



City Planning & Development Department
Development Management Division

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106-2795

816 513-2846
Fax 816 513-2838

STAFF REPORT

November 6, 2018

(7)

RE: **Case No. CD-ROW-2018-00114**

APPLICANT/AGENT: Shannon Jaax
Kansas City Public Schools
2901 Troost Ave
Kansas City, MO 64109

LOCATION: Alley north of E. 22nd Street between Woodland Avenue to the west and Euclid Avenue to the east

REQUEST: To vacate a portion of the alley.
SURROUNDING LAND USE: **North** – Lincoln College Prep Academy, zoned M1-5
South – Undeveloped, zoned UR
East – Single-family residential, zoned UR
West – Undeveloped, zoned UR

LAND USE PLAN: The Heart of the City Area Plan makes no relevant recommendations regarding this proposed vacation.

MAJOR STREET PLAN: There are no adjacent streets identified on the Major Street Plan.

ARTERIAL STREET IMPACT FEE: Exempt
(Informational only)

PREVIOUS CASES: No previous case history.

PLAN REVIEW/ANALYSIS:

The area to be vacated is an undeveloped alley lying immediately south of Lincoln College Prep Academy. Several of the lots south of the right-of-way to be vacated are undeveloped and are also owned by the school district. The owner intends to vacate the alley section in order to make improvements to the existing track and field facilities. The facilities need to shift to the south in order to accommodate a regulation football and soccer field. KCPS is also in the process of acquiring several parcels along E. 22nd Street that are needed for the track/field improvements, to address the blighting influence of several adjacent properties, and to ensure site control of the properties adjacent to the school site.

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.

KCP&L has identified utilities within the right-of-way. The companies request that the right-of-way retain a utility easement of the area to be vacated.

RECOMMENDATION:

Staff recommends **approval** of Case No. CD-ROW-2018-00114 with the following conditions of approval based on the application, plans and documents provided prior to the hearing:

1. That a utility easement is retained and all KCP&L facilities are protected.

Respectfully submitted,



Zach Nelson
Planner