

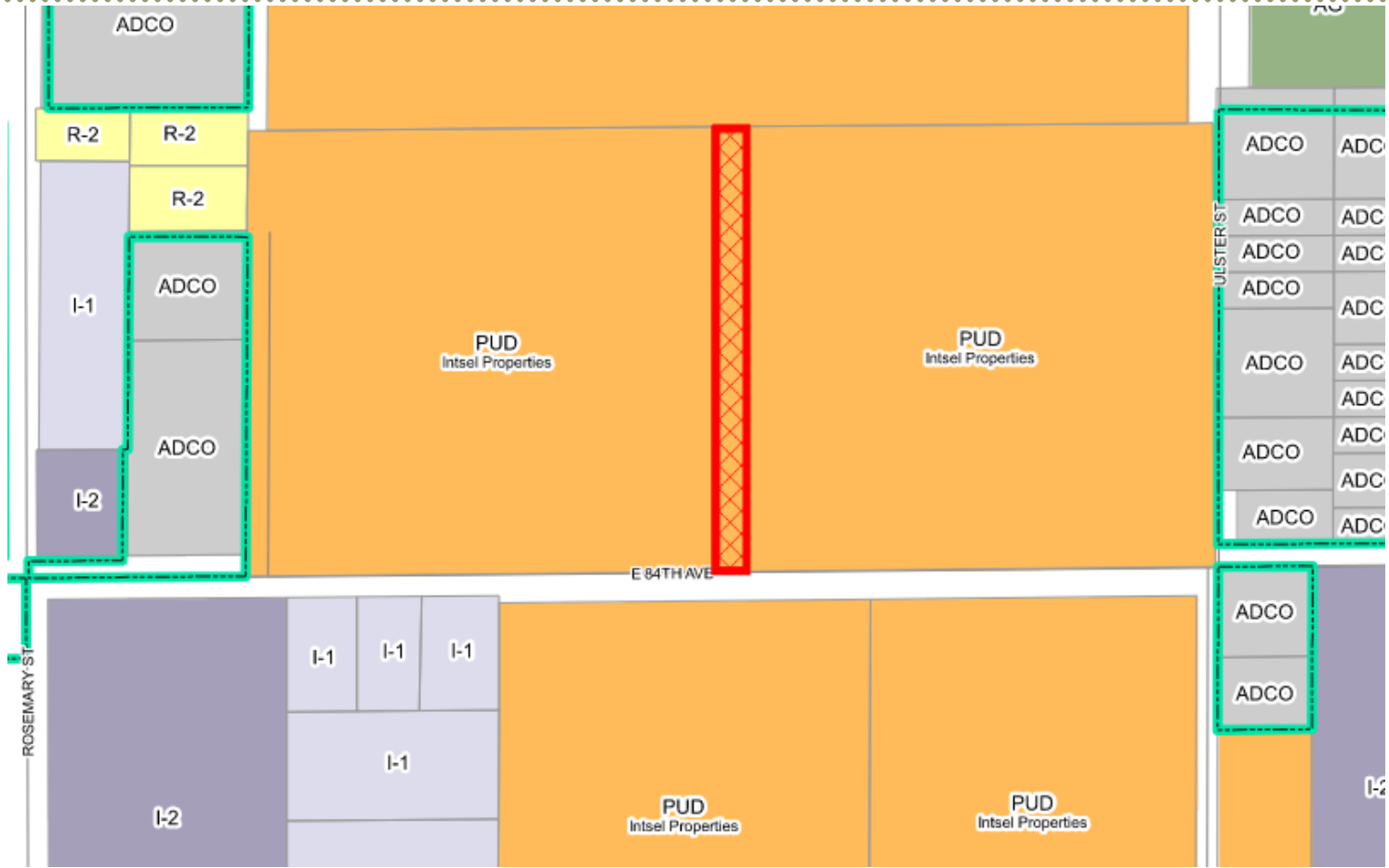


Vacation of Seventh Avenue

Case # V24-0001

8/19/2024

Vicinity Map



Case Summary & Background

- **Applicant's Request:** The applicant has requested to vacate Seventh Avenue inactive right-of-way in Irondale, which was dedicated to the City as public right-of-way in 1899 but has never been utilized as such.
- **Zoning:** PUD (Intsel Properties PUD)
- **Related Cases:** S-698-18-24 – Intsel Steel West Subdivision Filing No. 2

