



City Planning & Development Department  
Development Management Division

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**STAFF REPORT** **November 7, 2017** **(16)**

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**RE:** **Case No. 1735-V**

**APPLICANT:** Doug Gamble  
GLI Hospitality  
801 Westport Rd

**AGENT:** Luther Solomon  
GLI Hospitality  
801 Westport Rd

**LOCATION:** the east/west alley next south of Westport Road from the west line of Clark Avenue to the east line of Roanoke Road

**REQUEST:** A request to vacate the east/west alley next south of Westport Road from the west line of Clark Avenue to the east line of Roanoke Road, all in Section 33, Township 49 North, Range 19 West, Kansas City, Jackson County, Missouri.

**SURROUNDING LAND USE:**  
**North:** Commercial uses (zoned B4-5, B3-2)  
**South:** Low density residential uses and surface parking (zoned R-2.5, B4-5)  
**East:** Clark Ave  
**West:** Roanoke Rd

**LAND USE PLAN:** The area plan for this subject site is the Midtown/Plaza Area Plan. The land use plan recommends Mixed Use Community at this location. The current use is consistent with that of the future land use plan.

**MAJOR STREET PLAN:** No adjacent Major Streets

**ARTERIAL STREET IMPACT FEE:** Not subject to impact fees as required by Chapter 39

**PREVIOUS CASES:** None known.

**PLAN REVIEW/ANALYSIS:**

The subject site is an existing alley located on the south side of Westport Road between Roanoke Road to the west and Clark Avenue to the east. The applicant is proposing the vacation of the alley from Clark Avenue on the east to Roanoke Road on the west. Once the alley is vacated the property owner plans to construct entrance/exit parking controls at both ends of the alley to better secure the site.

The alley begins east of Roanoke Road and continues to the west side of Clark Avenue. The alley is not clearly distinguished from the parking to the south and is often used for parking. Both Roanoke Road and Clark Avenue provide connections to the north and south. Due to the nearby connectivity this vacation is not anticipated to have a major effect on the surrounding area.

Several utility companies have facilities in the right-of-way proposed to be vacated. A full width utility easement is required. The Fire Department requires that the gates have an approved means of emergency operations.

**RECOMMENDATION**

Staff recommends approval of Case No. 1735-V with the following conditions:

1. That a full-width utility easement be retained or that the facilities be relocated at the applicant's expense.
2. That any existing facilities within the right of way be protected.
3. That any security gates which cross a fire access road have an approved means of emergency operation.
4. The roadway shall be maintained as a fire access road. No permanent obstructions shall be erected within the fire access road.
5. Security gates if utilized shall have an approved means of emergency operation.

Respectfully submitted,



Zach Nelson  
Staff Planner