



VAC #2020-00003

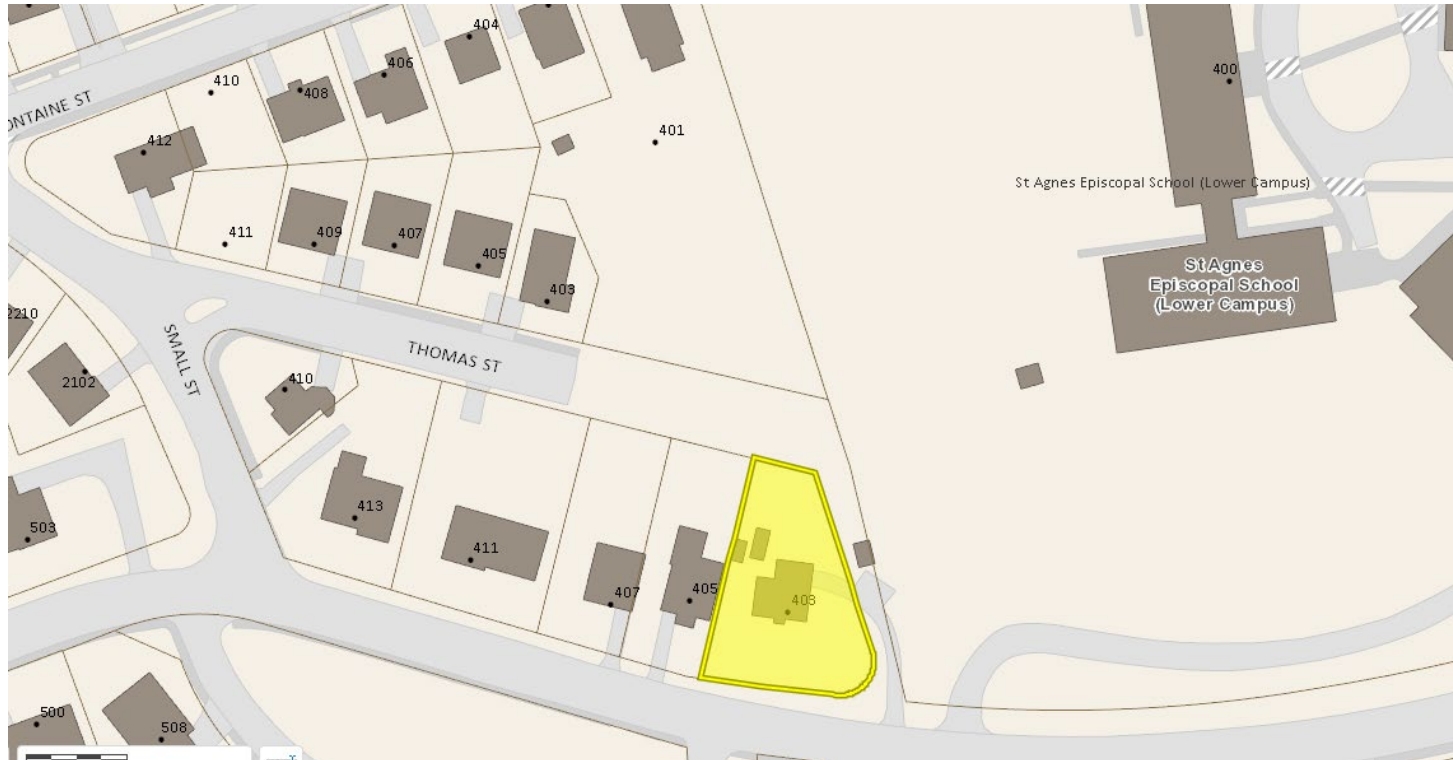
403 W. Windsor Avenue

City Council
October 17, 2020

Site

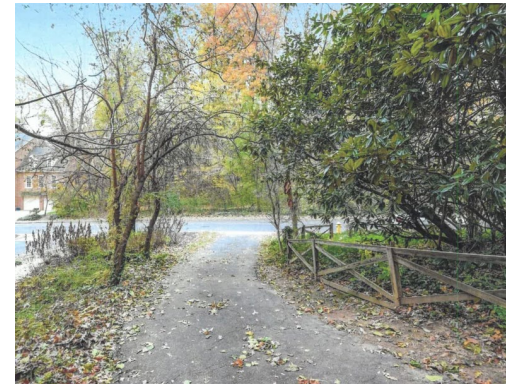
Zoned R-8, Single- Family, Residential Use

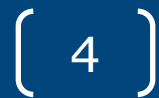
Subject property is adjacent to a school and residential uses



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.



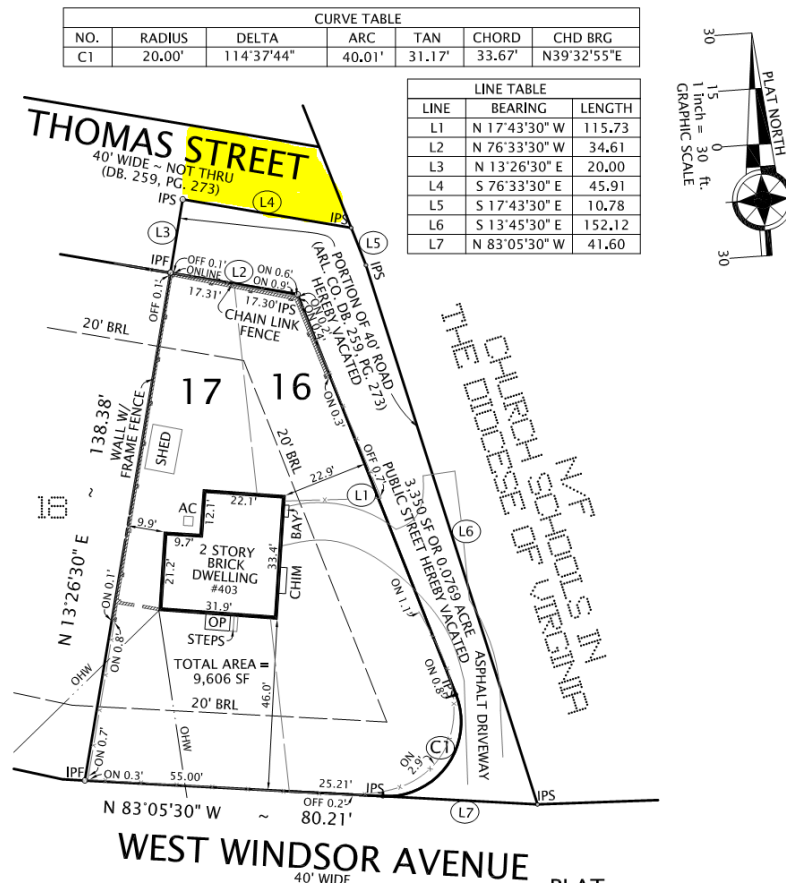
Planning Commission Recommends **Vacation Denial**

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.

Planning Commission Recommends Vacation Denial

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



Should City Council 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.



Planning Commission Recommends **Vacation Denial**

Planning Commission Recommends **Denial of the Vacation Request**

