



Council Agenda Item 25-0742R

MEETING DATE: October 13, 2025

SUBJECT/TITLE: RESOLUTION VACATING A PORTION OF RIGHT-OF-WAY ALONG HAZEL STREET BETWEEN 79TH AVENUE WEST AND 81ST AVENUE WEST, IN THE PLAT OF NORTON'S GARDEN TRACTS, LYING BETWEEN THE SOUTHERLY EXTENSION OF THE WEST LINE OF BLOCK 2 IN SAID NORTON'S GARDEN TRACTS AND THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 2.

SUBMITTED BY: Ben Van Tassel, Planning and Economic Development Director

RECOMMENDATION: Approve

BOARD/COMMISSION/COMMITTEE RECOMMENDATION: Planning Commission

PREVIOUS COUNCIL ACTION: N/A

BACKGROUND:

The resolution is to vacate 40' x 830' of platted Hazel Street between 79th Avenue West and 81st Avenue West. The applicant and property owner wishes to vacate to prevent a future street from being built and to maintain the subject land area and to maintain the subject land area.

At its regular meeting on September 9, 2025, the planning commission held a public hearing on the proposed vacation (Exhibit A), reviewed staff report findings and conclusions associated with the vacation request (Exhibit B), Staff Report (File No. PLVAC-2507-0007), and discussed and deliberated the matter as a commission. The planning commission considered a motion to recommend to city council to approve the vacation request with the motion passing on a vote of 9 yeas, 0 nays and 0 abstentions.

Having reviewed and considered the Application and conducted a public hearing, the planning commission recommends that the city council approve the vacation of right-of-way with the conditions stated for the following reasons:

- 1) This proposal is reasonably related to the overall needs of the community, to existing land use, or to a plan for future land use;
- 2) This proposal is required by public necessity, convenience, or general welfare, or good zoning practice; and.
- 3) Material adverse impacts on nearby properties are not anticipated or will be mitigated.



BUDGET/FISCAL IMPACT: Development has the potential to increase the tax revenue produced by a property.

OPTIONS: Approve or deny the vacation application

NECESSARY ACTION: Not Applicable

ATTACHMENTS:

- Exhibit A – Exhibit/Legal Description
- Exhibit B – Staff Report Findings and Conclusions