

PLNPCM2023-00408



1518 S 300 W ALLEY VACATION

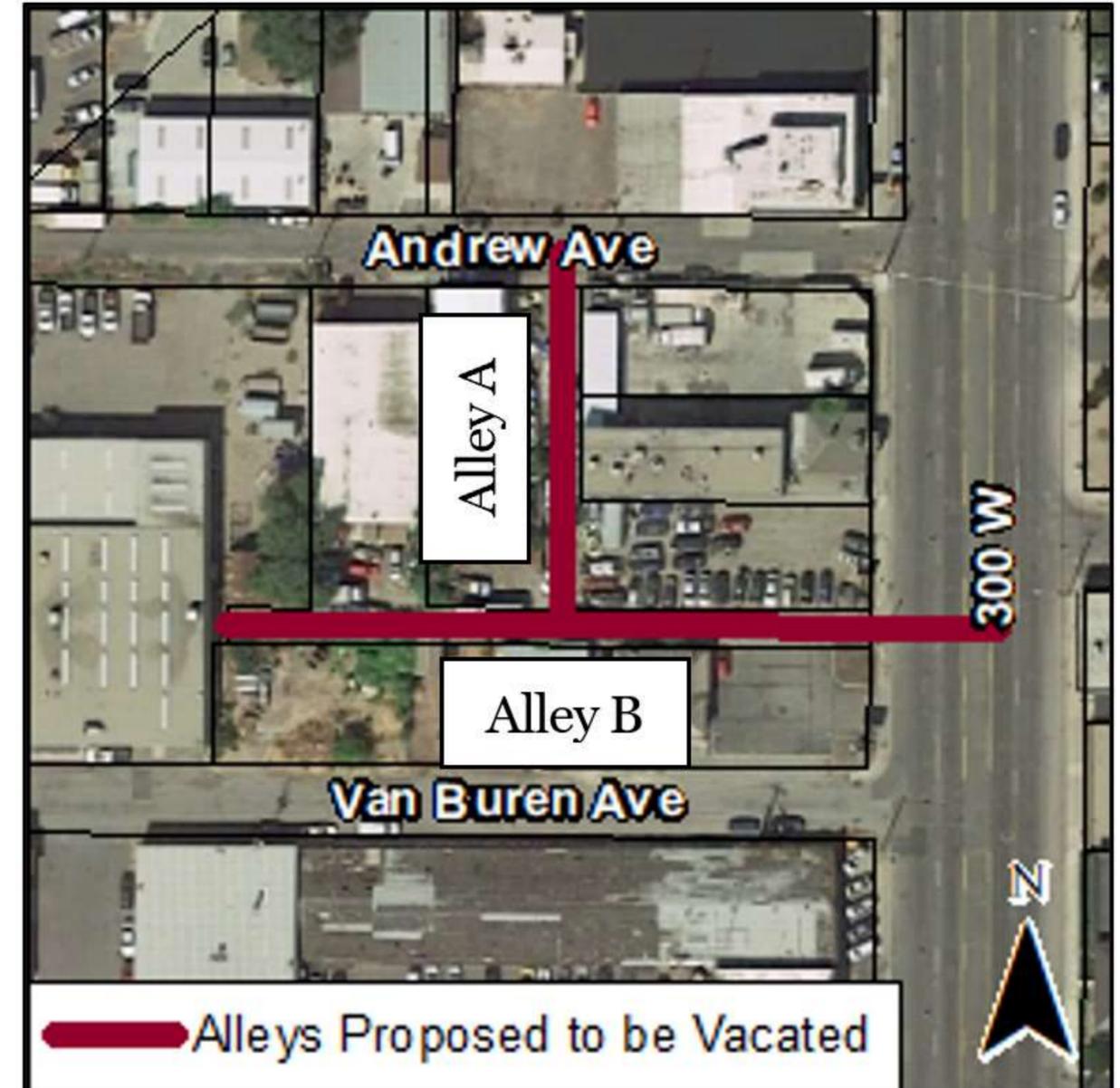
CITY COUNCIL BRIEFING// October 17, 2023

REQUEST

Vacate two public alleys:

1. North-south alley, "Alley A"
2. East-west alley, "Alley B"

Recommendation: Planning Commission is recommending that the alley vacations be approved, with conditions.



