



City Planning & Development Department
Development Management Division

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STAFF REPORT

October 2, 2018

(3)

RE: **Case No. CD-ROW-2018-00109**

APPLICANT/AGENT: Ed Heilman
Heilman Investment Properties, LLC
4120 E. Truman Road
Kansas City, MO 64127

LOCATION: Generally located next south of Truman Road in between Wabash Avenue to the west and Prospect Avenue to the east

REQUEST: To vacate the north/south alley next south of E. Truman Road in its entirety and the east/west alley approximately 375 feet south of E. Truman Road from the east right-of-way line of Wabash Avenue to its terminus.

SURROUNDING LAND USE:
North: commercial uses (zoned B4-5)
South: Jackson County School Board (zoned M1-5)
East: Prospect Avenue (zoned B4-5)
West: Wabash Avenue and surface parking (zoned R-1.5 and M1-5)

LAND USE PLAN: The Heart of the City Area Plan recommends Industrial land uses at this location.

MAJOR STREET PLAN: Prospect Avenue is identified as a "Thoroughfare" on the Major Street Plan.

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

PREVIOUS CASES: No prior case history.

PLAN REVIEW/ANALYSIS:

The alley proposed for vacation is an east/west and north/south alley located next south of E. Truman Road in between Wabash Avenue to the west and Prospect Avenue to the east. The alley is not a heavily used alley. Access to the alley is blocked on the west side by a fence.

The applicant has received consent from all of the adjacent property owners. 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.

This alley is not heavily used and is partially blocked off on the west side. Vacating this right-of-

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way will not unreasonably injure or danger private property rights nor will the public suffer unreasonable loss or inconvenience.

KCPL, AT&T, KCMO Water Services and Public Works Streets & Traffic Division have identified utilities within the right-of-way.

RECOMMENDATION:

Staff recommends **approval** of Case No. CD-ROW-2018-00109 with the following conditions of approval based on the application, plans and documents provided prior to the hearing:

1. That a full-width utility easement is retained prior to the recording of this vacation.

Respectfully submitted,

A handwritten signature in black ink that reads "Zach Nelson". The signature is written in a cursive, slightly slanted style.

Zach Nelson
Planner