JUSTIFICATION

1. Adequate Public Facilities - Whether and the extent to which the request would result in demand on public facilities and services (both on-site and off-site), exceeding the capacity or interfering with the function of such facilities and services, existing or programmed, including transportation, utilities, drainage, recreation, education, emergency services, and similar necessary facilities and services. No closure of any public right-of-way shall be approved where an identified current or future need for the facility exists. Where existing or proposed utilities are located within the right-of-way to be closed, it shall be retained as an easement or alternative locations shall be provided for the utilities.

The requested alley closure would not result in any additional demand on surrounding public facilities and/or services. Where existing or proposed utilities (if any) located within the right-of-way to be closed, it shall be retained as an easement or alternative locations shall be provided for the utilities.

2. Cost for Improvement - The cost for a street or alley closing, or abandonment of any easement or land dedicated to the use of the public shall be paid by the applicant or developer of a proposed project, including cost of improvements to adjacent rights-of-way or relocation of utilities within an existing easement.

There are no forseen improvements at this time. The Cost for Improvement for the alley closing shall be paid by the applicant if future improvements are required.

3. Comprehensive Plan – The extent to which the proposed closure is in compliance with the Goals, Objectives, and Policies of the Comprehensive Plan.

The proposed alley closure is in compliance with goals, objectives, and policies of the Comprehensive Plan.

4. Other Matters - Any other matters which the Planning Commission may deem relevant and appropriate.