



Planning & Zoning Commission

Meeting Date: July 7, 2020

Requested By: Public Works Department

Item Title:

Consider a request to authorize the vacation and sale of the 20 foot by 60 foot section of the north-south alley adjacent to 504 A Avenue West Street.

Explanation:

Staff has received an alley vacate request from Timothy Galeazzi to vacate the alley adjacent to the property at 504 A Avenue West. Mr. Galeazzi has put in an offer to the current owner of 504 A Avenue West to purchase the property contingent upon the results of the alley vacate request. Mr. Galeazzi would like to purchase the land because his development plans for the property require additional space. This subject alley is located in the Urban Corridor (UC) zoning district.

Oskaloosa Municipal Code section 12.24.020 requires this alley vacate request be referred to the Planning & Zoning Commission. The Council has set a public hearing date on July 20, 2020 and referred this request to the Planning & Zoning Commission.

City staff conducted a survey of property owners with direct access to the alley and utility companies. Of the 4 property owners who were surveyed, only 1 response was received from property owners. The response indicated that they object to the alley being vacated, stating that the alley is used a lot to access the nearby properties. The opposed property owner also indicated that if this section of alley is vacated, they would like to purchase the section of alley to the south of the subject alley. The utility companies indicated there are water service connections in the area, so a permanent easement will be required for utility access if the alley is vacated.

Recommended Action:

Staff recommends that the Planning and Zoning Commission review this request and provide a recommendation to the City Council responding to this request.

Budget Consideration:

Commercial public alleys are sold for \$1.00/square foot, therefore a revenue of (20 feet X 60 feet X \$1.00/square foot) \$1,200 will be received in addition to the non-refundable \$100 alley vacate application fee. At this time, the applicant has submitted a refundable amount

of \$500 for a portion of the alley in addition to the \$100 non-refundable application fee.

Attachments:

Location Map, Pictures, and Alley Vacate Application.