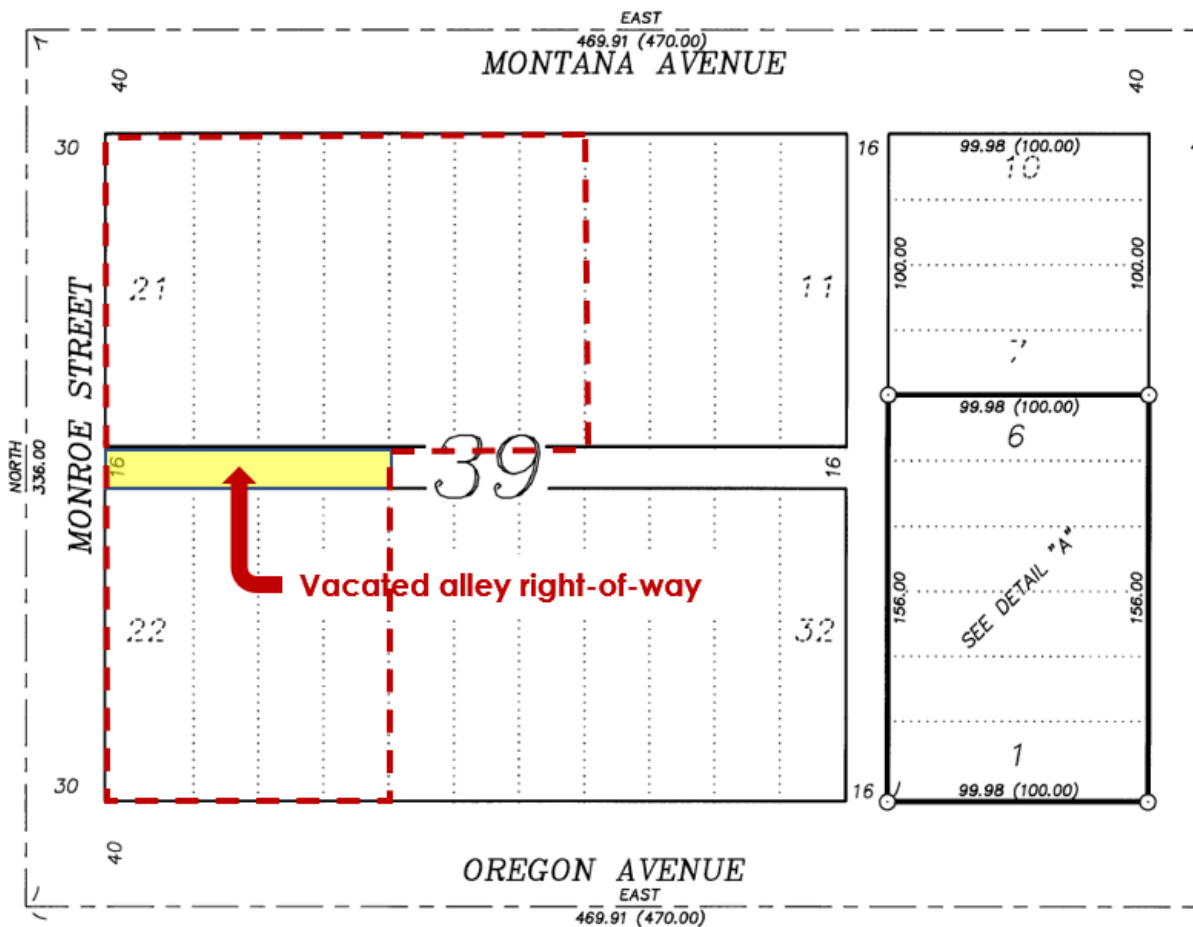
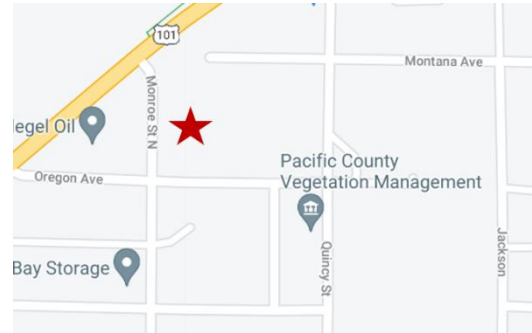




Staff Report to the City Council Alley Vacation Petition by La Center Holdings, LLC

Overview of Vacation Request

La Center Holdings LLC has petitioned the city to vacate the alley between Lots 18 – 21 and 22-25, Block 39 of the South Bend Plat, 1st Addition to South Bend. This section of the alley measures 16 feet wide by 109 feet long, or 1,744 square feet. There are no utilities or other services located in the alley. The petitioner owns property on both sides of the alley.



This request will facilitate site development for the proposed Shoreline Apartments Project, a 15-unit, two-story apartment complex. There will be 10 units on Parcel 71015039015 and five on Parcel 71015039022.

Vacation Procedure

Chapter 15.94 SBMC contain the procedures for the vacation of rights-of-way. The sequence of steps under the code are:

1. City receives a petition for vacation from applicant.
2. The City Council sets a date by resolution for when it will hear and decide the petition. The hearing date cannot be earlier than 20 days nor later than 60 days upon passage of the resolution.
3. The resolution must be posted in three public locations in the city and in a "conspicuous place" within the alley itself. The notice must state that there is a petition to vacate the alley and give the time and place of the hearing.
4. At the hearing, any person may speak for or against the petition.
5. After the vacation hearing, if the Council decides to grant the petition, it must pass an ordinance doing so. This step requires all normal procedures the city must follow for passing an ordinance.
6. The petition becomes final when the petitioner pays the city the set cost of the vacated alley and City Clerk-Treasurer records the ordinance with the Pacific County Auditor.

It is important to note that this vacation petition is separate from any other legislative action or project permit application filed by La Center Holdings, LLC.

Computation of Value for the Proposed Alley Vacation

- La Center Holdings LLC purchased Parcels 71015039015 and 71015039022 on February 03, 2021 for a total of \$119,000.
- The combined two parcels cover 34,710 square feet.
- Dividing the recent purchase price for the two parcels by the total square footage gives a square footage cost of \$3.43.
- The section of alley petitioned for vacation is 1,744 square feet.
- Multiplying \$3.43 per square foot times 1,744 square feet equals gives a market value of \$5,979.14 for the vacation.