DATE: March 3, 2020

TO: Planning and Zoning Commission

FROM: David N. Hockett, AICP
       Principal Planner

RE: Alley Vacation

a. Public Hearing regarding an alley vacation for the north south alley located between 10th and 11th Avenues and 26th and 27th Streets.

b. CPC Resolution No. _____ recommending approval of an alley vacation for the north south alley located between 10th and 11th Avenues and 26th and 27th Streets. (Mitchell Sutton)

The City of Marion has received a request from Mitchell Sutton, 1060 27th Street to vacate (and purchase a portion) of the north south alley located between 26th and 27th Street and 10th and 11th Avenues. The alley was created between two separate subdivisions with the west two (2) feet being dedicated with the Goodhue Mitchell and Marshall’s Addition (1888 yr.) and the east eight (8) feet being dedicated with the Richmond’s 2nd Addition (1887 yr.). Due to the age of the subdivision staff was unable to determine why the ally was not fully platted on one subdivision or why it was not evenly split between the two, it most likely was along property lines at the time, as the alley to the block south is the same between the two subdivisions.

Staff has reviewed the alley and has determined that a majority of the alley has never seen regular use and has never been improved beyond grass. There is no access from the south (10th Avenue) as there is no curb cut and the south 120’ of the north south alley had been previously vacated in September 1991 (Resolution No. 10067) with the east / west alley that connects through being vacated in August 2014 (Resolution No. 23979). Private Utilities are currently located through the east / west alley and a utility easement will be required to be maintained, so nothing would be permitted to be constructed within the alley other than fences.
Alley Looking south from 11th Avenue.

Alley Looking north from south end of alley