



TO: T.C. Broadnax, City Manager
FROM: Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer /KDK
Ronda Cornforth, Sr. Real Estate Specialist, Real Property Services
COPY: City Council and City Clerk
SUBJECT: Resolution - Setting Public Hearing – June 2, 2015
Street Vacation 124.1352 – SNR Northwest Properties, LLC
DATE: April 27, 2015

SUMMARY:

A resolution setting Thursday, July 16, 2015, at 9:00 a.m., as the date and time for a hearing before the Hearing Examiner on the request to vacate a portion of South 52nd Street lying easterly of South Trafton Street and west of the alley to SNR Northwest Properties, LLC for residential development.

STRATEGIC POLICY PRIORITY:

- Strengthen and maintain a strong fiscal management position.
- Foster neighborhood, community, and economic development vitality and sustainability.

This vacation will benefit the community by increasing the residential footprint of the area, improving the existing road and utility infrastructure, adding lands to the tax rolls and reducing the City maintenance obligations.

BACKGROUND:

A petition has been filed by SNR Northwest Properties, LLC for the vacation of South 52nd Street lying easterly of South Trafton Street and westerly of the alley for the construction of residential homes. SNR Northwest Properties, LLC holds title to each of the parcels abutting and adjacent to the requested vacation area. SNR Northwest Properties, LLC is currently constructing homes on each side of the requested vacation area.

ALTERNATIVES:

An alternative is to deny the street vacation subsequently reducing potential development footprint and residential availability of the area. Denial of the requested street vacation would perpetuate the City's maintenance obligations.

RECOMMENDATION:

The Public Works Department recommends setting Thursday, July 16, 2015, at 9:00 a.m., as the date and time for a hearing before the Hearing Examiner on the request to vacate a portion of South 52nd Street lying easterly of South Trafton Street and west of the alley to SNR Northwest Properties, LLC for residential development.

FISCAL IMPACT:

This action only sets the date of the hearing before the Hearing Examiner. Unless decided otherwise, the City will receive market value compensation for the vacated right-of-way. The proceeds will be deposited in accordance with TMC 9.22.