OVERVIEW

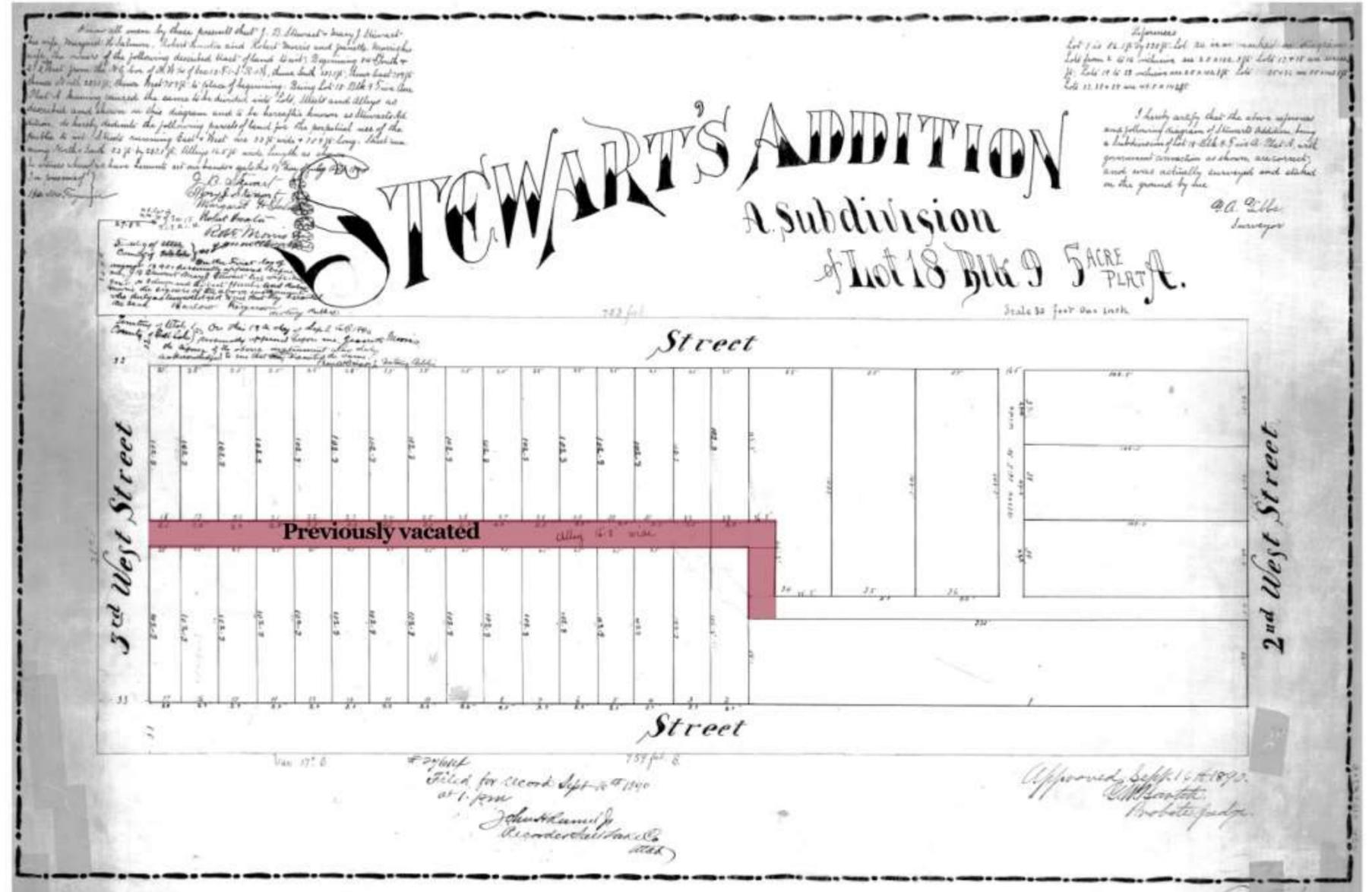
Zoning District: CG (General Commercial District)