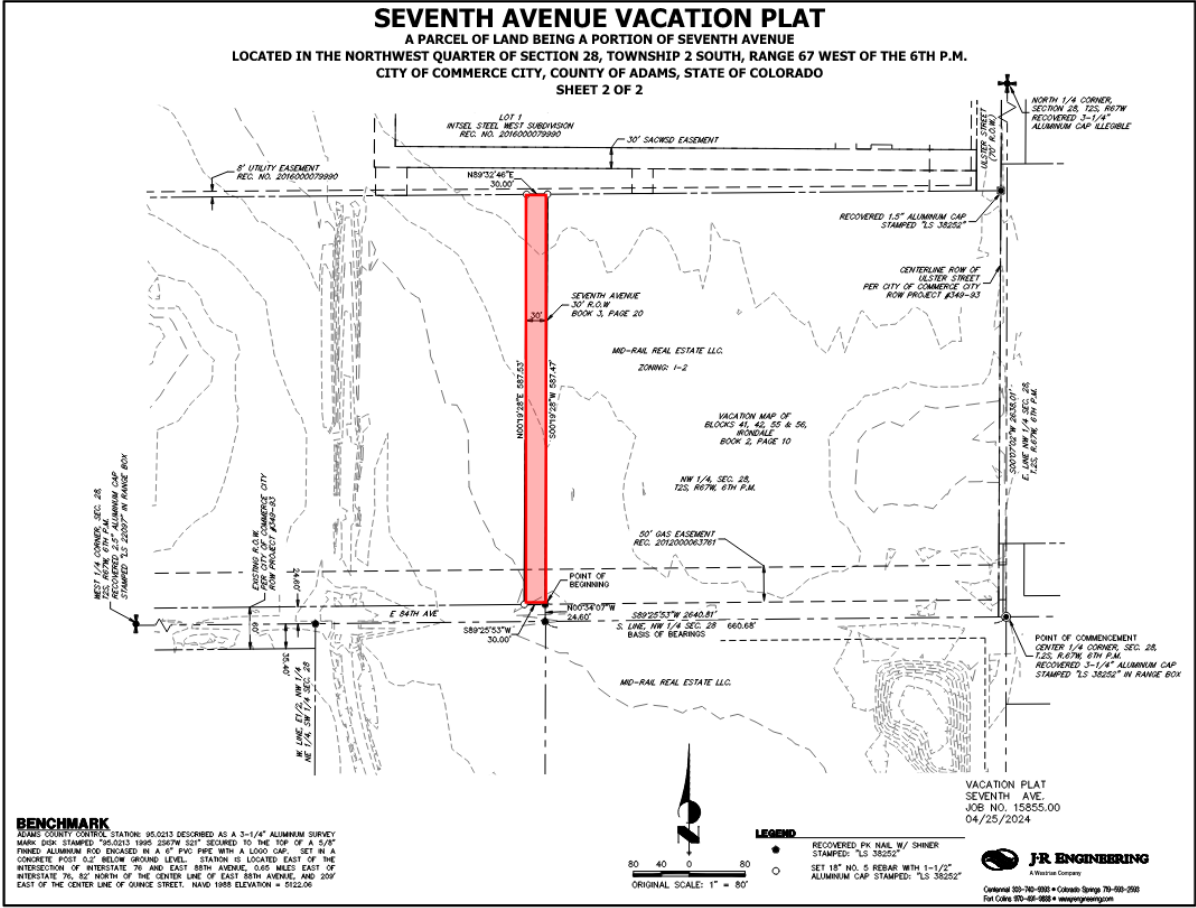
Aerial



Current Conditions



Vacation Exhibit



Project Analysis

- The proposed Vacation of Right-of-Way has been reviewed by all relevant Development Review Team agencies. There are no outstanding comments or concerns.
- The Development Review Team has determined that all approval criteria have been met.
- The review process has determined that the Vacation of Right-of-Way request is consistent with the goals set forth in the Comprehensive Plan and Irondale Plan.

Public Comments

- No public comments received by the deadline (Prior to August 19, 2024).

Considerations for Discussion

- The requested vacation of right-of-way is consistent with the Comprehensive Plan and the Irondale Plan.
- The land proposed for vacation of right-of-way has never been utilized as public right-of-way and the City has no intentions of doing so.



Discussion

Approval Criteria

Sec. 21-3233(3) – Vacation of Rights-of-Way Approval Criteria:

A vacation application may be approved if:

(i) The vacation is consistent with the comprehensive plan and any other applicable city-approved plan;

- The proposed vacation of right-of-way is consistent with both the Comprehensive Plan and the Irondale Plan. The Irondale Plan does not recognize this piece of land for any sort of public connectivity.

(ii) The land to be vacated is no longer necessary for the public use and convenience;

- The land to be vacated is not necessary for public use. It has never been utilized by the City as public right-of-way and is not planned to be used as such in the future.

(iii) The vacation will not create any landlocked properties;

- This vacation request will not have any impact to access of surrounding properties and no properties will become landlocked as a result. Any impacted properties will continue to have frontage along East 84th Avenue.

Approval Criteria Continued...

(iv) The vacation will not render access to any parcel unreasonable or economically prohibitive;

- The proposed vacation will not render access to any parcel unreasonable, as all parcels will continue to have direct access to East 84th Avenue. Additionally, Seventh Avenue has never actually been utilized for access to any parcels.

(v) The vacation will not reduce the quality of public services to any parcel of land; and

- There is no reason to believe that the quality of public services to any parcel of land will be impacted by the proposed vacation of right-of-way.

(vi) A separate plat to replat the vacated area into a larger, usable piece of land has been submitted.

- A separate plat (S-698-18-23) is currently under review to include the vacated right-of-way with larger/more usable parcels.
