

LK Adams Alley Vacation

SUBD-22-0013

May 9, 2023

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Senior Planner



Application



SUBD-22-0013

A vacation of a portion of alley lying adjacent Lots 4 and 5, L.K. Adams Addition No. 1 to facilitate development of a new affordable housing apartment project.

General Information



- Project Proposed: Vacation of 2,244 square feet of dedicated Alley way lying adjacent Lots 4 and 5, L.K. Adams Addition No. 1 to facilitate a new development.
- Surrounding Zoning/Land Use:
 - North: R-4 (Multi-Family Residential Park) and is developed as a school Park.
 - South: R-4 (Multi-Family Residential) and is developed residentially.
 - East: C-5 (Intermediate Business) and is developed commercially.
 - West: R-2 (Two-Family Residential) and is developed residentially.
- Alley platted with the final plat of L.K. Adams Addition No. 1 and dedicated to the public.

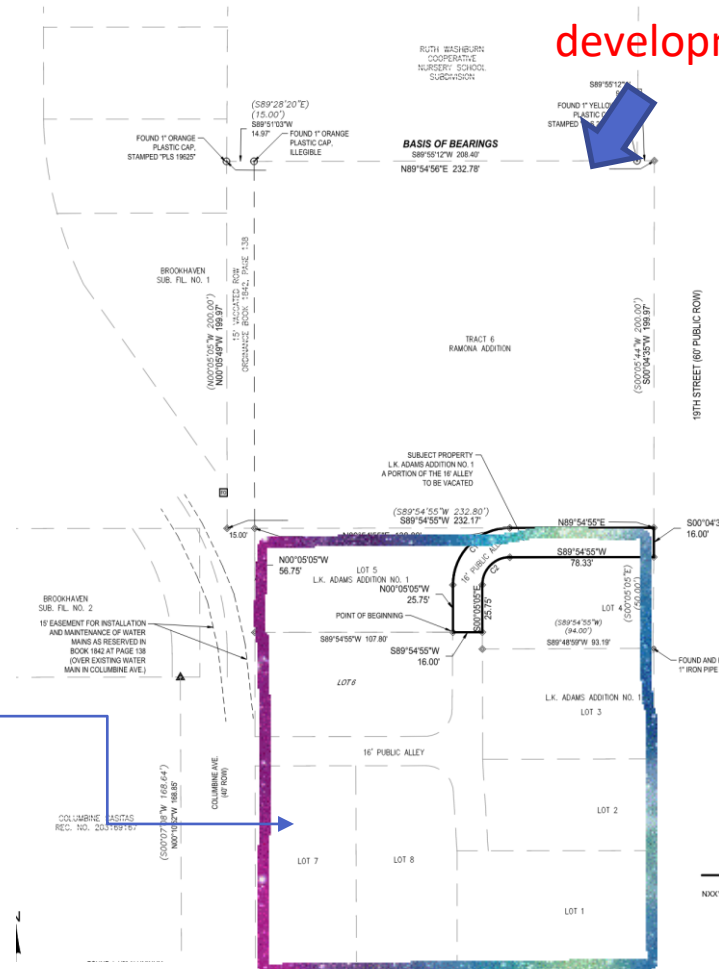
Proposed Vacation



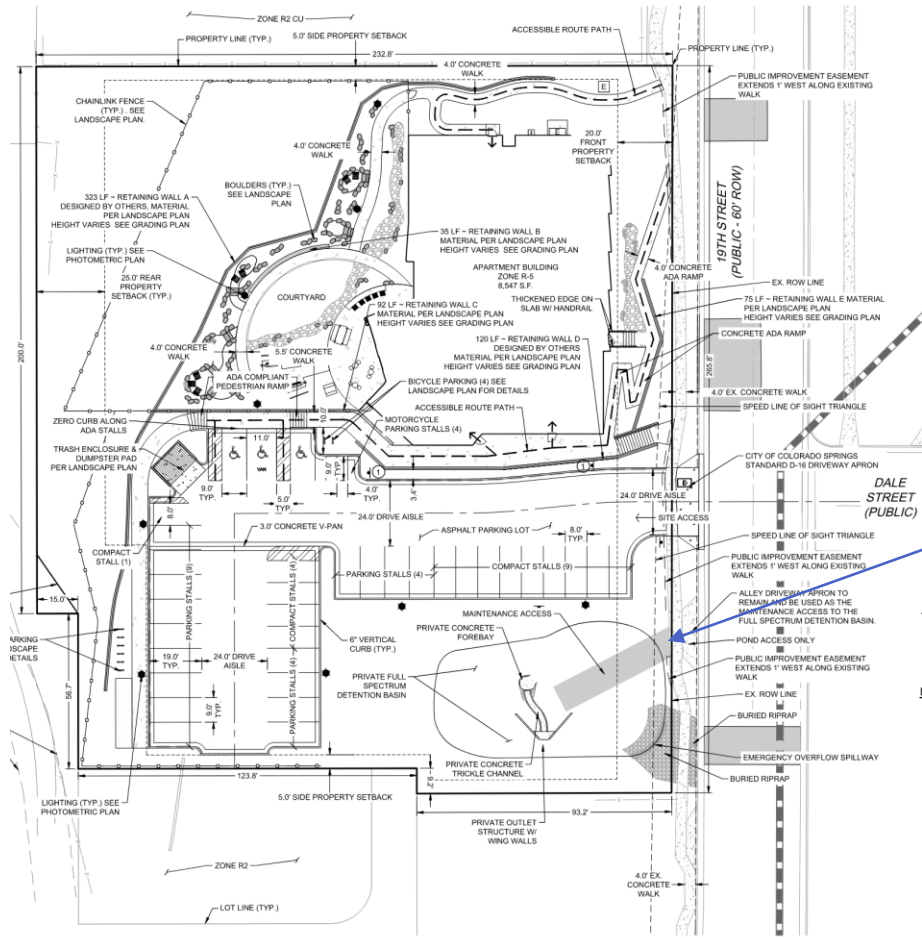
- Vacate a Portion of Alley
- Area of vacation is 2,244 square feet
- Right-of-way Dedicated by plat in 1953
- Application made to facilitate development of a proposed multi-family apartment project.
- Request made pursuant to City Code Section 7.7.401, Vacation Plat
- Vacation is solely at discretion of the City Council