General Plan: Central Community

Small Area Plan: Ballpark

Alley A: 16'6" wide x 148'7" long

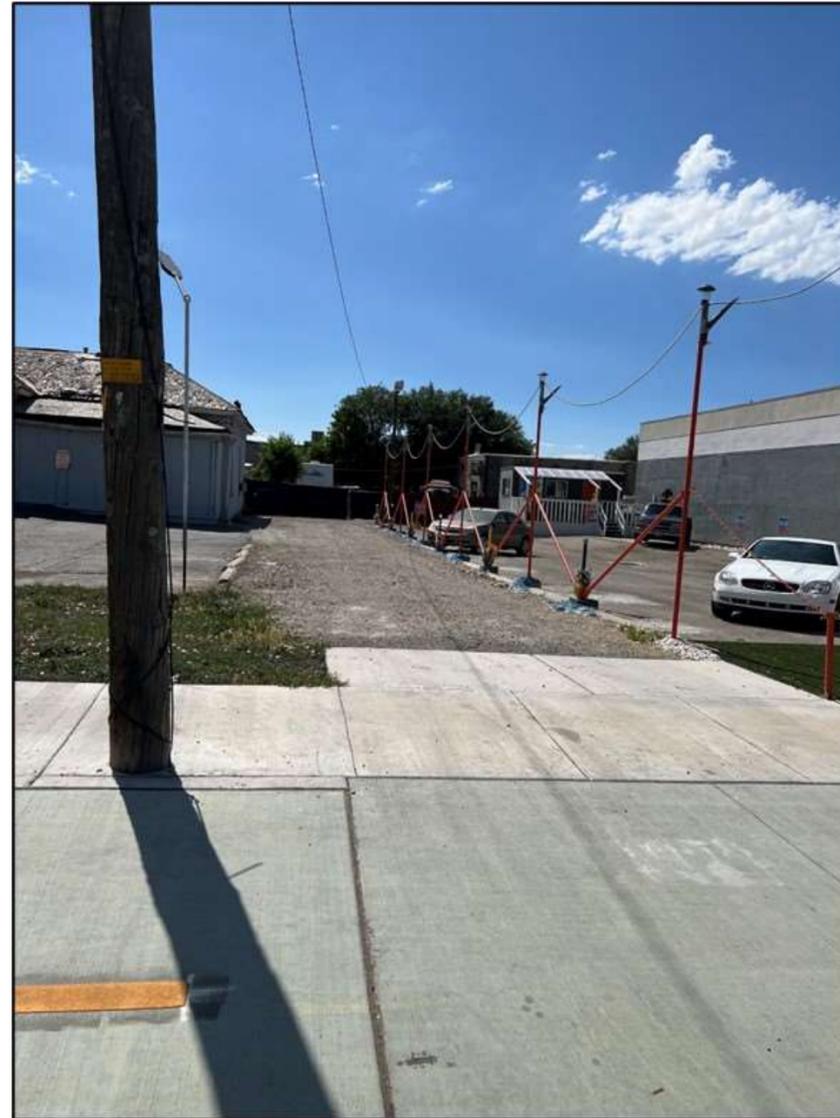
Alley B: 16'6" wide x 298'8" long



EXISTING CONDITIONS



Alley A (from Andrew Ave)



Alley B (from 300 West)



Alley B (west of Alley A)

