

ITEM #:	<u>33</u>
DATE:	<u>07-08-25</u>
DEPT:	<u>PW</u>

COUNCIL ACTION FORM

**SUBJECT: PUBLIC HEARING VACATING PUBLIC STREET RIGHT-OF-WAY ON LOT J
OF BLOOMINGTON HEIGHTS WEST PLAT 3**

BACKGROUND:

Lot 'J' of Bloomington Heights West Plat 3 Subdivision was dedicated to the City in 2004 to provide for a future extension of Harrison Road westward across the Chicago & Northwestern Trans Co railroad corridor. Subsequent development to the west (Northridge Heights Subdivision, platted in 2010) did not provide for continuation of Harrison Road, and the future extension has been removed from the City's long-range transportation network plans.

Lot 'J' remains in City ownership, but is recorded as public street right-of-way. This designation has prevented the Story County Auditor from assigning a Parcel ID, limiting the City's ability to dispose of or develop the property.

On May 27, 2025, the City Council approved an Option Agreement with Keystone Equity Group for the development of 12 ownership housing units on this parcel. **In order to proceed, the parcel must first be vacated as right-of-way.**

A Public Utility Easement (PUE) will be established over the easterly 5 feet of Lot 'J', as indicated on the attached exhibit, to accommodate existing public utilities present on the lot and to match existing PUEs on the adjacent parcels.

ALTERNATIVES:

1. Approve the following:
 - a. Vacation of the public street right-of-way designation on Lot 'J' of Bloomington Heights West Plat 3.
 - b. Establish a 5-foot public utility easement on the easterly property line of said parcel.
2. Do not approve the vacation and maintain the parcel as public right-of-way.
3. Refer the item back to staff for further review or modification.

CITY MANAGER'S RECOMMENDED ACTION:

Vacating the right-of-way designation from Lot 'J' is a necessary step to enable infill housing consistent with the City's goals and the previously approved Option Agreement. The condition of a 5-foot utility easement ensures that existing infrastructure remains protected. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT(S):

[BloomingtonHeightsWestPlat3.pdf](#)

[Lot_J_Exhibit_A.pdf](#)

[Easement_Lot_J_Bloomington_Heights_West_Plat_3.pdf](#)