



**City Planning & Development Department**  
Development Management Division

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**STAFF REPORT****November 7, 2017****(17)**

**RE:** **Case No. 1755-V**

**APPLICANT/AGENT:** Andy Rieger  
Heim Building, LLC  
2700 Guinotte Ave

**LOCATION:** the north/south alley next west of N Montgall Avenue from the south right-of-way line of the Union Pacific Railroad to an area approximately 110 feet north of the north right-of-way line of Guinotte Avenue

**REQUEST:** A request to vacate the north/south alley next west of N Montgall Avenue from the south right-of-way line of the Union Pacific Railroad to an area approximately 110 feet north of the north right-of-way line of Guinotte Avenue, all in Section 33, Township 50 North, Range 34 West, Kansas City, Jackson County, Missouri.

**SURROUNDING LAND USE:**  
**North:** Union Pacific Railroad  
**South:** Low density residential uses and manufacturing uses (zoned M1-5)  
**East:** Surface parking (zoned M1-5)  
**West:** Manufacturing use (zoned M1-5)

**LAND USE PLAN:** The area plan for this subject site is the Riverfront Industrial Area Plan. The land use plan recommends Industrial at this location.

**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 alley located on the south side of Union Pacific Railroad between N Prospect Avenue to the west and N Montgall Avenue to the east. The applicant is proposing the vacation from the Union Pacific right of way on the north to an existing alley on the south. Once the alley is vacated the property owner plans to construct a parking lot on the vacated alley and the parcels to the east and west between N Prospect Avenue and N Montgall Avenue.

The alley begins south of the Union Pacific Railroad right of way and continues to an existing alley to the south. 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.

**RECOMMENDATION**

Staff recommends approval of Case No. 1755-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.

Respectfully submitted,



Zach Nelson  
Staff Planner