



*City of* **GREENSBORO** *North Carolina*

# **September 2, 2014 – City Council Meeting**

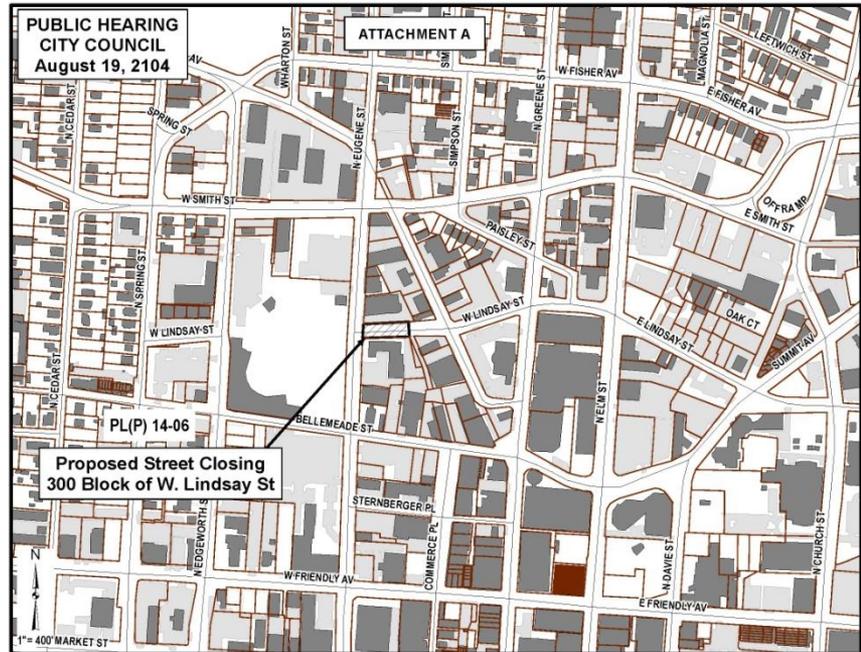
## **Street Closing – 205' Portion of West Lindsay Street**

**Planning Department**



## **STREET CLOSING**

**Resolution closing a portion of  
West Lindsay Street from its  
intersection with North Eugene  
Street eastward approximately  
205 feet**



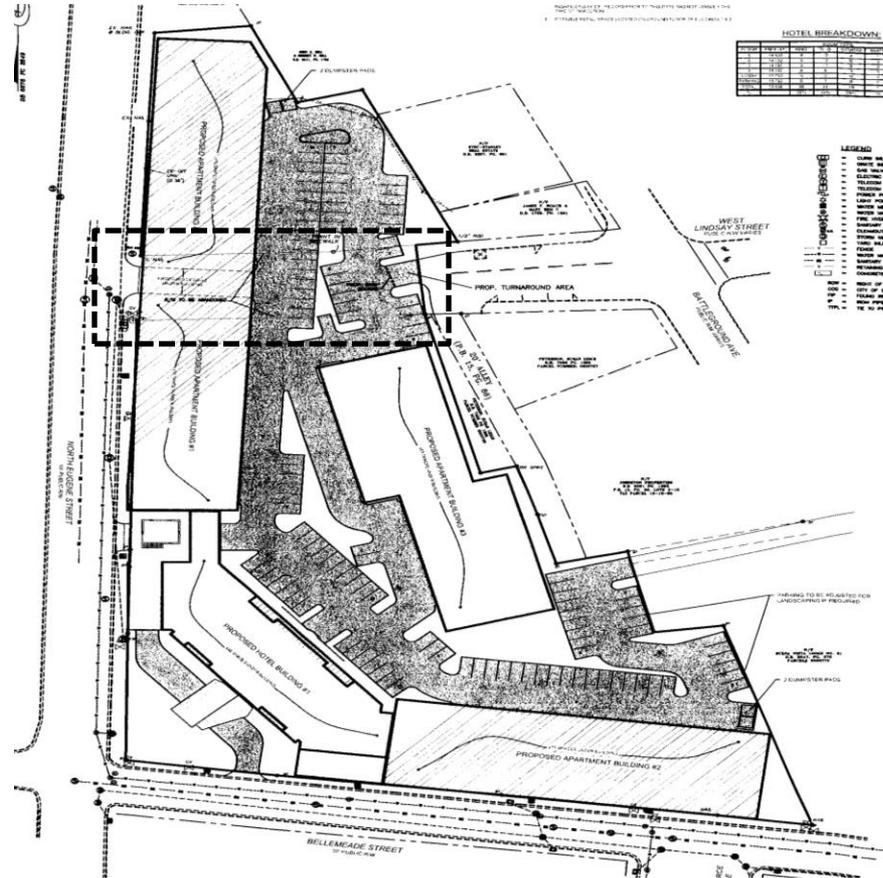




## BACKGROUND

The abutting property owner plans to incorporate this portion of street into the development of the property on both sides of the street

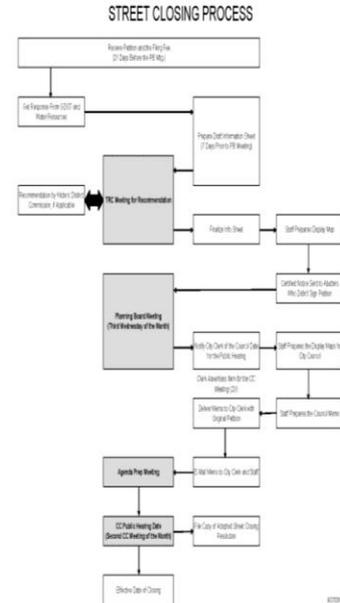
A site development plan has not been submitted





