



STAFF REPORT

City of Arkansas City Neighborhood Services Division

Josh White, Principal Planner

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CASE NUMBER
VR-2023-045

APPLICANT/PROPERTY OWNER
Stephen & Adriani Nelson

PUBLIC HEARING DATE
December 12, 2023

PROPERTY ADDRESS/LOCATION
A portion of alley in Block 1 Bowman Addition adjacent to 1325 N 6th Street

SUMMARY OF REQUEST

Stephen and Adriani Nelson have filed a request to vacate a portion of the alley adjacent to the property which is undeveloped. They desire to expand their yard space and have been maintaining the area for some time. The alley was platted in this manner because the house on Lot 16 was already built at the time of platting. Utility easements are still present across Lot 16 to accommodate utilities. The Sanitation trucks no longer pick up trash in the alley. Staff believe the North-South portion of the alley should be retained to provide rear access to the properties in the block. All adjacent property owners were notified. The Technical Advisory Committee noted that there are no utilities within the area to be vacated and has no concerns.



Map data ©2023 Esri World Topographic Map with overlays

EXISTING ZONING Not applicable	EXISTING LAND USE Vacant, platted as alley	SURROUNDING ZONING & LAND USE North-R-2; Residential East-R-2; Residential South-R-3; Residential West-R-2; Residential	SITE IMPROVEMENTS Drive entrance	SIZE OF PROPERTY Approx 0.07 acres
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STAFF RECOMMENDATION

Staff recommends **approval**.

<p>TECHNICAL ADVISORY COMMITTEE COMMENTS There are no utilities in the area to be vacated and no other concerns were expressed.</p>	<p>PROPERTY HISTORY This area was platted in 1954. In 1976, a previous request for vacation of the alley was denied as there were objections by the fire chief and the sanitation superintendent as well as neighborhood objections.</p>
	<p>NOTICE GIVEN Proper notice was published in the newspaper. Notices were sent to the property owners within 200 feet.</p>

PRIVATE RIGHTS /PUBLIC GAIN/LOSS

No private rights will be injured or endangered. No utilities are present within the area to be vacated. The remaining alley will remain open and can be used for rear access to the adjacent properties as well as for utility maintenance.

Area map

Vacation Request



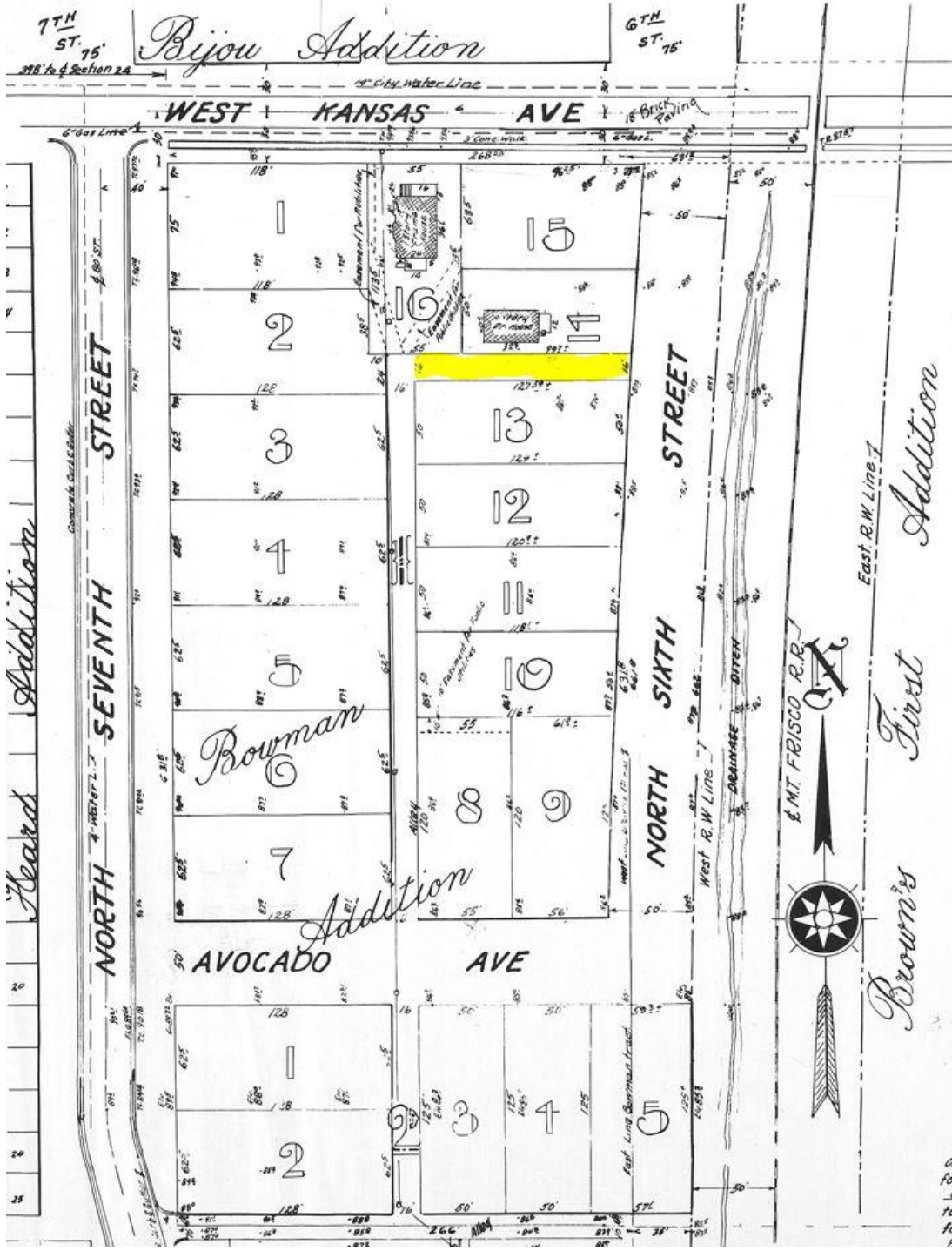
A request to vacate the alley running East-West adjacent to Lots 13, 14 and 16 Block 1 Bowman Addition

- Utility Easement
- Vacation Request
- Property Lines

Produced by the City of Arkansas City GIS using the best available data to date. Created: November 01, 2023



Portion of Plat



This is a portion of the Bowman Addition plat filed in 1954. The highlighted area shows the approximate location of the vacation request. The alley is in an east-west orientation. The plat was believed to have included the alley in this manner because the house on Lot 16 had already been built. The east-west portion of the alley is not currently being used as an alley and has not been improved by the City.

Neighborhood Photos



North/South portion of alley looking north from Avocado Ave. This portion would not be vacated by this action. Photo taken on 11-14-2023 by Josh White



Portion of alley to be vacated looking east from 6th Street. Photo taken on 11-14-2023 by Josh White



6th Street looking South. Photo taken on 11-14-2023 by Josh White