

# COMMUNITY PROJECT/REZONING

## Ordinance Fact Sheet

Case No. CD-ROW-2020-00005

### Brief Title

A request to vacate a condominium plat known as "1612 Jefferson Condominium" located at 1612 Jefferson Street, to remove any restrictions or requirements associated with the condominium plat.

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Ordinance Number

### Details

**Location:**  
1612 Jefferson Street

**Reason for Legislation:**  
To allow for the applicant to remove any restrictions or requirements associated with the condominium plat.

#### PLAN REVIEW

The applicant has stated that there is no current or future intent to use the property as a condominium complex or condominium units which requires approval of the above-referenced request. The existing plat for the condominium building on the site was originally recorded in 2011. The building will remain, only the plat itself will be vacated.

#### STREET, ALLEY OR PLAT VACATIONS

In order to determine that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience, the city planning and development director, city plan commission, and city council must consider at least the following factors:

**88-560-10-A. All property owners adjacent to the right-of-way shall have legal access to another public right-of-way. Such access shall be physically feasible and shall not result in an unreasonable burden or unsafe conditions on the alternate right-of-way.**

This plat vacation will not vacate any right-of-way and will only vacated the 1612 Jefferson Plat itself. All adjacent property owners will retain legal access to public right-of-way.

**88-560-10-B. The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.**

No public right-of-way will be affected by this vacation.

**88-560-10-C. The vacation will not result in a violation of 88-405.**

The vacation will not be in violation of 88-405.

**88-560-10-D. The vacation shall not disrupt the**

### Positions/Recommendations

<b>Sponsors</b>	Jeffrey Williams, AICP, Director Department of City Planning & Development
<b>Programs, Departments or Groups Affected</b>	4th District (Shields, Bunch)
<b>Applicants / Proponents</b>	<b>Applicant</b> Michael Dube deVries & Associates, P.C. 8930 Oak Street Kansas City, MO 64114  <b>City Department</b> City Planning & Development
<b>Opponents</b>	<b>Groups or Individuals</b>
	<b>Basis of Opposition</b>
<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> For
	<input type="checkbox"/> Against
	<b>Reason Against</b>
<b>Board or Commission Recommendation</b>	City Plan Commission (7-0) 08-17-21 By 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)
<b>Council Committee Actions</b>	<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

**constructed street network or reduce existing physical connectivity.**

The vacation will not disrupt any street network or physical connectivity in any way.

**88-560-10-E. The vacation shall not result in a dead-end street or alley.**

The proposed vacation will not result in a dead-end street or alley.

**88-560-10-F. The vacation shall not result in street traffic being routed through an alley.**

No traffic will be routed through an alley as a result of this vacation.

**88-560-10-G. The vacation shall not vacate half the width of a street or alley.**

This vacation will not vacate any street or alley.

**88-560-10-H. The right-of-way to be vacated is not on the Major Street Plan.**

The area being vacated is not on the Major Street Plan.

**CITY PLAN COMMISSION STAFF RECOMMENDATION**

The City Plan Commission heard this case on August 17, 2021 and recommended approval subject to the following conditions:

1. Retain a utility easement and maintain all AT&T facilities.
2. Retain a utility easement and maintain all Evergy facilities.
3. That streetlight facilities are not affected.

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

<b>Cost &amp; Revenue Projections –</b>	
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<b>Including Indirect Costs</b>	
<b>Financial Impact</b>	
<b>Funding Source(s) and Appropriation Account Codes</b>	

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**Fact Sheet Prepared By:** Zach Nelson  
Staff Planner

**Date:** 08-23-21

**Reviewed By:** Zach Nelson  
Planner  
Development Management

**Date:** 08-23-21

**Initial Application Filed:**

04-06-20

**Reference Numbers:**  
Case No. CD-ROW-2020-00005