



TO: T.C. Broadnax, City Manager
FROM: Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer /140K
Justin E. Davis, Division Manager, Public Works Facilities Management
Ronda Cornforth, Sr. Real Estate Specialist, Real Property Services
COPY: City Council and City Clerk
SUBJECT: Resolution – Setting a Public Hearing
Street Vacation 124.1345 – Jemstone, LLC – November 25, 2014
DATE: October 30, 2014

SUMMARY:

A resolution setting Thursday, January 8, 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 Proctor Street lying southerly of South 19th Street to Jemstone, LLC for future 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 allowing a future development of a medical plaza, which will serve the community, and also increase local economic and employment opportunities. Vacation of this section of South Proctor Street will reduce City maintenance obligations and increase lands to be added to the tax rolls.

BACKGROUND:

A petition has been filed by Jemstone, LLC for the vacation of South Proctor Street lying southerly of South 19th Street necessary for the intended medical plaza development (see map exhibit). Jemstone, LLC holds title to each of the parcels abutting and adjacent to the requested vacation area.

The Petitioner previously sought this same vacation under File 124.1283, for which a Public Hearing was held on November 8, 2007, and Findings of Fact, Conclusions of Law and Recommendations were provided on January 4, 2008; however, the applicant was unable to continue with the project as intended due to a severe economic decline.

ALTERNATIVES:

An alternative is to deny the street vacation, subsequently reducing potential development footprint and feasibility of proposed development thereof. Additionally, denial of the requested street vacation perpetuates the City's maintenance obligations.

RECOMMENDATION:

The Public Works Department recommends setting Thursday, January 8, 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 Proctor Street lying southerly of South 19th Street to Jemstone, LLC for future development.

FISCAL IMPACT:

This action only sets the date of the hearing before the Hearing Examiner. Unless the City decides 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.