



City Planning & Development Department
Development Management Division

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STAFF REPORT

November 20, 2018

RE: **Case No. CD-ROW-2018-00118**

APPLICANT/AGENT: Toby Williams
SK Design Group
4600 College Blvd
Overland Park, KS 66211

LOCATION: Alley in between Oak Street to the west and Locust Street to the east in between E. 19th Street and E. 20th Street.

REQUEST: To vacate the north-south alley from E. 19th Street to E. 20th Street in its entirety.

SURROUNDING LAND USE:
North – Mixture of commercial and industrial uses, zoned M1-5
South – Surface parking lot, zoned M1-5
East – Mixture of commercial and industrial uses, zoned M1-5
West – Mixture of commercial and industrial uses, zoned M1-5

LAND USE PLAN: The Greater Downtown Area Plan makes no relevant recommendations regarding this proposed vacation.

MAJOR STREET PLAN: There are no adjacent streets identified on the Major Street Plan.

ARTERIAL STREET IMPACT FEE: Exempt
(Informational only)

RELEVANT CASE HISTORY:

Case No. 14967-UR – On August 2, 2018, council approved a request for rezoning an area of about 4.3 acres generally bounded by E. 19th Street on the north, E. 20th Street on the south, Cherry Street on the east, and Oak Street on the west, from District M1-5 to District UR, and approved a development plan/preliminary plat that allows for the construction of new mixed-use and residential buildings, a parking garage, and the reuse of an existing building, subject to conditions.

PLAN REVIEW/ANALYSIS:

The area of land proposed for vacation is a north-south alley that is generally located on the southeast corner of 19th Street and Oak Street within the Crossroads area. The area to be vacated is not currently paved and there is dumping on both sides of the alley. The applicant intends to develop the site, constructing four new apartment buildings and renovating the existing building on the site. The preliminary plat and development plan were approved by Council on August 2, 2018. City staff supports this vacation.

APPROVAL CRITERIA:

Staff has reviewed the request and required petition, consent and utility forms. Chapter 75, Vacation of Streets, Alleys, Plats and Easements requires that the Council may approve a vacation only if it determines that:

- (1) No private rights will be unreasonably injured or endangered by the vacation; and
- (2) The public will suffer no unreasonable loss or inconvenience thereby.

KCP&L, Google Fiber, AT&T and KCMO Water Services have identified utilities within the right-of-way. The companies request that the right-of-way retain a utility easement of the area to be vacated.

RECOMMENDATION:

Staff recommends **approval** of Case No. CD-ROW-2018-00118 with the following conditions of approval based on the application, plans and documents provided prior to the hearing:

1. That a utility easement is retained for all AT&T facilities or they be relocated at the expense of the applicant.
2. That all Google Fiber facilities be relocated at the expense of the applicant and that all costs associated with this relocation must be paid up front.
3. That a utility easement is retained for all KCP&L facilities or they be relocated at the expense of the applicant.
4. That a full width utility easement is retained for all KCMO Water Services infrastructure.

Respectfully submitted,



Zach Nelson
Planner