SITE CONTEXT



Van Buren Ave



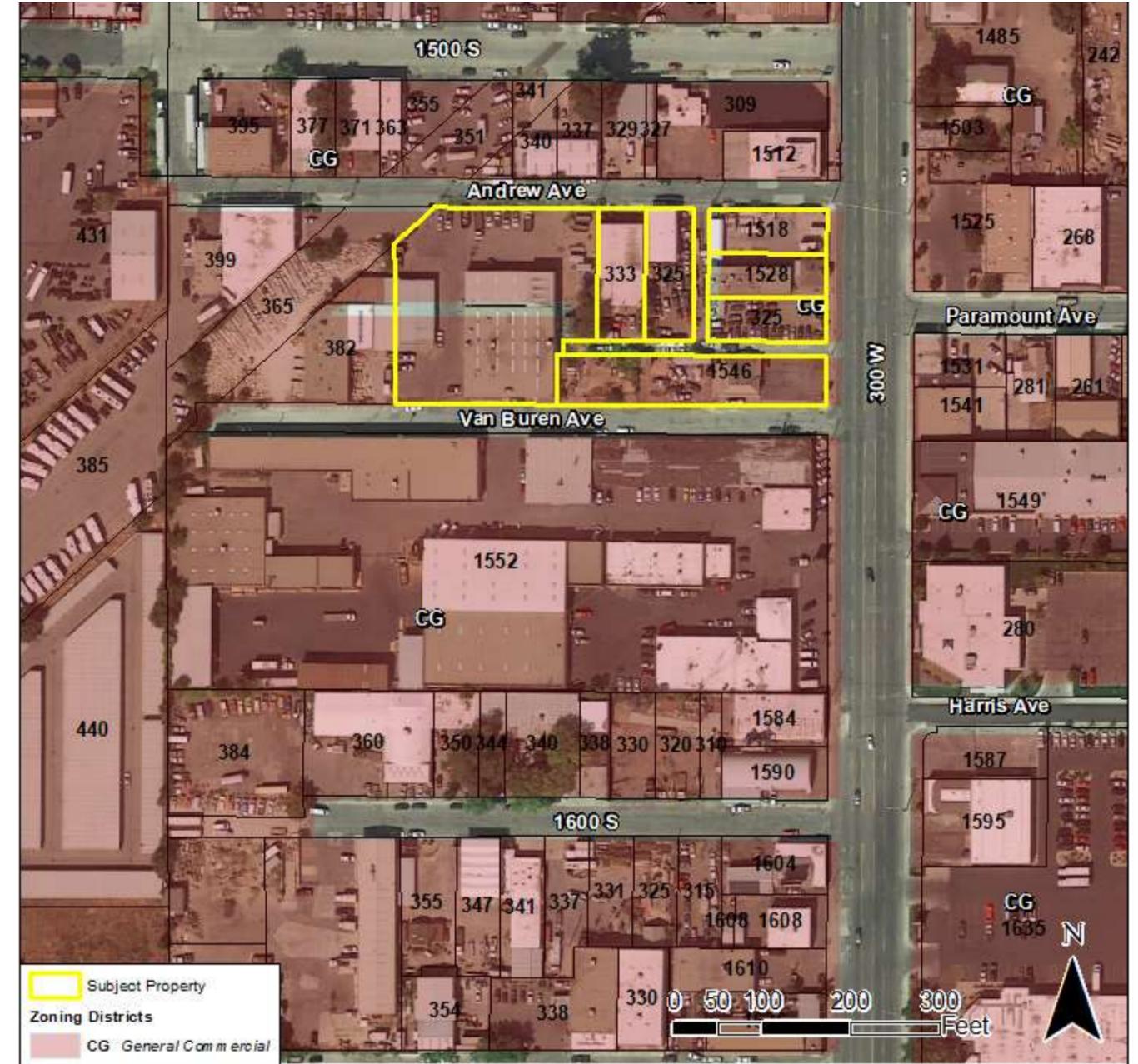
Andrew Ave

QUIET TITLE CLAIM

- Courts granted quiet title claim in 2022
- Notice of Public Alleys clarifies that alleys remain under public ownership until City Council decision

