CASE SUMMARY

APPLICATION TYPE: ROW CLOSURE

File Number:	5-A-22-SC	**Related File Number:**	
Application Filed:	3/28/2022	**Date of Revision:**	
Applicant:	DARLENE ALLEN		

PROPERTY INFORMATION

General Location:

Other Parcel Info.:

Tax ID Number: 82 N/A   **Jurisdiction:**   City

Size of Tract:

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: **Density:**

Sector Plan: East City   **Sector Plan Designation:**

Growth Policy Plan: n/a

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: Superior St.

Location: Between Lay Avenue and the southern lot line of Parcel ID 082KK018 & 082LB001.

Proposed Street Name:

Department-Utility Report: KUB does not release and retains all easements and rights for existing facilities. No address changes are anticipated if the proposed street closure is approved by the Planning Commission.

Reason: To acquire additional land for the placement of a modular home on the subject property.

ZONING INFORMATION (where applicable)

Current Zoning: n/a

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: **No. of Lots Approved:**   0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:   To acquire additional land for the placement of a modular home on the subject property.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Levan King Cranston

Staff Recomm. (Abbr.):   Deny closure of the section of Superior Street between Lay Avenue and parcels 082KK018 and 082LB001 since it would deny the opportunity for enhanced connectivity in the future that could be achieved by extending Superior Street.

Staff Recomm. (Full):

Comments: 1. The Superior Street right-of-way runs from Wilson Avenue to Hillside Avenue, a span of four blocks. Superior Street is paved for the two northern-most blocks and is undeveloped for the remaining two blocks.
2. As the right-of-way currently exists, the undeveloped remainder could be paved so that the road surface continued the entire length of the right-of-way, providing another layer of connectivity for the area.
3. The application states the reason for the closure request is to allow the placement of a modular home on the property, essentially creating a lot out of the right-of-way at this location.
4. The parcels adjacent to the right-of-way area to be closed meet the zoning requirements and are buildable lots. The right-of-way is not needed for those properties to meet the standards that are in place.
5. The closure request is for the portion of undeveloped right-of-way abutting the part of the street that is developed. Therefore, closing the right-of-way would thwart the ability of the City to extend Superior Street in the future if that was ever desired.
6. Staff believes the closure is not needed and recommends retaining the right-of-way to leave open the possibility for it to serve the community as a street in the future or as an opportunity for infill should the City ever wish to do so.

Action: Denied   **Meeting Date:**   5/12/2022

Details of Action:

Summary of Action: Deny closure of the section of Superior Street between Lay Avenue and parcels 082KK018 and 082LB001 since it would deny the opportunity for enhanced connectivity in the future that could be achieved by extending Superior Street.

Date of Approval: **Date of Denial:**   5/12/2022   **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐   **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other":   **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**