



June 10, 2025 City Council Meeting

Title

Consider Alley Closing between 291 and 295 Franklin Street — Planning Commission and Adam Fletcher, Department of Community Development

Summary

Project name	Undeveloped Alley Between 291 and 295 Franklin Street
Location	Adjacent to tax map parcels 26-L-11,12, and 26-N-11
Adjacent Tax Map Parcels/Addresses	Located between tax map parcels 26-L-11 and 12 and north of tax map parcel 26-N-11 addressed as 291 and 295 Franklin Street, and 294 Campbell Street, respectively.
Total Land Area	+/- 2,500 square feet
Applicant	John S. McGehee and Sandra L. Quigg
Planning Commission	May 14, 2025 (Not a Public Hearing)
City Council	June 10, 2025 (First Reading/Public Hearing) Future Date (Second Reading)

Recommendation

Option 1. Staff and Planning Commission (5-1) recommend approval of the alley closing request.

Fiscal Impact

N/A

Context & Analysis

In 1901, a subdivision was recorded that created lots within the City along Franklin Street. In 1907, an existing 10-foot alley that was a part of the 1901 subdivision was closed by the existing property owner (K. Lineweaver). That property owner and an adjacent owner (J.W. Lovegrove) each dedicated an easement for five feet of width as a public alley on their property. Since then, the alley's access has continued to be maintained by the property owners of 291 and 295 Franklin Street. While on GIS it appears that the existing property lines end where the alley begins, the property line extends to the center of the alley and the underlying land belongs to the property owners of 291 and 295 Franklin Street.

The following land uses are located on and adjacent to the property:

Site: Undeveloped alley, zoned UR

North: Across Franklin Street, single-family detached dwelling, zoned UR

East: Single-family detached dwelling, zoned UR

South: Single-family detached dwelling, zoned UR

West: Single-family detached dwelling, zoned UR

The applicant is requesting to close +/-2,500 sq. ft. of undeveloped public alley located between properties addressed as 291 and 295 Franklin Street and identified as tax map parcels 26-L-11 and 12, respectively. The applicant owns 295 Franklin Street. In the applicant's letter, they describe that they wish to limit the ability of people to cut through the property. The alley serves as the driveway for 295 Franklin Street and provides access to the rear yard of 291 Franklin Street and 294 Campbell Street. The applicant is in discussion with their neighbors to continue providing access to their properties.

The City has no plans to construct this alley nor maintain it. Additionally, there are no utilities in the alley. Staff supports the alley closing request with the following condition:

A private shared access agreement shall be established among the owners of 291 Franklin Street (TM 26-L-11), 295 Franklin Street (TM 26-L-12), and 294 Campbell Street (TM 26-N-11) to maintain the ability to access the rear yard of each of the three properties from Franklin Street.

Options

1. Approve the alley closing request with staff's recommended condition.
2. Approve of the alley closing request without conditions.
3. Deny the alley closing request.

Attachments

- Extract from Planning Commission
- Site maps
- Application and supporting documents