

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. CD-ROW-2020-00038

Brief Title

Vacation of Norton Avenue generally located to the south of Guinotte Avenue in between N. Olive Street to the west and N. Wabash Street to the east.

Ordinance Number

Details

Location:
Generally located between E. 38th Street on the north and E. 39th Street on the south, east of Jackson Avenue and west of Myrtle Avenue.

Reason for Legislation:
To allow for the vacation of unimproved Norton Avenue between E. 38th Street on the north and E. 39th Street on the south.

CITY PLAN COMMISSION
The City Plan Commission heard this case on January 18, 2022. The Commission recommended approval of the vacation with three conditions.

BRIEF PROJECT DESCRIPTION
The area to be vacated is an unbuilt portion of Norton Avenue and is located north of E. 39th Street between Myrtle Avenue to the west and Jackson Avenue to the east. The subject site will only extend northward to the south right-of-way line of E. 38th Street. The applicant is intending to vacate the alley in order to provide additional developable property for the Bodhi development on the to the east. The Bodhi development will consist of 7 multifamily residential structures with a total of 53 units. The applicant does not intend to develop within the street in the future. It has been requested by Water Services staff that a utility easement be retained and that no buildings shall be constructed over the easement or WSD infrastructure.

The City Plan Commission recommended approval of this vacation, subject to the following condition:

1. A utility easement shall be retained for the entirety of the area to be vacated.
2. An access easement shall be retained for the entirety of the area to be vacated.
3. No buildings shall be constructed over any WSD easement or infrastructure.

Positions/Recommendations

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| Sponsors | Jeffrey Williams, AICP, Director Department of City Planning & Development |
| Programs, Departments or Groups Affected | 3 rd District (Ellington & Robinson) |
| Applicants / Proponents | Applicant Trevor Fox Anderson Engineering 941 W 141 st Terr Kansas City, MO 66221 City Department City Planning & Development |
| Opponents | Groups or Individuals Basis of Opposition |
| Staff Recommendation | <input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against |
| Board or Commission Recommendation | City Plan Commission (8-0) 01-18-22 By Allender, Baker, Beasley, Crowl, Enders, Hill, Rojas, Sadowski <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions) |
| Council Committee Actions | <input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold |

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| | <input type="checkbox"/> Do not pass |
| Policy or Program Change | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Operational Impact Assessment | |

Finances

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| Cost & Revenue Projections – Including Indirect Costs | |
| Financial Impact | |
| Funding Source(s) and | |

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| Appropriation Account Codes | |
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Fact Sheet Prepared By: **Date:** 04-22-22

Olofu Agbaji
Staff Planner

Reviewed By: **Date:** 05-2-22

Zach Nelson
Planner
Development Management

Initial Application Filed: 10-19-21

Reference Numbers:

Case No. CD-ROW-2021-00038