# CLOSING PROCESS (160A-299 and 6.61)

1. Submission of a petition signed by majority
2. Recommendation by the Technical Review Committee (TIS)
3. Recommendation by the Planning Board
4. Consideration by City Council





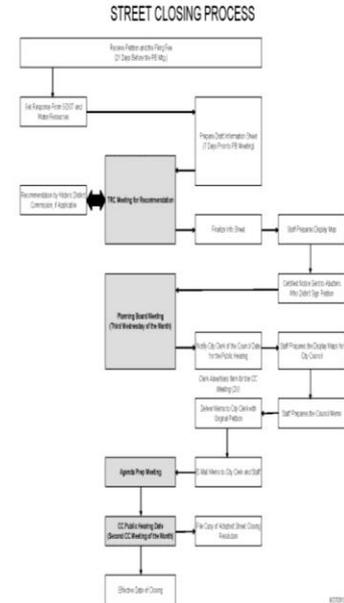
## CLOSING PROCESS (160A-299 and 6.61)

### 5. Required findings for a street closing:

- That closing the street to vehicular traffic is not contrary to the public interest, and
- That no property owner in the vicinity is deprived of reasonable means of ingress and egress.

### 6. Transfer of land (Divided)

### 7. Development begins





## RECOMMENDATION (TRC)

Meets two required findings



Recommended the closing with three conditions:

- 1) The City shall retain 20-foot utility easements over existing utility lines until such time as the lines are no longer needed for public use;
- 2) The City will review and approve the final Transportation Impact Study showing that closing West Lindsay Street will not be contrary to public interest; and
- 3) A City approved turn-around shall be constructed on the terminus of Lindsay Street and the roadway connection to Eugene Street must be removed, by the applicant, before the street closing will become effective and within 60 days of TRC approval.



## RECOMMENDATION (Planning Board)

### Planning Board Meeting - Issues Raised:

- **Pedestrian access through the site and along Bellemeade Street  
(Between Performing Arts Center and the Ball Park)**
- **Vehicular access for deliveries to businesses on the street**
- **Effect on the Downtown street network**



**Recommended (8-0 vote), with an additional condition:**

**That the applicant will provide a deed or other acceptable document to return the right-of-way to the City, at no cost to the City, if the project is not completed.**



## CONDITIONS

1) The City shall retain 20-foot utility easements over existing utility lines until such time as the lines are no longer needed for public use;

2) The City will review and approve the final Transportation Impact Study showing that closing West Lindsay Street will not be contrary to public interest;

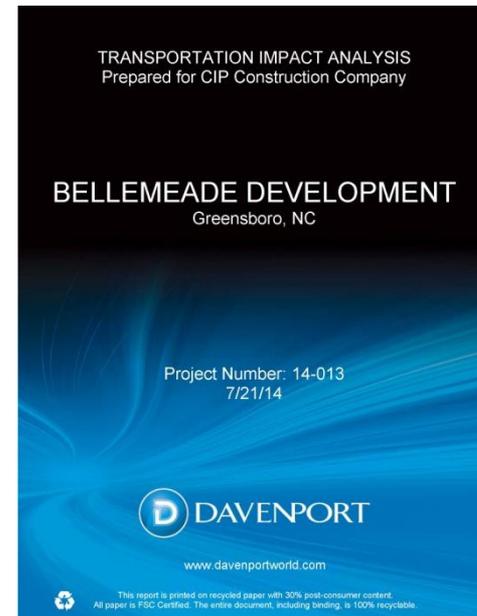
3) A City approved turn-around shall be constructed on the terminus of Lindsay Street and the roadway connection to Eugene Street must be removed, by the applicant, before the street closing will become effective and within 60 days of Technical Review Committee approval; and

4) The applicant shall provide a deed or other acceptable document which will return the right-of-way to the City, at no cost to the City, if the project is not completed.



## Transportation Impact Study (TIS)

- The Department of Transportation has determined the closing will not be contrary to public interest.
- Concerns in reference to pedestrian circulation.





## CONDITIONS

- 1) The City shall retain 20-foot utility easements over existing utility lines until such time as the lines are no longer needed for public use;
- 2) Development of the abutting property shall include a pedestrian access so that pedestrians can travel between Battleground Avenue and North Eugene Street, subject to review and approval by the Technical Review Committee as part of the site development plan;
- 3) A City approved turn-around shall be constructed on the terminus of Lindsay Street and the roadway connection to Eugene Street must be removed, by the applicant, before the street closing will become effective and within 60 days of Technical Review Committee approval; and
- 4) The applicant shall provide a deed or other acceptable document which will return the right-of-way to the City, at no cost to the City, if the project is not completed.



## **ACTION REQUESTED**

**Hold a public hearing to receive public comments**

**Consider adoption of the street closing resolution**



# **DEVELOPMENT APPLICATIONS AFTER THE CLOSING**

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**Technical Review Committee – Site Plan**

**Downtown Design Overlay District Design Manual**

**Utility and Construction Plans**

**Building Permits and Inspections**