

CITY OF GREENACRES

Council Agenda Memo
2016.01TL03.027

TO: Mayor and City Council

FROM: Thomas J. Lanahan, Acting City Manager

SUBJECT: **Resolution 2016-06, AB-15-02**
Alley Abandonment for Family Dollar
City Council Agenda Item for 02-01-16

DATE: January 25, 2016

COPIES: James D. Stokes, City Attorney
Denise McGrew, City Clerk
File: AB-15-02

Background:

Thomas Engineering Group, as agent for the owners, G.P. and Louise C. Suggs and Inshan and Radica Hosein of four parcels of land abutting a City-owned alley platted in 1925 as part of Greenacres Plat No. 2 are petitioning the City to abandon a 200 linear foot portion of the 20 foot wide north-south Block 7 alley located between Jackson Avenue and Walker Avenue directly north of 10th Avenue North.

Analysis:

The petitioners are requesting that the City abandon a portion of the existing City-owned alley. The petitioners own all of the parcels abutting the subject portion of the alley and the intent is to use the area, if abandoned, as part of the development of a new Family Dollar retail store (SP-15-05). The approximately 4,000 square feet of right-of-way to be abandoned does not provide regular access to any of the lots in Block 7, all of which have frontage on platted roadways as their primary access. The utility companies did not object to the abandonment, but it is believed by the City staff that abandonment will complicate the servicing of existing utilities in the north-south portion of the alley. In addition, the City needs to access the remaining portion of the alley for maintenance. In order to address these issues, an easement will be provided across the Family Dollar site between the south end of the remaining alley and Jackson Avenue.

Legal:

The abandonment was reviewed in accordance with all applicable City Code requirements.

Financial:

There will be no financial loss to the City of Greenacres if this alley is abandoned. There will be a financial gain, reflected in property taxes and an improved economic growth to the area, with the construction of the new Family Dollar store and the conversion of the alley into taxable property.

Staff Recommendation:

Approval of AB-15-02 through the adoption of Resolution 2016-06.

Thomas J. Lanahan
Acting City Manager

Attachments:

1. Resolution 2016-06
2. Exhibit "B" Abandonment
3. Exhibit "C" Access Easement
4. Exhibit "D" Utility Easement
5. Aerial Map
6. Letter of Consent from G.P. and Louise C. Suggs
7. Letter of Consent from Inshan and Radica Hosein