



Legislation Text

File #: CPC V 19-00065, **Version:** 2

Ordinance No. 19-65 vacating a public right-of-way described as a portion of Tejon Place and the adjacent ten foot alleys south of E. Navajo St. and east of S. Tejon St. within the Maddock's Addition to Ivywild and the Williamson's Addition to Ivywild consisting of 0.104 acres.

Presenter:

Peter Wysocki, Director, Planning and Community Development Department
Ryan Tefertiller, Manager, Urban Planning Division

Summary:

Applicant: Kimley-Horn and Associates, Inc.
Owner: City of Colorado Springs
Location: South of E. Navajo St. and East of S. Tejon St.

The applicant and adjacent land owner, Ivywild Development I LLC, request the vacation of the public alleyways that were created over 100 years ago as part of the Maddock's Addition to Ivywild and the Williamson's Addition to Ivywild subdivisions. The alleyways in question are not developed for vehicular travel and serve no transportation or access value.

Background:

The alleyways in question were created in 1906 and 1907 as part of the Maddock's Addition to Ivywild and the Williamson's Addition to Ivywild subdivisions. While they may have provided access to property in the area in the past, they currently are not developed for vehicular travel. The majority of the segments requested for vacation are only ten feet wide which is too narrow for vehicles as well as most utility purposes.

The site falls within the South Nevada Urban Renewal Area, which was created by City Council in 2015 and has seen significant investment in recent years. Once the alleyways in question are vacated, the owner of the surrounding properties, Ivywild Development I LLC, intends to submit applications to redevelop much of the land on the east side of S. Tejon St. between E. Navajo St. and Cheyenne Run for a new hotel project; this proposal was illustrated in the 2015 conceptual plans that accompanied the South Nevada Urban Renewal Area application.

While all City agencies support the proposed vacation, due to the presence of limited utilities within a portion of the alleyway in question, the proposed vacation ordinance will retain public utility easements over the entirety of the vacated area. These easements can be administratively vacated after all utilities have been relocated elsewhere; this will occur as part of the future hotel development project.

Previous Council Action:

City Council has not acted on these particular alleyways, however, in 2015 City Council established the South Nevada Urban Renewal District which is applicable to the subject property.

On September 24, 2019, Council approved this ordinance on first reading by a vote of 8:0:1:0 with Councilor Williams excused.

Financial Implications:

N/A

City Council Appointed Board/Commission/Committee Recommendation:

Per Section 7.7.402.B.2 of the City Code, a request to vacate right-of-way is placed directly onto a City Council agenda for action after review by the administration. No review by a board or commission is required.

Stakeholder Process:

Postcards were sent to roughly 200 property owners within a 1,000 foot radius of the subject alley shortly after the application was submitted. In addition, a poster was placed in front of the property for the required 10 days. Staff has not received any comments from Stakeholders.

An additional mailing and posting will be issued before the City Council hearing.

Alternatives:

1. Approve the application;
2. Deny the application; or
3. Refer the application back to staff for further consideration.

Proposed Motion:

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Adopt an ordinance vacating a portion of City right of way described as a portion of Tejon Place and the adjacent ten foot alleys south of E. Navajo St. and east of S. Tejon St. within the Maddock's Addition to Ivywild and the Williamson's Addition to Ivywild and consisting of 0.104 acres, based upon the finding that the application complies with the review criteria in City Code Section 7.7.402.C.

An ordinance vacating a public right of way described as a portion of Tejon Place and the adjacent ten foot alleys south of E. Navajo St. and east of S. Tejon St. within the Maddock's Addition to Ivywild and the Williamson's Addition to Ivywild and consisting of 0.104 acres.