

PLNPCM2024-00973 – 2680 S Chadwick



# ALLEY VACATION AT 2680 S CHADWICK

*City Council Briefing – April 8, 2025*



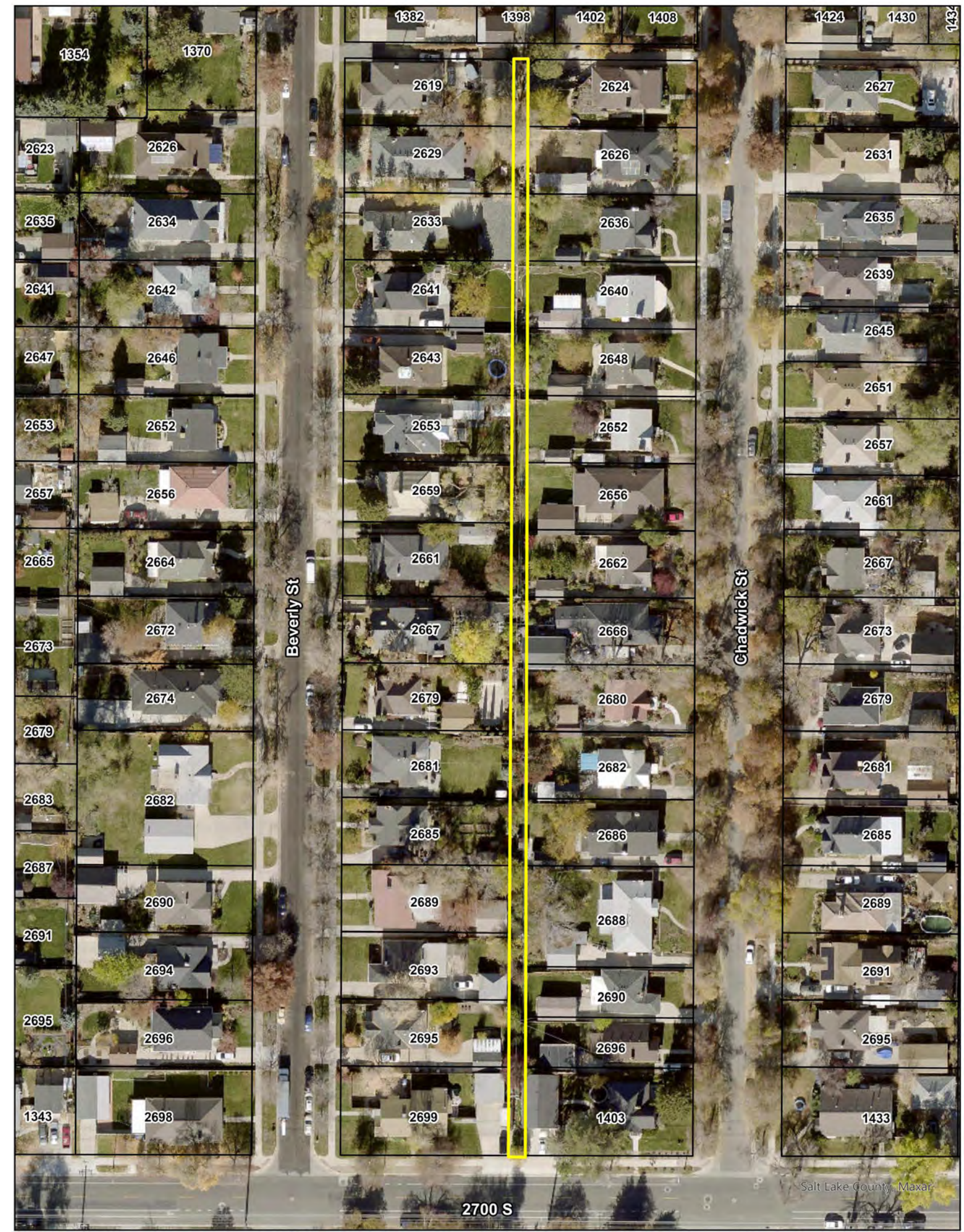
# REQUEST

## Alley Vacation

- Entire north/south alley from roughly 140ft south of Stratford Ave to 2700 S
- Approximately 12ftx810ft
- 27 of the 32 abutting property owners have consented to the alley vacation (84%)