PROPOSED REDEVELOPMENT

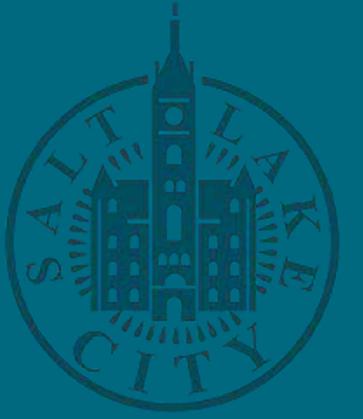
- Design Review and Planned Development applications with Planning for redevelopment of surrounding site
- Alley vacation necessary for redevelopment as proposed
- Design not yet finalized – not a part of this application



STANDARDS OF REVIEW

City Ordinance Standards of Review

- 14.52.020: Policy Considerations for Closure, Vacation, or Abandonment of City-Owned Alleys
- 14.52.030: Processing Petitions – Public Hearing and Recommendation from the Planning Commission



REQUEST

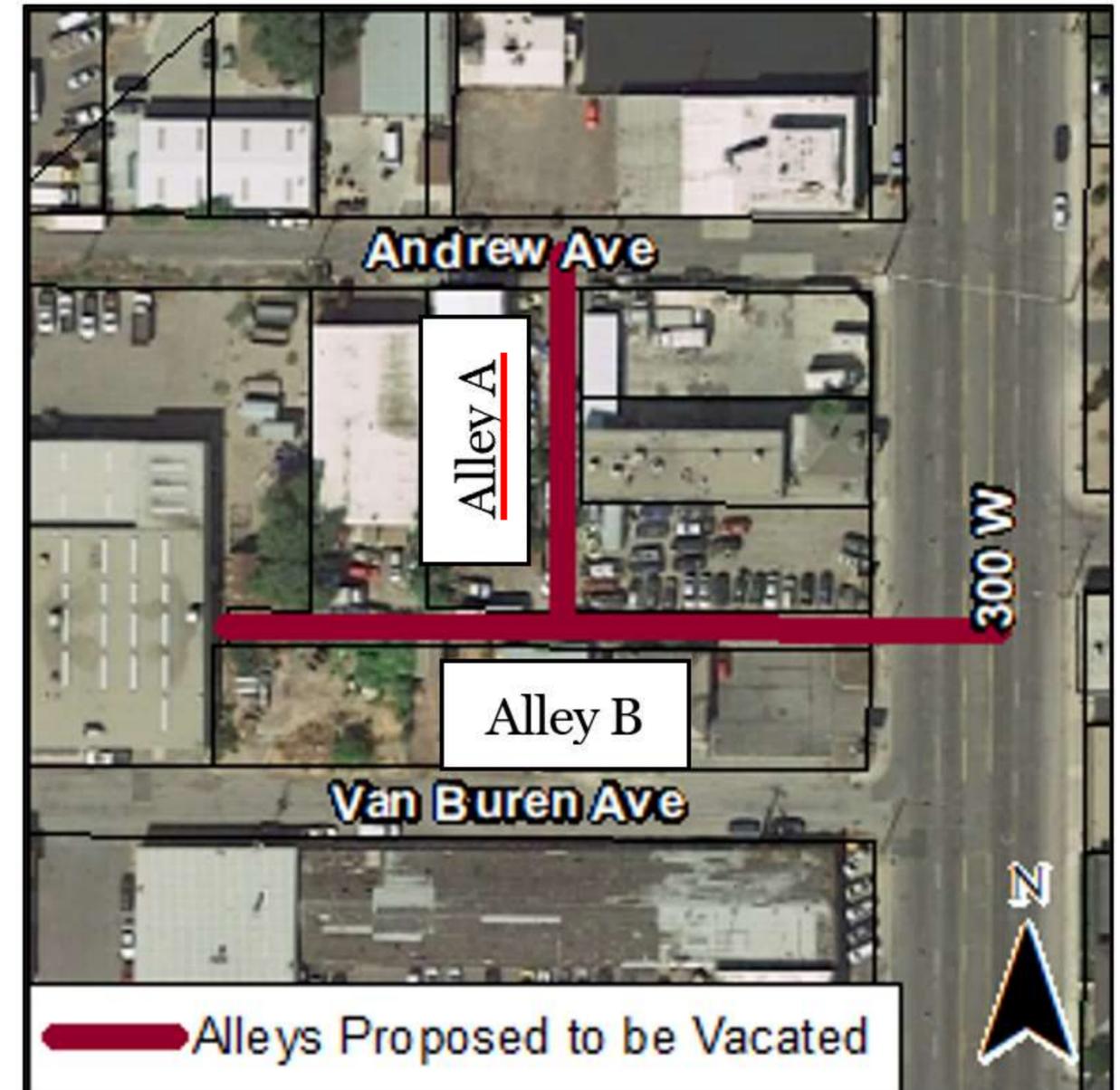
VACATION OF ALLEY A

Request: Fully vacate alley

- Currently helps to break up block but does not provide connection fully between Andrew and Van Buren Avenues.
- If it were replaced with a mid-block right-of-way that fully connected the two Avenues, would meet policy consideration C, **Urban Design**.

Recommendation: Approval, with the following conditions:

1. The property owner enters into a development agreement with the City that requires creation of a public access midblock walkway between Andrew and Van Buren Avenues where the midblock walkway is between buildings on both the east and west sides that are in common ownership. A public access easement must also be secured ensuring public access to the private right-of-way.
2. The applicant shall not purport to convey the property encompassing any portion of the alleys until at least 60 days after a final decision by the City Council on the petition.



