

Peoria Street Vacation Case #V25-0003

March 2, 2026 City Council

Presented by Nic Berry, Planner II

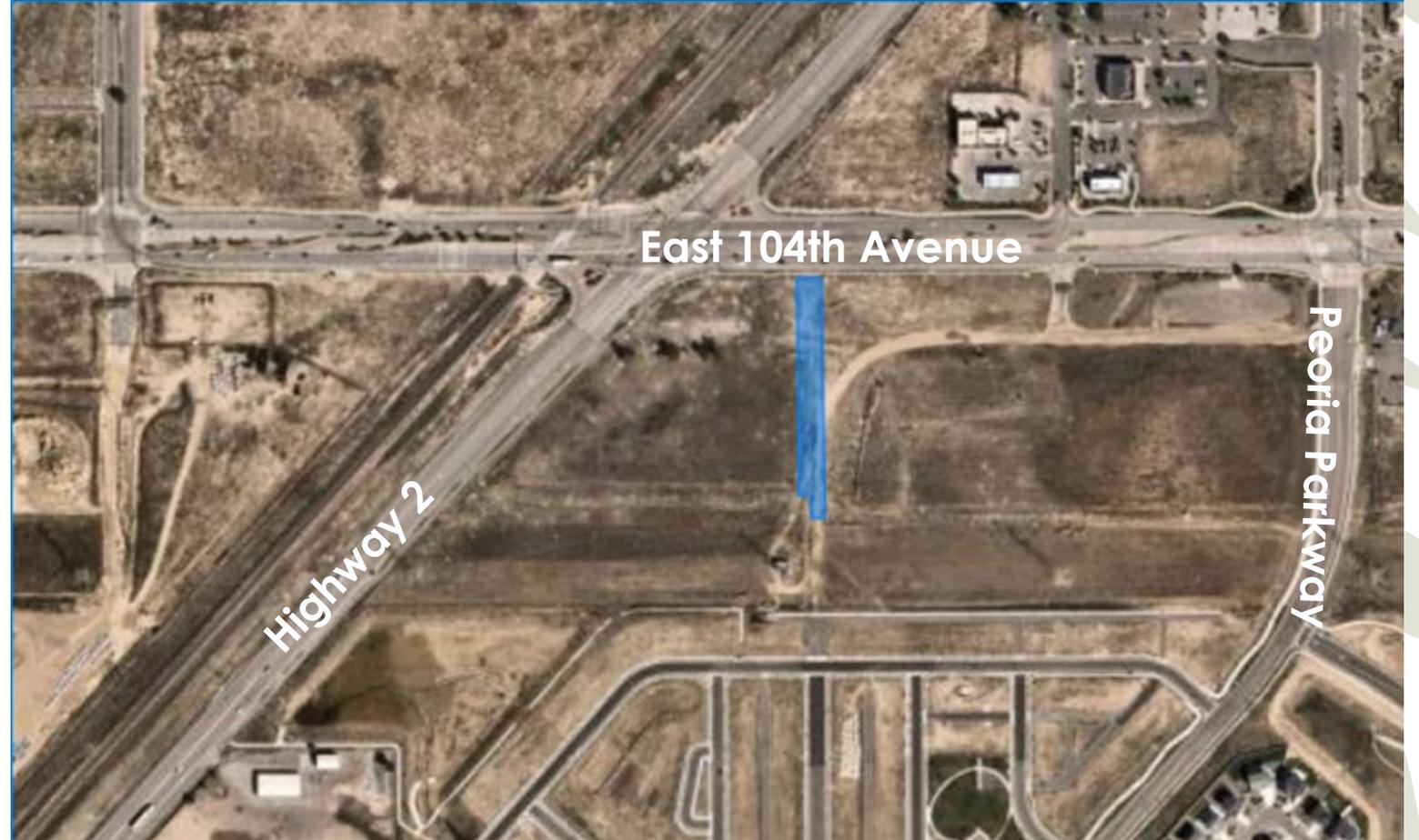


Commerce
CITY

Aerial

Code Year: 2009 LDC

Concurrent Case: S25-0025
Subdivision plat



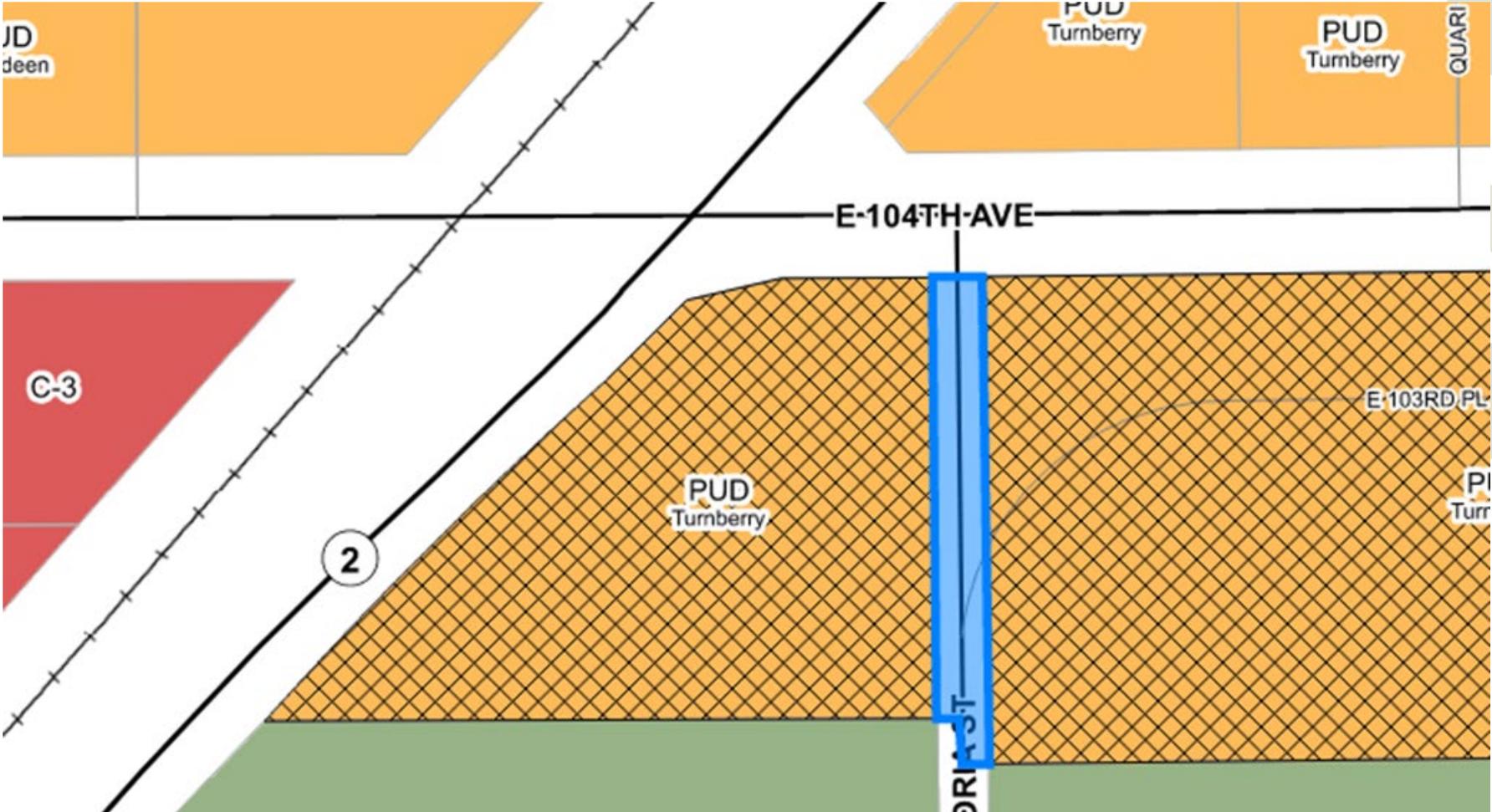
Aerial₍₂₎

Blue box is the proposed vacation

Red is current Peoria Street



Vicinity/Zoning Map

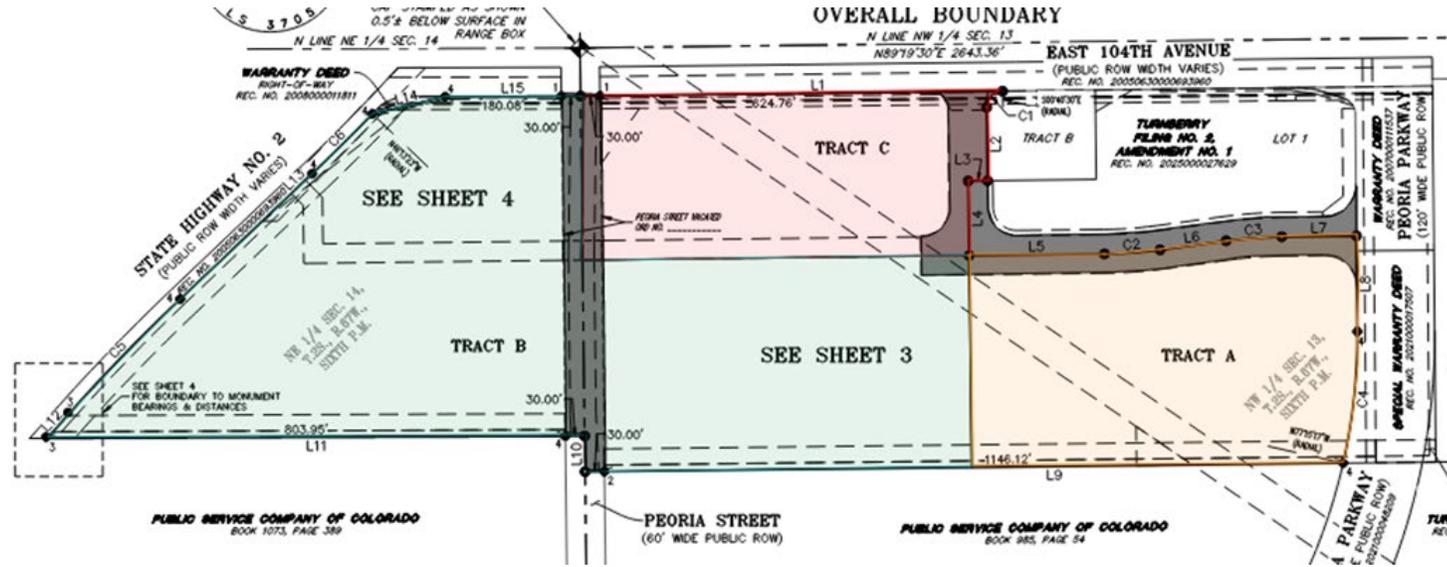


Project Analysis

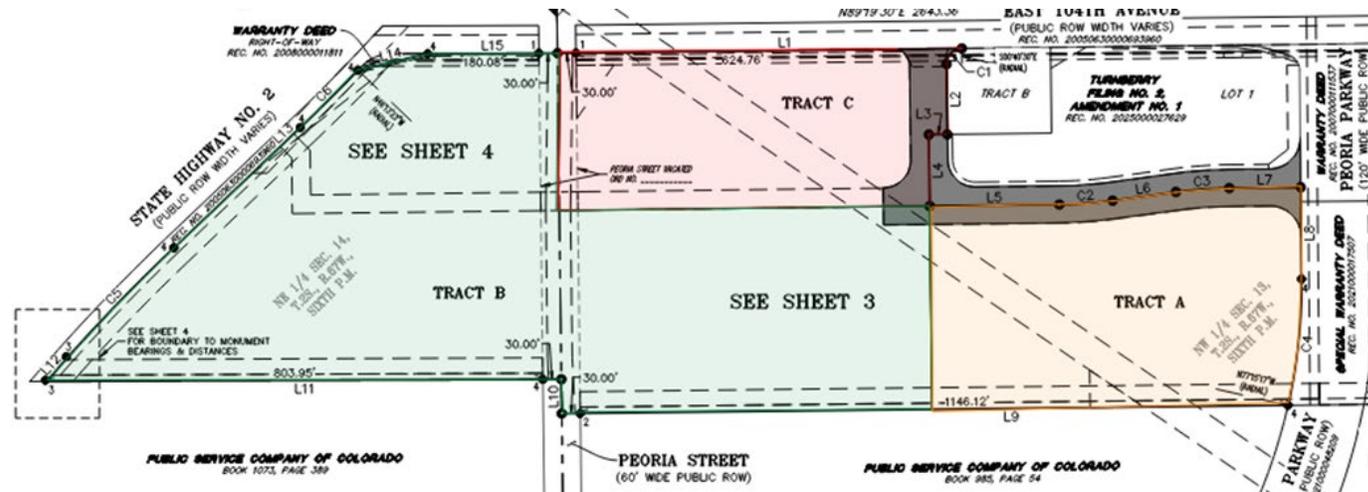
- Site Overview
 - Unimproved land.
 - Access easement already exists to service the property.
 - Dedicated by S24-0014, Turnberry Filing 2 Amendment 1
- Road Network Impacts/ Traffic
 - This section of Peoria Street not included in the Transportation Master Plan.
