



Legislation Details (With Text)

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Title: Adopt Resolution of Intention No.1098-D to vacate portions of public street and pedestrian walkway rights-of-way at the northeast corner of N. Blackstone and E. Shields Avenues (Council District 7)
Sponsors: Public Works Department
Indexes:
Code sections:
Attachments: 1. Vicinity Map.pdf, 2. Resolution of Intention 1098-D.pdf

Date	Ver.	Action By	Action	Result
5/14/2015	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

May 14, 2015

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SUBJECT

Adopt Resolution of Intention No.1098-D to vacate portions of public street and pedestrian walkway rights-of-way at the northeast corner of N. Blackstone and E. Shields Avenues (Council District 7)

RECOMMENDATION

Staff recommends the City Council adopt Resolution of Intention No. 1098-D for the proposed vacation of a portion of public street right-of-way at the northeast of North Blackstone and East Shields Avenues adjacent to Manchester Center as described in Exhibit "A" and shown on Exhibit "B" of the attached Resolution of Intention, and a portion of public pedestrian walkway right-of-way on the north side of Shields east of Blackstone, as described in Exhibit "C" and shown on Exhibit "D" of the

attached Resolution of Intention, and set the required public hearing at 10:15 a.m. on June 4, 2015.

EXECUTIVE SUMMARY

As part of an overall master plan to revitalize Manchester Center, Omninet Properties Manchester Center, LLC (Omninet Properties) is requesting the proposed vacation to eliminate a dedicated right turn lane that is no longer functionally necessary. As part of the City of Fresno grant-funded intersection improvement project, the sweeping free right turn will be eliminated, with the new intersection to have a second left turn lane on Shields and a traditional right turn lane as part of a smaller intersection footprint. Sale of the excess right-of-way to Omninet Properties will be presented to Council on June 4, 2015 to accommodate additional parking proposed at Manchester Center by Conditional Use Permit No. C-14-111.

BACKGROUND

Omninet Properties' master plan for the center includes the construction of an 8,000 square foot building which will accommodate three tenants, reconfiguration of the parking lot to maximize onsite parking, creation of an events area on the east side of the site and a complete redo of center's façade and signage. The proposed plans for Manchester Center are consistent with the goals of the Fresno General Plan serving as a key Activity Center along the proposed Bus Rapid Transit corridor. Investment at this Activity Center will enhance mobility; improve aesthetic conditions along the corridor and increases economic activity at this key intersection.

In conjunction, the Public Works Department has a capital improvement project planned for the Blackstone and Shields intersection. The project will install dual left-turn lanes on eastbound and westbound Shields and will remove the free right-turn lanes on all of the intersection corners, replacing them with traditional right turn pockets. Eliminating the free right-turn lanes provides room for the dual left-turn lanes and also provides more roadway width so that u-turns can be allowed. Removing the free right-turn lanes also significantly improves pedestrian safety.

The Traffic and Engineering Services Division, other City departments, and utility agencies have reviewed the proposed vacation and determined that the rights-of-way proposed for vacation are unnecessary for present or prospective public street or pedestrian walkway purposes subject to: (1) the reservation of a public utility easement over the entire portion of the public street right-of-way being vacated, (2) the removal of public street improvements from the areas proposed to be vacated, and (3) the construction of curb, gutter, sidewalk, street lights and any other required improvements to City of Fresno Public Works Department Standards with street improvement plans approved by the City's Traffic and Engineering Services Division and other affected departments and agencies.

The City Attorney's Office has approved the attached Resolution of Intention as to form.

The vacation, if approved by the Council at the public hearing, will become effective when the vacating resolution is recorded in the office of the Fresno County Recorder.

LOCAL PREFERENCE

Not applicable because the vacation of public right-of-way does not involve bidding or contracting.

FISCAL IMPACT

There is no fiscal impact to the General Fund. Omninet Properties Manchester Center, LLC has paid all processing fees to cover staff cost in accordance with the Master Fee Schedule.

Attachments:

Vicinity Map

Resolution of Intention No. 1098-D