



Catherine E. Pugh
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

June 15, 2017

REQUESTS: Closing of N. Durham Street between Lamley Street and E. Fayette Street

RECOMMENDATION: Approval

STAFF: Christina Hartsfield

PLANNING DISTRICT: Eastern

PETITIONER: Verizon Communications, LLC

OWNER: The Mayor and City Council

SITE/GENERAL AREA

Site Conditions: The portion of North Durham Street requested to be closed is approximately 141 feet long and lies solely within the block bounded by E. Fayette Street to the north, N. Wolfe Street to the east, Lamley Street to the south, and N. Ann Street to the west. The street does not continue contiguously north or south of this block. The street is a paper street and is completely indistinguishable from the abutting properties.

General Area: This street is located in the Washington Hill neighborhood and is zoned OR-1.

HISTORY

No prior history for this site.

ANALYSIS

Verizon Communications, Inc. is requesting the closure of the subject portion of N. Durham Street to consolidate the street bed with 1801 E. Fayette Street and 128 N. Wolfe Street, both owned by the petitioner. 1801 E. Fayette is the site of an office building and 128 N. Wolfe Street is improved with a surface parking lot that serves the office building. N. Durham Street lies between the two properties but is indistinguishable from the surface parking lot. It is a paper street and cannot be accessed directly from adjacent streets. A fence surrounds the entire block, making the street inaccessible to the public.

It is staff's finding that the subject portion of N. Durham Street does not currently have a public function and is not needed to provide access to adjacent properties or right-of-ways.

The streets will no longer be needed for a public purpose and can be closed, declared surplus property and sold. All existing utilities within the street beds will be abandoned or relocated under a Developer's Agreement. If the City consents to the proposal, it will be necessary for the petitioners to pay all costs and expenses associated with the matter.

Community Notification: Julie Community Center, Inc., Southeastern District Police Community Relations Council, Washington Hill Mutual Homes, Inc., and the Washington Hill Community Association were notified of this action.



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