 - Peoria Parkway, further east, is the major north/south street for this area.
 - A portion of Peoria Street has already been vacated.
 - City standards would prohibit the construction of the intersection at this location.

Vacation Exhibit

Existing



Future



Public Comment

- As of March 2, staff has received no public comments.

Approval Criteria

A decision for this Vacation is based on the following criteria from Sec. 21-3233 (3) of the LDC.

- ✓ **Criteria (i): The vacation is consistent with the comprehensive plan and any other applicable city-approved plan;**
- ✓ **Criteria (ii): The land to be vacated is no longer necessary for the public use and convenience;**
- ✓ **Criteria (iii): The vacation will not create any landlocked properties;**
- ✓ **Criteria (iv): The vacation will not render access to any parcel unreasonable or economically prohibitive;**
- ✓ **Criteria (v): The vacation will not reduce the quality of public services to any parcel of land; and;**
- ✓ **Criteria (vi): A separate plat to replat the vacated area into a larger, usable piece of land has been submitted:**

Planning Commission & Staff Recommendation

On February 3, 2026 the Planning Commission heard this Vacation application. The vote was 5-0 to recommend approval

Staff recommends approval of V25-0003

- Peoria Street is not developable per City Standards for intersection spacing
- The application meets the Vacation approval criteria

Staff is available to answer to questions.



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