



Legislation Text

File #: AR V 16-00191, **Version:** 2

Ordinance No. 16-58 vacating a public right of way consisting of 5,700 square feet originally platted in the Williamsons Addition to Ivywild and located south of East Navajo Street and west of South Nevada Avenue.

Legislative

Presenter:

Ryan Tefertiller, Urban Planning Manager, Planning and Community Development

Summary:

Applicant: Classic Consulting Engineers & Surveyors, LLC

Owner: City of Colorado Springs

Location: South of E. Navajo St. and west of S. Nevada Ave.

Mr. Walt Harder of EVC-HD South Nevada, LLC either owns or has contracts to purchase all the properties adjacent to the public alley in question, all of which are within the newly approved South Nevada Urban Renewal Area. If the alley vacation is approved, Mr. Harder intends to redevelop the site for new commercial development. While much of the alley currently includes public utilities, and a portion of the alley provides access to one parcel, the proposed ordinance will retain easements to protect those needs after the alley is vacated but before the redevelopment of the project occurs. Should the redevelopment commence, those easements can be vacated administratively at a future date. The majority of the alley has never been improved for access purposes and serves no public benefit.

Previous Council Action:

This item was approved on first reading by City Council on May 24, 2016.

Background:

The public alleyway in question was dedicated to the City of Colorado Springs as part of the Williamsons Addition to Ivywild in 1906. The alley includes two segments: a north/south segment which is 16 feet in width; and an east/west segment which is only 8 feet in width. While both segments include public utilities, only the north/south segment has been improved for vehicular travel.

If the alley is vacated the owner of the surrounding properties will pursue a development plan and replat to redevelop much of the surrounding area. Much of the surrounding area beyond Mr. Harder's holdings are slated for redevelopment by other parties; those individuals will likely pursue additional alley vacations in the future.

This item supports the City's strategic goals relating to job creation, investing in infrastructure, and

building community. The area has been identified as blighted and City Council has established the area as an urban renewal area which is targeted for redevelopment support.

Financial Implications:

N/A

Board/Commission Recommendation:

N/A

Stakeholder Process:

Public notice was provided to 64 property owners within 500 feet of the alleyway. Staff provided clarification to one property owner in the area. No formal comments were received in support or in opposition to the request.

Alternatives:

Approve the ordinance, as recommended by staff; or deny the ordinance

Proposed Motion:

Approve an ordinance vacating 5,700 square feet of City alley right-of-way within the Williamsons Addition to Ivywild based on the finding that the request complies with the review criteria in City Code Section 7.7.402.C (Review Criteria for the Vacation of Right-of-Way) subject to the condition that public utility and public access easements across the entire vacated area are retained.

AN ORDINANCE VACATING A PUBLIC RIGHT-OF-WAY, RETAINING PUBLIC UTILITY AND PUBLIC ACCESS EASEMENTS, CONSISTING OF 5,700 SQUARE FEET LOCATED SOUTH OF EAST NAVAJO ST AND WEST OF SOUTH NEVADA AVE.