



to the impact fee.

PREVIOUS CASES: none known.

#### PLAN REVIEW/ANALYSIS:

The 16' wide north-south alley runs the entire length of the block bounded on the north by E. 37<sup>th</sup> Street, on the south by Manheim Road, on the east by Forest Avenue and on the west by Troost Avenue. The length of the alley from E. 37<sup>th</sup> Street on the north to its south outlet at Manheim Road is approximately 635 feet. The alley is unconstructed north of E. 37<sup>th</sup> Terrace; only approximately 105 feet is constructed south of the road. Currently, the alley provides access to:

- DeLaSalle Education Center on the east side of the alley - via E. 37<sup>th</sup> Terrace (owned by DeLaSalle)
- Three vacant lots on the southwest side of the alley - via E. 37<sup>th</sup> Terrace (owned by DeLaSalle)
- Two lots - "Henry's Garage Service" - on the northwest side of the alley - via E. 37<sup>th</sup> Terrace (both owned by Henry Grandison)
- E. 37<sup>th</sup> Terrace - approximately 365 feet north of Manheim Road - a constructed and unimproved 50' wide right of way.

A portion of E. 37<sup>th</sup> Terrace, a platted 50' right of way from the east line of the north-south alley between Troost and Forest Avenue to the west line of Forest Avenue, has been vacated.

This vacated right-of-way provides alley access to a large surface parking lot to the north of the DeLaSalle Education Center - there is no access to this parking lot from the east side of the vacated right of way (Forest Avenue).



Access to the vehicle sales/service lot is currently provided via 3 separate curb cuts fronting on Troost Avenue, a curb cut fronting onto E. 37<sup>th</sup> Street, the north/south alley on the east of the lot, as well as from E. 37<sup>th</sup> Terrace on the south side of the lot. Access to the DeLaSalle Center is also provided from E. 37<sup>th</sup> Terrace. However, the north/south alley north of E. 37<sup>th</sup> Terrace is filled with vehicles that appear to serve as storage areas for "Henry's Garage". During a site visit, staff noted that the alley access off of E. 37<sup>th</sup> Street had been effectively closed off. There is no alleyway access via Manheim Road. E. 37<sup>th</sup> Terrace from Troost Avenue to the west line of the north/south alley is also proposed to be vacated at this time. As mentioned previously, E. 37<sup>th</sup> Terrace is a 50' wide right of way that is constructed and accessed via Troost Avenue. The road can currently be used to access a private surface parking lot for DeLaSalle, as well as the garage business on the northwest of the block.

The alley and street vacations are being requested by the applicant in order to

combine several parcels on the west side of the alley with those on the east. The ultimate purpose for the lot combination is to construct an addition to the DeLaSalle Education Center. According to a drawing of the expanded campus, DeLaSalle will acquire the two northwest lots within the block to use for parking. Once the acquisition is complete, the entire block will be under the ownership of DeLaSalle Education Center. The consent of 100% of the abutting property owners has been obtained.

The proposed vacation of the north/south alley, as well as E. 37<sup>th</sup> Terrace, will not affect traffic circulation or create access issues for the block, or for the City as a whole. The alley is not accessible from either the north or the south, is completely blocked at the north end, and is mostly unconstructed on the south end. E. 37<sup>th</sup> Terrace currently serves only DeLaSalle and "Henry's Garage", but once ownership is consolidated, the entire block will be under one owner and traffic circulation will be planned in a campus-serving manner with access points occurring on Forest Avenue (1 curb cut) and Troost Avenue (2 curb cuts).

KCP&L, KCMO Streetlighting and Time Warner Cable utility comment sheets indicate that any objection to the vacation would be waived subject to conditions. Time Warner Cable waives objection so long as DeLaSalle reimburses the cost to relocate the company's existing system plant. KCP&L's condition is that DeLaSalle relocate any existing facilities into a new utility easement. City Streetlighting comments indicate that DeLaSalle will be responsible for the relocation of a transformer (currently located within the n/s alley) that feeds streetlights on Manheim Road. In addition, DeLaSalle will be required to remove a streetlight and arm on 37<sup>th</sup> Terrace. The balance of the utility comment sheets indicate no objection to the vacation of the alley and street.

RECOMMENDATIONS:

Staff recommends approval of Case No. 1645-V subject to the following condition:

1. That the applicant submit revised comment sheets which indicate no objection from KCP&L, Time Warner Cable, and City Streetlighting prior to the preparation of an ordinance request.

Respectfully submitted,



Sarah Anzicek  
Planner