

STREET CLOSURE JUSTIFICATION STATEMENT

UNNAMED, UNMADE ALLEYS

POE COMPANIES

The proposed closure of a portion of two unnamed, unmade alleys that abut the property at 1391 Dixie Hwy. is part of a larger development proposal for the property surrounding the area of the closure. The area is one that serves an industrially zoned area, and is adjacent to a railroad line. The proposed street closure will incorporate the area previously encompassed by a portion of two unnamed, unmade alleys into the proposed development.

The proposed closure will maintain public facilities, as the closure only covers the alleys which are unimproved and unmade, that abut other industrial uses that do not utilize them. Alternative access points to 15th, 16th, and 17th Street still exist to serve the residential uses on the north side of the proposed development.

The proposed closure further complies with Plan 2040 in that it will minimally impact the surrounding properties while transforming a vacant property into a utilized space.