



Town of Vienna

Charles A. Robinson Jr. Town
Hall
127 Center Street South
Vienna VA, 22180

Legislation Details (With Text)

File #: 16-079 **Version:** 1 **Name:**
Type: Action Item **Status:** Agenda Ready
File created: 3/24/2016 **In control:** Town Council Meeting
On agenda: 4/18/2016 **Final action:**
Title: Public Hearing for Adoption of an Ordinance to Vacate a Portion of Public Alley behind 102 Ayr Hill Avenue NW

Sponsors:

Indexes:

Code sections:

Attachments: 1. 3-14-2016 Wilmar Place NW Alley Map, 2. Adame application and receipt, 102 Ayr Hill, 3. 102 Ayr Hill NW Deed of Consolidation Adame, 4. Offer letter 3-21-2016, 5. Temp Access Easement, 102 Ayr Hill, Adame, 6. Ordinance to Vacate 3-15-2016, Adame, 7. Adame alley vacation Council notice letter 4-8-2016, 8. Property Owners summary for Council 3-15-2016, 9. 15 Foot Alley Wilmar Place NW - 12-2015 Appraisal Report, 10. VIEWERS RPT__15-FT ALLEY--AYR HILL NW WILMAR PL NW__WILMAR PL SUBD, 11. 102 Ayr Hill NW Plat Adame, 12. 102 Ayr Hill NW Metes Bounds Adame, 13. 102 Ayr Hill NW Plat with area behind #106 Redmon Adame, 14. 102 Ayr Hill NW Metes Bounds with area behind #106 Redmon Adame

Date	Ver.	Action By	Action	Result
4/18/2016	1	Town Council Meeting	approved	Pass

Subject:

Public Hearing for Adoption of an Ordinance to Vacate a Portion of Public Alley behind 102 Ayr Hill Avenue NW

EXPLANATION AND SUMMARY :

At the April 4, 2016 meeting, Town Council authorized and the Town Clerk formally advertised a Public Hearing for an alley vacation at 102 Ayr Hill Avenue NW.

Over the last several years, following state code requirements for disposal of public property, Town Council has authorized disposal of several sections of the 15' wide public alley running parallel to Ayr Hill Avenue and Wilmar Place NW, between Center Street and Lawyers Road NW. A summary map of the various parcels is attached.

A new alley vacation application has been received from Pedro Adame, owner of 102 Ayr Hill Avenue NW, to purchase the remaining 7.5' X 100' public alley next to his property.

In 2013 it was determined that there is no inconvenience to the public or need to keep any piece of the alley between Ayr Hill Avenue NW and Wilmar Place NW, beginning at Lawyers Road and ending at Center Street. A December 2015 appraisal was performed by RSG Commercial, Inc. for a portion of the alley. The appraiser compared the value of similar alley vacations and arrived at a value of \$3/square foot. The appraiser did not consider the recent easement purchase from Fairfax Public Schools as comparable. Mr. Adame submitted his original application for the alley vacation in April

2015, and staff recommends the \$3/SF unit price be applied for the portions of public alley currently under consideration.

Until all landlocked portions of the alley are vacated, Mr. Adame will need to grant a temporary access easement over the portion requested for vacation.

Departmental Recommendation : Approve vacation and sale of public alley, retaining a temporary access easement.

Finance Recommendation : Recommend approval.

Purchasing Recommendation : N/A

Town Attorney Recommendation : Following a public hearing, Town Council may consider the vacation and sale of the alley in question in its discretion.

Town Manager's Recommendation : I recommend the Town Council adopt the ordinance to vacate a portion of the public alley behind 102 Ayr Hill Avenue NW as presented.

Cost and Financing: \$3/square foot translates to \$2,250 in revenue.

Account Number: 100-000-0000-00000-31851

Decision Needed by This Date: N/A

PROPOSED/SUGGESTED MOTION

"I move to close the Public Hearing."

and

"I move to adopt the Ordinance to vacate a portion of the public alley behind 102 Ayr Hill Avenue NW, accept payment of \$2,250 plus costs incurred by the Town from Mr. Adame for the vacated portion subject to lot consolidation, accept a temporary access easement, and authorize the Mayor to execute and the Town Attorney to record the Ordinance in the Land Records, and I further move to direct the Town Clerk to advertise a Notice of Adoption."

Or

Other action deemed necessary by Council.