

## MEMORANDUM

**TO:** Honorable Mayor and City Council Members

**FROM:** Elaine Wilson, Planning and Zoning Analyst II *ew*

**DATE:** April 3, 2008

**SUBJECT:** Vacation of Orange City Knolls Subdivision including Rights-of-Way

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### PURPOSE

To approve the vacation of the lots and certain rights-of-way within the Orange City Knolls Subdivision.

### BACKGROUND

The subject property consists of a 12.36-acre parcel that is currently used for the Harty Tractor Service business operation. It is located on south side of East Rhode Island Avenue, approximately 477 feet east of Leavitt Avenue. The property owner, Thad Harty, has proposed building an industrial park on the subject property.

In 1987, Fred Hunt annexed a portion of the Orange City Knolls subdivision into the City limits. His property included a majority of the entire subdivision with the exception of three lots on the south side. In 1995, Mr. Hunt requested that his subdivision lots and platted rights-of-way be converted to acreage.

In January of this year the Council vacated three lots, the remaining section of Juanita Lane and a section of Elm Drive. The vacation was done in conjunction with the Chinchor Electric development on South Leavitt Avenue.

At the April 2, 2008 Planning Commission meeting, Commissioners voted unanimously to recommend that the City Council approve Ordinance No. 350.

If approved, Ordinance No. 350 will vacate the remainder of the Orange City Knolls subdivision. Attached is the vacation ordinance, as well as a staff report dated March 24, 2008.

### RECOMMENDATION

Staff recommends City Council approval of Ordinance No. 350, thereby vacating the remaining portions of the Orange City Knolls subdivision, Elm Street and Ridge Drive.