

COUNCIL ACTION FORM

SUBJECT: SET A DATE OF PUBLIC HEARING FOR VACATION OF 12TH STREET
RIGHT-OF-WAY ADJACENT TO 1125 MAXWELL AVENUE

BACKGROUND:

The City of Ames is the owner of a property at 1125 Maxwell Avenue. The property was purchased in 2015 with Community Development Block Grant funds for the purpose of constructing affordable housing. The property was a foreclosure at the time of its purchase by the City. The City demolished an existing structure and entered into an agreement in 2016 with Habitat for Humanity for their purchase of the property and construction of a new home.

The subject property is 50 feet in width and 118.5 feet in length and situated at the southwest corner of 12th Street and Maxwell Avenue. The lot was originally created as part of the Sunrise Subdivision. 12th Street is a local street within a 65-foot right-of-way. The paved section is approximately 30 feet in width with curb and gutter, but no sidewalks.

Staff requests the City Council vacate up to four feet of right-of-way along 12th Street to widen the lot and facilitate a greater side yard setback for the home along the south property line. The total area is approximately 474 square feet. The right-of-way exceeds our typical local street standard of 55 feet. If the vacation of four feet is approved, there still will be enough right-of-way for future construction of public sidewalk and placement of street trees in the parking area.

Staff contacted all right-of-way users and has identified that Alliant has a gas line adjacent to the current property line. Therefore, a Public Utility Easement over the vacated area would be appropriate to allow for the gas line to remain.

ALTERNATIVES:

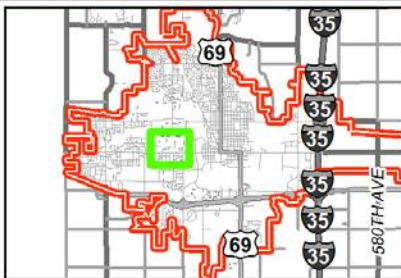
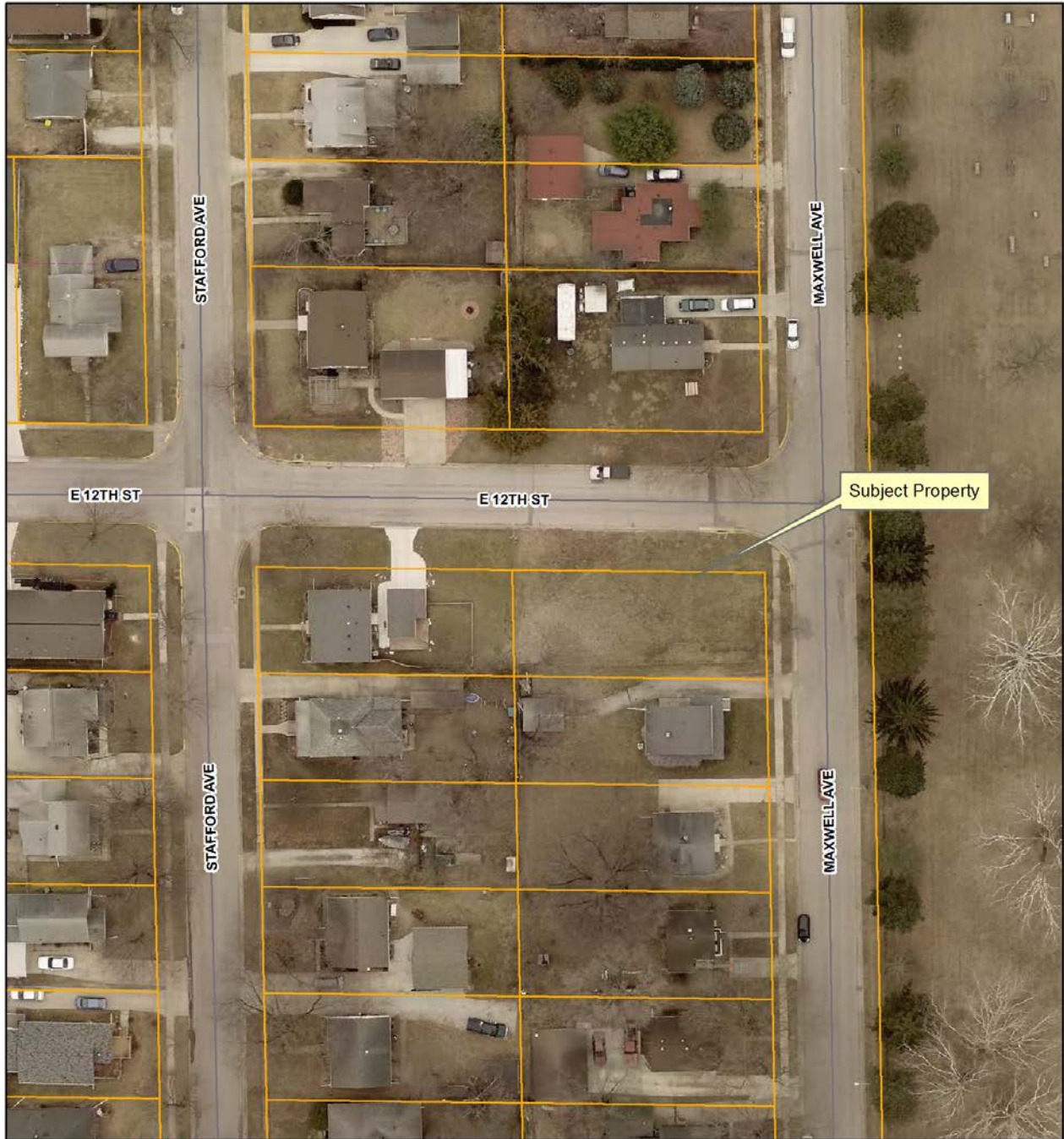
1. Approve the process of vacating right-of-way along the north property line of 1125 Maxwell Avenue and setting the date of public hearing as August 29, 2017.
2. Retain the right-of-way and deny the vacation request.

CITY MANAGER'S RECOMMENDED ACTION:

The vacation of this portion of the City-owned right-of-way will facilitate development of a single-family home at 1125 Maxwell Avenue. Upon vacation of the right-of-way the area will be combined with the existing lot through a Plat of Survey. Ultimately, this property will be transferred to Habitat for Humanity in accordance with the agreement from 2016. With

the requirement of providing a public utility easement, no right-of-way user would be adversely impacted by the vacation and sale of land. The Public Utility Easement will be a condition of a future plat of survey review.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.



Location Map
1125 Maxwell Avenue

