



TO: T.C. Broadnax, City Manager
FROM: Phyllis Macleod, Hearing Examiner *PKM*
COPY: City Council and City Clerk
SUBJECT: 14-0659 – Street Vacation Petition No. 124.1341 - August 19, 2014
DATE: July 30, 2014

SUMMARY:

Real Property Services has received a petition from Wesco Management, LLC seeking to vacate a portion of South 49th Street right-of-way lying between South Wilkeson Street and the Interstate 5 freeway for use as fire access, utility access, and parking for a furniture store they are developing on the adjacent property.

COUNCIL SPONSORS:
N/A

STRATEGIC POLICY PRIORITY:

This project will support the strategic policy priority of fostering neighborhood, community and economic development vitality and sustainability. The street vacation will accommodate site design for a large retail furniture store that will serve the broader community.

BACKGROUND:

Wesco Management, LLC is requesting vacation of a portion of right-of-way on South 49th Street adjacent to the site of its proposed development of a “Mor Furniture for Less” store. The right-of-way is not currently being used as a street and is blocked with large cement barriers to prevent unauthorized access and illicit dumping. The right-of-way runs downhill from South Wilkeson Street westerly toward Interstate 5. The right-of-way is not currently part of traffic circulation in the area and it is not situated to be so used in the future. The public would benefit from returning this property to the tax rolls. Moreover, incorporating the right-of-way into the adjacent development would eliminate the conditions giving rise to illegal dumping in the area. Neighboring property owners did not express any opposition to the street vacation or the furniture store development. Wesco Management, LLC has filed a related request for rezone and major modification of the adjacent site.

ALTERNATIVES:

The Council could choose to deny the petition to vacate this right-of-way. However, the Petitioner has shown that the vacation would have benefits to the public that would not be realized if the right-of-way vacation is denied.

RECOMMENDATION:

The requested vacation petition is recommended for approval, subject to conditions set forth in the recommendation.



FISCAL IMPACT:

N/A