

COMMUNITY PROJECT/REZONING

150671

Ordinance Fact Sheet

Case No. 1710-V

Brief Title

Vacation of the alley next east of Benton Boulevard from the south line of E 22nd Street to the north line of E 23rd Street

Ordinance Number

Details

Location: generally located at the southeast corner of E 22nd Street and Benton Boulevard

Reason for Legislation: to vacate the alley next east of Benton Boulevard from the south line of E 22nd Street to the north line of E 23rd Street.

PLAN REVIEW/ANALYSIS:

The property owner, Seton Center, is proposing the vacation of a north/south alley bound by E 22nd Street to the north, E 23rd Street to the south, Kansas Avenue to the east and Benton Boulevard to the west. The alley divides two lots which are both owned by the Seton Center. The lot east of the alley is developed with a single story building and the lot west to the alley is undeveloped and was formerly developed with a large church. Vacating the alley would allow the Seton Center to fence in the entire property.

There are no immediate plans for the undeveloped lot. If the lot is developed in the future and alley access is needed the developer will be required to reestablish the alley or provide an easement. It is not anticipated that this vacation will result in loss of access or convenience for any adjacent property owners.

The vacation of this alley will not affect traffic circulation or access availability within the block or the city as a whole. The applicant has received the required property owner and utility consents to vacate the right-of-way. AT&T, KCPL, Time Warner Cable Kansas City Public Works Streetlighting and Water Services Departments have identified existing facilities in the alley and require an easement and that existing services be protected.

RECOMMENDATION:

On July 21, 2015 City Plan Commission recommendation approval of Case No. 1710-V with the following conditions:

1. That a full-width utility easement be retained.
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. That the streetlights are re-fed electricity at the cost of the applicant.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	4 th District (Glover, Marcason)
Applicants / Proponents	Applicant Michael Jantsch 523 Walnut Street Kansas City, MO 64106
	City Department City Planning & Development Other
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 (5-0) 04-21-2015 By May, Macy, Archie, Baker-Hughes, Martin
	<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
	<input type="checkbox"/> Do not pass

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Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

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

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Fact Sheet Prepared By:

Date: 07-22-2015

Ashley Winchell
Staff Planner

Reviewed By:

Date: 07-22-2015

Diane Binckley, AICP
Division Manager
Development Management

Initial Application Filed: 05-01-2015

City Plan Commission: 07-21-2015

Revised Plans Filed:

Reference Numbers:

Case No. 1710-V