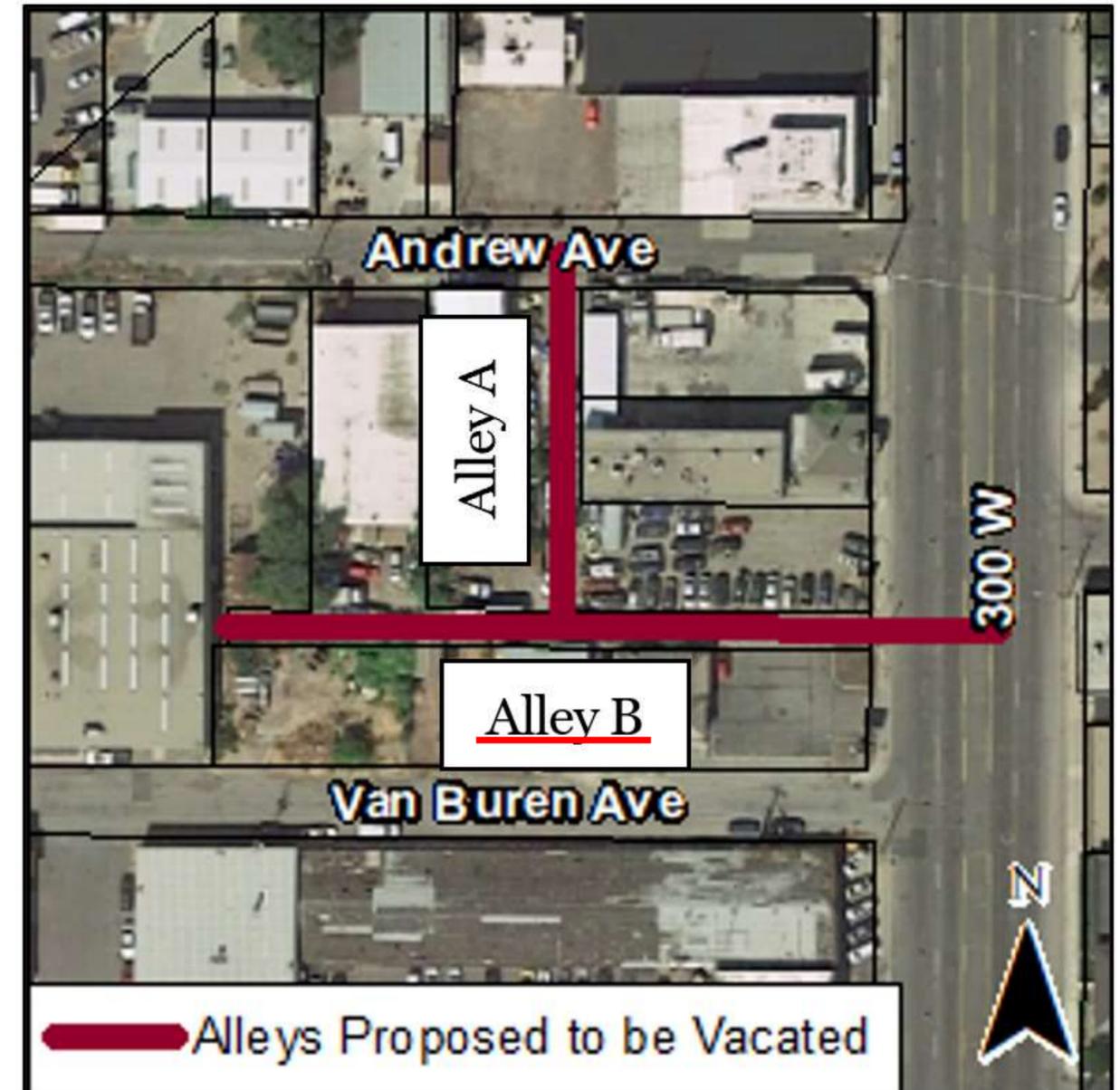
VACATION OF ALLEY B

Request: Fully vacate alley

- To the west of Alley A, the alley is fenced off and used for outdoor storage and parking. Gravel appears deteriorated. Meets policy consideration A, **Lack of Use**.
- Alley breaks up the block in an uneven way. Creates rectangular site with very long side on Van Buren Ave and short side on 300 West. Vacating would lead to better use of the block overall, meeting policy consideration C, **Urban Design**.

Recommendation: Approval, with the following condition:

1. The applicant shall not purport to convey the property encompassing any portion of the alleys until at least 60 days after a final decision by the City Council on the petition.



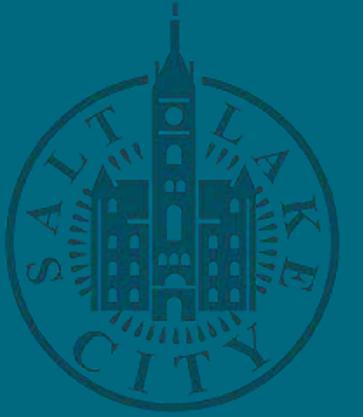
COMPLIANCE WITH ADOPTED PLANS

Consistent with applicable sections of Plan Salt Lake, Central Community General Plan, and Ballpark Small Area Plan

- Central Community Plan does not list preserving alleys as a priority
 - Recommended that easements for mid-block connections obtained where possible
- Ballpark Plan lists goal of utilizing existing alleys for pedestrian and bicycle connections
 - Existing configuration does not provide good connectivity
- Plan Salt Lake recommends increasing connectivity through mid-block connections

PUBLIC PROCESS

- Early notification mailed to property owners within 300 feet
- Planning Division online open house posted
- Notification sent to Ballpark Community Council.
- Staff did not receive public comment for this item.



RECOMMENDATION

RECOMMENDATION

The Planning Commission forwarded a positive recommendation to the City Council, with the following conditions:

1. The property owner enters into a development agreement with the City that requires creation of a public access midblock walkway between Andrew and Van Buren Avenues where the midblock walkway is between buildings on both the east and west sides that are in common ownership. A public access easement must also be secured ensuring public access to the private right-of-way. **(Alley A)**
2. The applicant shall not purport to convey the property encompassing any portion of the alleys until at least 60 days after a final decision by the City Council on the petition. **(Alley A & Alley B)**

Michael McNamee // Principal Planner

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