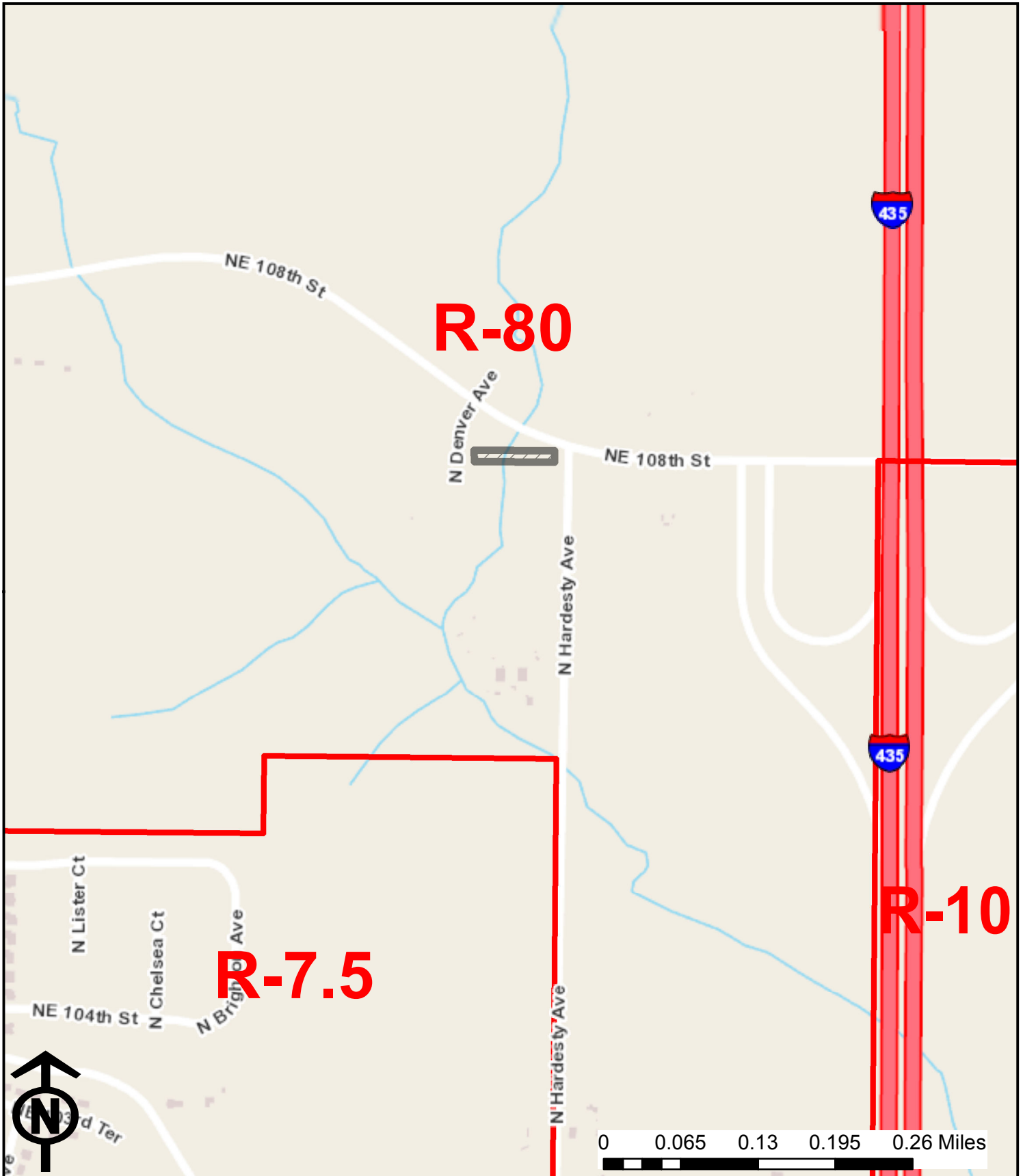


Case No. 1681-V - Proposed vacation of a portion of NE 108th Street west of N. Hardesty Avenue.





City Planning & Development Department
Development Management Division

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STAFF REPORT February 18, 2014 (12)

RE: **Case No. 1681-V**

APPLICANT: Hunt Midwest Real Estate Development, Inc.
8300 NE Underground Dr.
Kansas City, MO 64161

PROPERTY OWNER Marjorie & Emmett Burk Trust
5929 Lodestone Dr.
Plano, TX 75093

CONTACT: Aaron Schmidt
Hunt Midwest Real Estate Development, Inc.
8300 NE Underground Dr.

LOCATION: NE 108th Street west of N. Hardesty Ave.

REQUEST: to vacate a portion of NE 108th Street

SURROUNDING LAND USE: Vacant agricultural with few single family residences

LAND USE PLAN: The Shoal Creek Valley Area Plan recommends residential uses for this site.

MAJOR STREET PLAN: NE 108th Street and Hardesty Avenue are both classified as "local link" roads by the City's Major Street Plan.

ARTERIAL STREET IMPACT FEE: This site is located within impact zone C.

PREVIOUS CASES: None known.

PLAN REVIEW/ANALYSIS:

The portion of right of way to be vacated is a small section of NE 108th Street (approximately 355 feet in length) just west of Hardesty Avenue and I-435 in the Shoal Creek Valley area of the City. The vacation of the right of way is being

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petitioned in order to clean up a now unused part of NE 108th Street due to the extension of NE 108th Street. At the time the extension was undertaken, the City entered into an Inducement Agreement with one of the property owners abutting the right of way. This agreement allowed the City to receive a right of way deed, storm drainage easement, temporary construction easement and conveyance of a stream buffer easement. Part of the inducement agreement was that the City would file for the vacation of the unused street segments, which are the portions under consideration in this case.

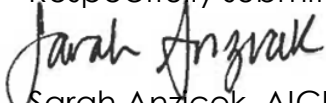
All utility comment sheets have been received, and all utilities indicate no objection to the proposed vacation.

There are two property owners abutting the right of way, and the proper consent and petition forms have been received with all owners consenting to the vacation. No property owners are losing access points to their property, and the extension of NE 108th Street furthers the connectivity of the City.

RECOMMENDATIONS:

Staff recommends approval of Case No. 1681-V without conditions.

Respectfully submitted,



Sarah Anzick, AICP
Staff Planner