

Date August 22, 2016

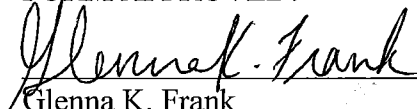
**RECEIVE AND FILE COMMUNICATION FROM THE
PLAN AND ZONING COMMISSION REGARDING REQUEST FROM
RONALD AND MELISSA OXFORD FOR VACATION OF UNDEVELOPED HARTFORD
AVENUE FROM SOUTHWEST 1ST STREET TO SOUTH UNION STREET**

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on August 4, 2016, its members voted 10-0 to recommend **APPROVAL** of a request from Ronald and Melissa Oxford (owner), 24 Hillside Avenue, for vacation of undeveloped Hartford Avenue right-of-way between Southwest 1st Street and South Union Street, adjoining the subject property, to allow for assemblage and continued access to the subject property, subject to the following conditions:

1. Reservation of any necessary easements for all existing utilities in place until such time that they are abandoned or are relocated; and
2. Any vacated right-of-way shall be combined with the house and garage parcels.

MOVED by _____ to receive and file the attached communication from the Plan and Zoning Commission, and refer to the Engineering Department, Real Estate Division.

FORM APPROVED:


Glenna K. Frank
Assistant City Attorney

(11-2016-1.16)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
TOTAL				

MOTION CARRIED APPROVED

Mayor

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk



August 9, 2016

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held August 4, 2016, the following action was taken regarding a request from Ronald and Melissa Oxford (owners), 24 Hillside Avenue, for vacation of the undeveloped Hartford Avenue Right-Of-Way from Southwest 1st Street to South Union Street.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 10-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
JoAnne Corigliano	X			
David Courard-Hauri				X
Jacqueline Easley				X
Jann Freed				X
John "Jack" Hilmes				X
Carolyn Jenison	X			
Greg Jones	X			
William Page	X			
Mike Simonson	X			
CJ Stephens	X			
Steve Wallace	X			
Greg Wattier	X			

APPROVAL of the vacation request subject to the following. (11-2016-1.16)

1. Reservation of any necessary easements for any existing utilities in place.
2. Any vacated ROW shall be combined with the house and garage parcels.

RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the vacation request subject to the following:

1. Reservation of any necessary easements for any existing utilities in place.

2. Any vacated ROW shall be combined with the house and garage parcels.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed vacation would allow the applicants to control property that provides access to their property on Hillside Avenue. The applicants currently own 3 contiguous parcels. One parcel contains their home. Their detached garage straddle across the home parcel and a vacant parcel adjoining the subject ROW. These two parcels along with the ROW should be combined as part of any vacation.
2. **Size of Site:** 10,050 square feet (0.24 acres).
3. **Existing Zoning (site):** "R1-60" One-Family Low-density Residential District and "FSO" Freestanding Sign Overlay District.
4. **Existing Land Use (site):** Undeveloped street ROW.
5. **Adjacent Land Use and Zoning:**

North – "R1-60", Uses are single-family dwellings.

South – "R1-60", Uses are single-family dwellings.

East – "R1-60"; Use is Hartford Street.

West – "R1-60"; Uses are Southwest 1st Street and single-family dwellings.
6. **General Neighborhood/Area Land Uses:** The subject ROW is located in a predominantly low-density residential area.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Indianola Hills Neighborhood. The neighborhood was notified of the Commission meeting by mailing of the Preliminary Agenda on July 15, 2016. Additionally, separate notifications of the hearing for this specific item were mailed on July 25, 2016 (10 days prior to the hearing) to the Indianola Hills Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property adjoining or across public streets from the subject street ROW. A Final Agenda was mailed to all recognized neighborhood associations on July 25, 2016.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Indianola Hills Neighborhood Association notices were mailed to Jeni Dooley, 712 Virginia Avenue, Des Moines, IA 50315.
8. **Relevant Zoning History:** N/A.

9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** The subject street Right-Of-Way is located in a Low Density Residential designated area.

10. **Applicable Regulations:** In consideration of the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to vacate land dedicated for a specific public purpose, such as for streets and parks, to determine whether the land is still needed for such purpose or may be released (vacated) for other use. The recommendation of the Commission is forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. **Traffic/Street System:** The requested vacation would not impact the existing street network or traffic movement in the area. It would be a significant design challenge and expense given the grade of the land to connect Harford Avenue to Southwest 1st Street. It would provide little traffic benefit based on the expense. The ROW will allow the applicant to have control of the access drive to their home and garage.
- 2. **Utilities:** There are no identified utilities in the subject ROW. Easements must be reserved for any existing utilities that may exist until such time that they may be abandoned or are relocated.
- 3. **Future Use:** The proposed vacation would allow applicant to assemble the land with other property they own contiguously and maintain control of their access. Their garage is appears to be on two parcels that should be combined along with the subject ROW once it is vacated.

SUMMARY OF DISCUSSION

Greg Jones asked if anyone was present to speak on this item. None were present or requested to speak.

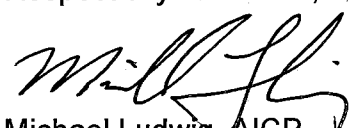
COMMISSION ACTION:

CJ Stephens moved staff recommendation for approval of the vacation request subject to the following:

- 1. Reservation of any necessary easements for any existing utilities in place.
- 2. Any vacated ROW shall be combined with the house and garage parcels.

Motion passed 10-0.

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:clw
Attachment