

Agenda Item 25-0129 (Jenna Dinkel)

Resolution approving a conditional partial vacation of the public alley right-of-way in the area bound by 9th St, 10th St, Main St, and State St.

General Location

Council District 6, alley connecting 9th and 10th Street between Main and State Street. Portion to be vacated is adjacent to 907 Main St, 115 10th St N, 119 10th St N, and 922 State St as depicted on the attached Map.

Background Information

The applicant is requesting a partial vacation of the 20-foot-wide public alley right-of-way of approximately 2,358 square feet. The vacation is being requested by the owner of the adjacent properties in order to move forward with their desired development project of the Haven on Main.

The vacated alley will be replaced with a re-routed alley shown in Exhibit B as Outlot 1. The alley will be re-routed to come out on State Street instead of 10th Street. There is a minimal change in square footage of public alley right-of-way.

Recommendation of Other Boards and Commissions

The application for vacation went to the Board of Public Works on December 16, 2024 for initial approval. It will go to Board of Public Works on March 31, 2025 for final approval.

Consistency with Adopted Comprehensive Plan

Although the Comprehensive Plan does not specifically address vacations, this resolution will allow for a high-intensity mixed-use development. This development falls within the Downtown Neighborhood, which categorizes high-intensity mixed-use development as allowable. According to the Comprehensive Plan, high-density housing is desired in high-traffic corridors and should be consistent with strong design standards that complement the historic character. This is consistent with the Comprehensive Plan.

Staff Recommendation

Approval – Staff recommends approval.

Routing F&P 4.3.25