

# COMMUNITY PROJECT/REZONING

## Ordinance Fact Sheet

Case No. 1694-V

### Brief Title

Vacation of 155.16 feet of sidewalk immediately south of W 21st Street, west of Central Street.

### Details

#### Location:

East-west sidewalk located at the southwest corner of W 21st Street and Central

#### Reason for Legislation:

To vacate 155.16 feet of sidewalk immediately south of W 21st Street, west of Central Street.

#### CITY PLAN COMMISSION

The City Plan Commission heard this case on November 18, 2014. The Commission recommended approval of the vacation with conditions.

#### BRIEF PROJECT DESCRIPTION

The right-of-way to be vacated is a 13 foot wide by 155.16 foot long strip of sidewalk directly north of the building located at the southwest corner of Central and W 21st St. The existing sidewalk is approximately 17 feet wide from the edge of the building to the curb. A portion of the building's basement extends under the sidewalk.

The vacation of this alley would allow the property owner to extend a patio on the north side of the building. The vacation would also bring the portion of the basement extending under the sidewalk out of the right-of-way. The property owner intends to use the building for office, residential, retail or mixed uses.

The vacation will remove a portion of the sidewalk from the public infrastructure. A 4 foot wide portion of the sidewalk will remain accessible for pedestrian use. The applicant is the only property owner to gain right-of-way from this vacation. A utility easement will be retained to protect any existing facilities.

Staff recommends approval of this vacation, subject to three conditions.

#### RECOMMENDATION:

Staff recommends approval of Case No. 1694-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 a minimum of 4 feet of sidewalk is available for pedestrian use and that the sidewalk be ADA compliant.

# 141007

Ordinance Number

### Positions/Recommendations

<b>Sponsors</b>	Robert Langenkamp, AICP, Director Department of City Planning & Development
<b>Programs, Departments or Groups Affected</b>	4 <sup>th</sup> District (Glover, Marcason)
<b>Applicants / Proponents</b>	<b>Applicant</b> Vince Bryant 3D Development 2101 Broadway Blvd Kansas City, MO 64108  <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"/> <b>For</b> <input type="checkbox"/> <b>Against</b>  <b>Reason Against</b>
<b>Board or Commission Recommendation</b>	City Plan Commission (6-0) 11-18-2014 By Baker-Hughes, Gutierrez, Martin, May, Van Zandt and Macy <input type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <input type="checkbox"/> <b>No Action Taken</b> <input checked="" type="checkbox"/> <b>For, with revisions or conditions</b> (see details column for conditions)
<b>Council Committee Actions</b>	<input type="checkbox"/> <b>Do Pass</b> <input type="checkbox"/> <b>Do Pass (as amended)</b> <input type="checkbox"/> <b>Committee Sub.</b> <input type="checkbox"/> <b>Without Recommendation</b> <input type="checkbox"/> <b>Hold</b> <input type="checkbox"/> <b>Do not pass</b>

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:**

Ashley Winchell  
Staff Planner

**Date:** 11-19-2014

**Reviewed By:**

Diane Binckley, AICP  
Division Manager  
Development Management

**Date:**

**Initial Application Filed:**

07-28-2014

**Reference Numbers:**

Case No. 1694-V