

Brooklyn Avenue Street and Alley Vacation



Planning Petition Information for PLNPCM2022-00068 & -00349

Petition Number: PLNPCM2022-00068 & PLNPCM2022-00349

Application Type: Street Vacation and Alley Vacation

Project Location: Approximately 1005 & 1007 500 W

Zoning District: CG General Commercial Zoning District

Council District: District 5, Darin Mano



Intersection of Brooklyn Avenue and the Alley

What is the request?

This is a request from Jonah Hornsby of Jodah One, LLC, the adjacent property owner, to vacate the 13.25-foot-wide alley that bisects the applicant's property and all of Brooklyn Avenue from 500 W to the guardrails separating City- and State-owned public right of way (see attached map). If approved, this section of Brooklyn Avenue would be divided and sold to the property owners of 1005 & 1007 S 500 W at fair market value. Mr. Hornsby has made this request because he claims it has become a place for "homeless encampments and dumping grounds" and because it "does not get maintained." The proposal to vacate the street cannot be approved without also vacating the alley. Brooklyn Avenue and the adjacent alley are located within the CG General Commercial Zoning District and Council District 5, represented by Darin Mano.



What are the next steps?

- Notice of this application has been sent to the Chairs of the Ballpark and Glendale Community Councils, who may choose to schedule the matter at an upcoming meeting. Please contact the Community Organization chair for more information on whether they will review this petition and when and where that meeting will occur. Contact information regarding community councils can be found at <https://www.slc.gov/community-councils/>.
- Notice has also been sent to property owners and residents within 300 feet of the project.
- Notified parties are given a 45-day period to respond before a public hearing with the Planning Commission can be scheduled. During and following this comment period, the Planning Division will evaluate the proposal against the applicable standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.
- The Planning Commission will then hold a public hearing for additional public comments and make a recommendation to City Council.
- The City Council will hold another public hearing for additional public comments and make the final decision on the matter.
 - If the council approves the request to vacate the alley and Brooklyn Avenue, it will no longer be considered a public right-of-way and become private property. The area in question would be converted into a parcel that the adjacent property owners could purchase for fair market value. If purchased, the City would require them to consolidate the vacated area into their property.

What is the role of the Planning Staff in this process?

Planning Staff processes the application, communicates with the applicant to understand the project, and seeks input from the community.

Where can I get additional information?

The applicant has provided a packet with the plans as well as a project description. The application packet is a public record and available for download. To access this information:

1. Visit the open house webpage for this petition at <https://www.slc.gov/planning/open-houses/>.
2. Click on the project title for this petition, located under the “Active Online Open Houses” section
3. Click “Additional Information”
4. Click any applicant-submitted item to download submitted plans

Public comments and questions

We want to hear from you! To submit a comment or question please contact the staff planner via email or leave a voicemail, your questions will be answered within a week after the comment period has ended.

- **Start of Comment Period:** Monday, August 8, 2022
- **End of Comment Period:** Friday, September 30, 2022

During and following this comment period, the Planning Division will evaluate the proposal against the applicable zoning standards, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.

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