## RECOMMENDATION

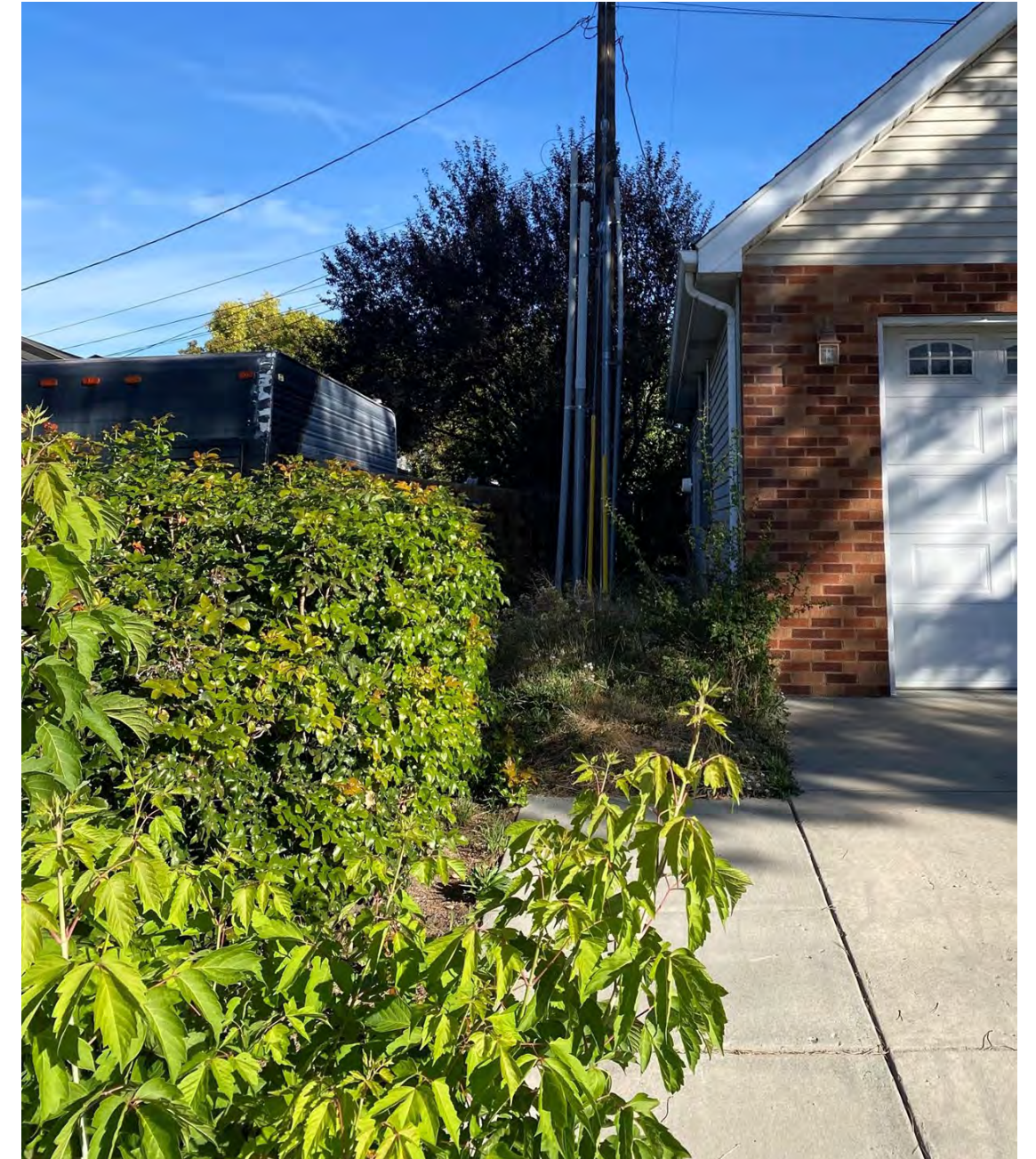
Planning Commission forwarded a **positive recommendation** to the City Council.





# HISTORY & ACTIVE ENFORCEMENT

- Platted in 1909 in Highland Park Plat A
- Few alleys remain public in the general vicinity of this alley
- Inaccessible due to fencing and overgrown vegetation
- Active enforcements
  - Mr. Thomas, applicant, submitted permit plans for a new garage with incorrect legal descriptions









# STANDARDS OF APPROVAL



## ALLEY VACATION REQUESTS - CHAPTER 14.52.020

**Must fulfill at least one of the following considerations:**

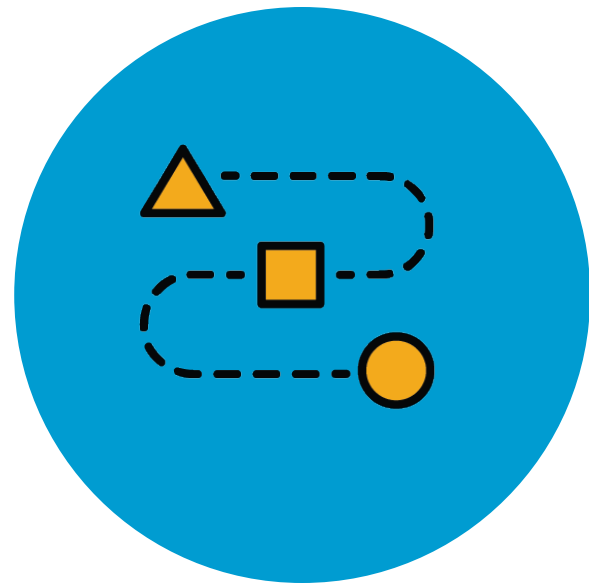
- Lack of Use
- Public Safety
- Urban Design
- Community Purpose

# LACK OF USE

- Lack of maintenance has caused the alley to deteriorate
- Limited accessibility, current condition, and presence of structures, vegetation, and utility poles within the alley



# ALLEY VACATION PROCESS



## PLANNING COMMISSION RECOMMENDATION:

- **Positive**
- Positive with Additional Conditions
- Negative

## CITY COUNCIL PUBLIC HEARING AND DECISION:

- Approval
- Approval with Conditions
- Denial

## IF APPROVED:

- Conveyance of land to abutting property owners

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