.
5. The vacation shall provide a public benefit.



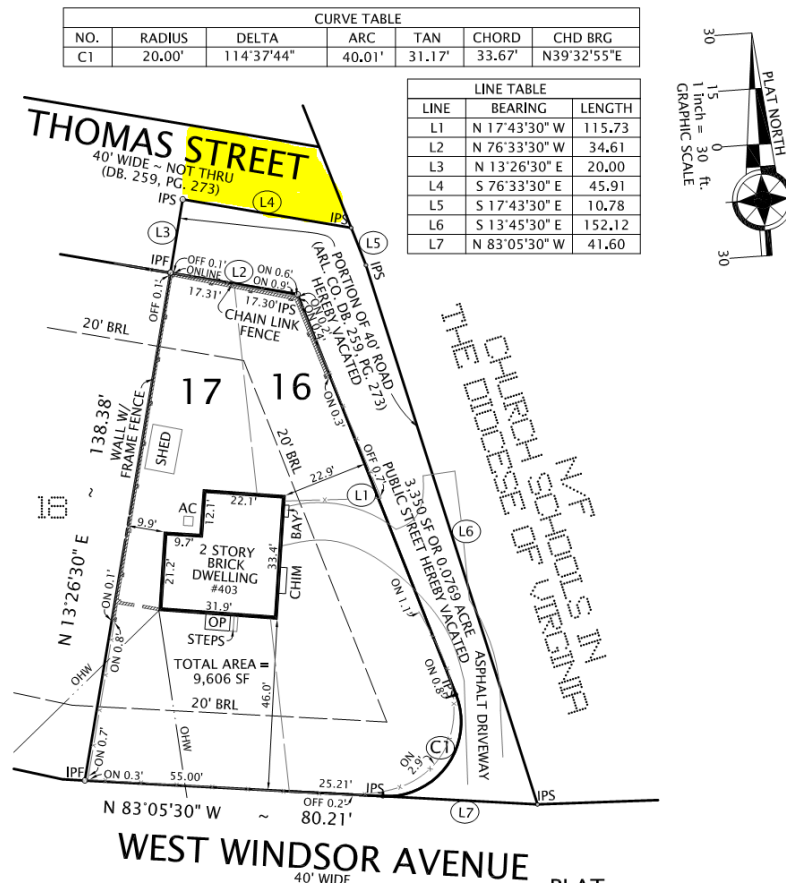
Staff Recommends **Vacation Denial**

Criterion #2: Reasonable Future Use

- The Fire Department requires a turnaround for any dead-end road that is 100 linear feet or greater in length.
 - Thomas Street is roughly 250 linear feet requiring the street to have a turnaround.
- With no turn around provided at the end of Thomas Street, trash trucks are required to reverse the entire 250 linear feet road to exist the existing road.
- Would create non-uniform width for the remaining right-of-way.

Staff Recommends **Vacation Denial**

Criterion #5: The Vacation Shall Provide a Public Benefit.



Should Planning Commission Recommend Approval:

Staff recommends that it includes the entire width and provide St. Stephens with the opportunity to request a vacation for that half. This would require another hearing.



Staff Recommends **Vacation Denial**

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Criterion #3: Land Lock Public Property