Facilitates future development

L.K Adams Addition No.1



Proposed Development

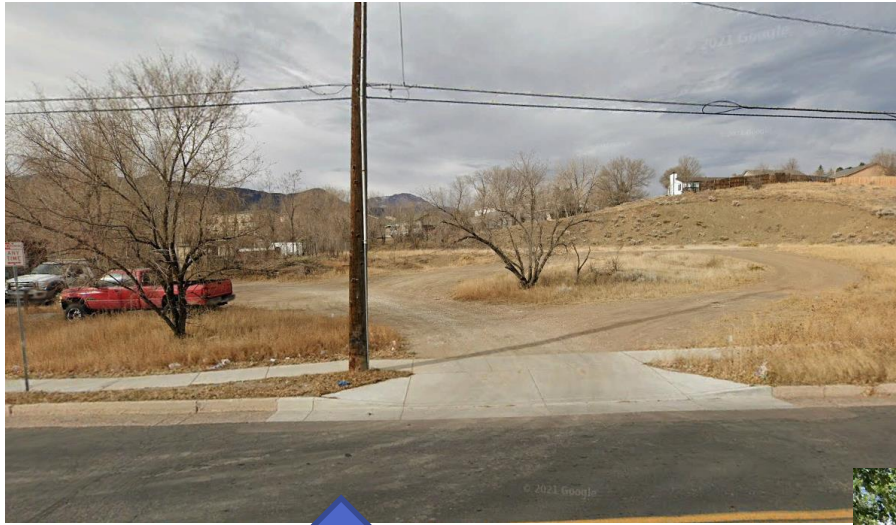


Proposed alley vacation

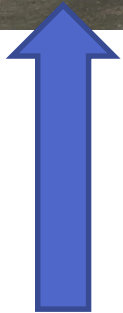
Alley Use and Condition



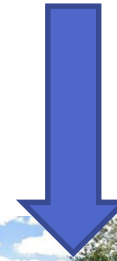
Alley Photos



N. 19th St. View



Columbine Ave. View



Public Notice



- 301 property owners and posting of the property
- Two occasions: administrative review and City Council hearing
- No comment

Review by City Departments and Agencies



- **Colorado Springs Utilities:**
 - No objection to the proposed vacation.
- **City Traffic:**
 - No issue with the proposed vacation.
- **City Engineering:**
 - No objection with vacating a portion of the existing right-of-way.
- **City Stormwater:**
 - No issues with the proposed vacation.
- **City Fire:**
 - No issues with the proposed vacation.



Vacation Criteria

- **R.O.W. is no longer needed for public transportation purposes:**
 - Portion being vacated is undeveloped as an alley.
 - Not used for transportation purposes.
- **Vacation does not adversely impact the use of R.O.W. for public utility and/or drainage purpose:**
 - SWENT and CSU had no objection to the vacation.
- **Vacation will not adversely impact the uniform width of the remaining portions of the R.O.W.:**
 - Uniform width is maintained with the proposed vacation
- **Access to lots or properties surrounding will not be adversely affected:**
 - Access to lot or surrounding properties is not adversely affected.
- **Vacation is consistent with the purpose of the Subdivision Code:**
 - The result of this vacation provides for an adequately sized and aligned right-of-way for current and future transportation improvements and needs, and the same for utilities and storm drainage.

Recommendation



SUBD-22-0113

Adopt an ordinance vacating a portion of alley adjacent to Lots 4 and 5, L.K. Adams Addition No. 1 consisting of 2,244 square feet (.05 acres), based upon the finding that the application complies with the review criteria in City Code Section 7.7.402.C.