



STAFF REPORT

City of Arkansas City Neighborhood Services Division

Josh White, Principal Planner

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CASE NUMBER

VR-2022-043

PUBLIC HEARING DATE

April 12, 2022

APPLICANT/PROPERTY OWNER

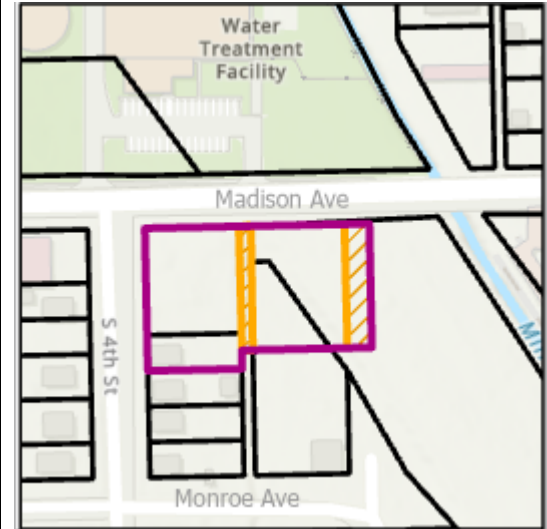
AAB Engineering LLC/City of Arkansas City

PROPERTY ADDRESS/LOCATION

A portion of alley and street adjacent to Block 2 Park Place Addition

SUMMARY OF REQUEST

AAB Engineering, LLC has filed a request to vacate a portion of the alley and a portion of 3rd Street (originally platted as 10th Street) adjacent to Block 2, Park Place Addition. The applicant/City owns or controls all of the land surrounding the proposed vacations. All adjacent property owners were notified. The Technical Advisory Committee noted that there are a number of utilities present in the area and that a utility easement would be needed for the area as the various utilities will need to continue to have access to the area. Staff recommends approval of the request to vacate the area.



Map data ©2022 Esri World Topographic Map

EXISTING ZONING
Not applicable

EXISTING LAND USE
Mostly vacant but platted
alley and street

SURROUNDING ZONING &
LAND USE
North-P/I-1; Public
East-Unzoned/I-2;
Vacant/Industrial
South-R-2; Residential
West-R-2/C-2;
Residential/Commercial

SITE IMPROVEMENTS
Utilities/drainage ditch

SIZE OF PROPERTY
Approx 0.2 acres

STAFF RECOMMENDATION

Staff recommends **approval** subject to retaining a utility easement over the vacated alley.

TECHNICAL ADVISORY COMMITTEE COMMENTS

The committee reported no issues as long as the utility easements are retained and emergency and utility vehicle and equipment access is maintained. Also access to future development to the south should be maintained.

PROPERTY HISTORY

This area was platted in 1886. At some point the railroad right of way took over 10th Street (3rd Street) in this area. The railroad right of way has since been vacated and returned to the City but the street itself was never opened. The alley in this block was only partially completed due to the open canal running its length. Other than the concurrent rezone request for this area there are no other land use cases associated with the area.

NOTICE GIVEN

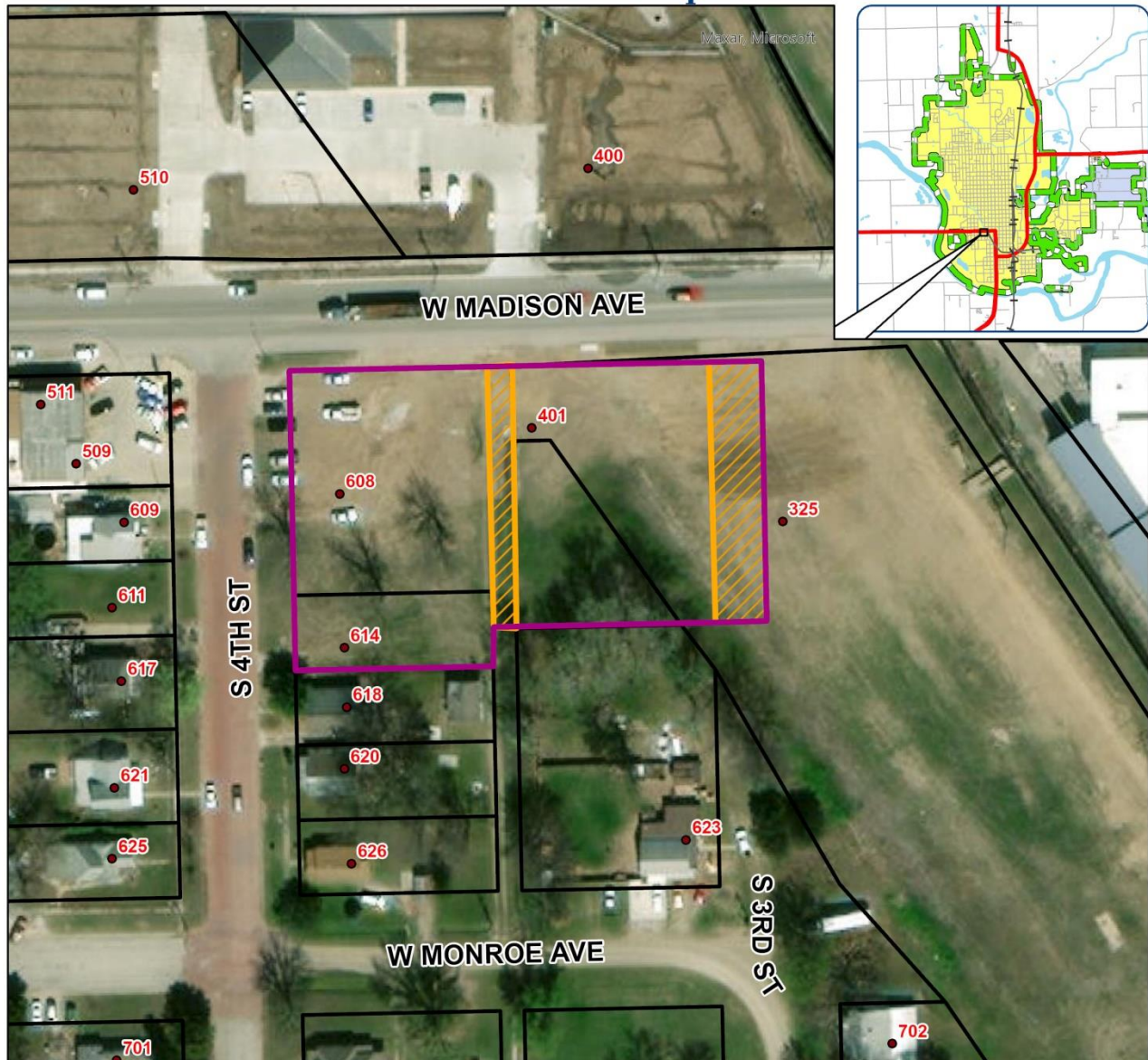
Proper notice was published in the newspaper. Notices were sent to the adjacent property owners.

PRIVATE RIGHTS /PUBLIC GAIN/LOSS

No private rights will be injured or endangered as the applicant owns (or will own) all of the property adjacent to the proposed vacations. A utility easement will be retained over the vacated alley

Area map

Rezone/Vacation Request



A request for a rezone at 401 W Madison Ave from a R-2 Medium Density Residential District and Unzoned Area to a C-2 Restricted Commercial District

AND

A request for a vacation of the alley and a portion of 3rd Street (as platted) adjacent to the rezone request

-  City Limits
-  Rezone
-  Vacation Request
-  Property Lines

Produced by the
City of Arkansas City GIS
using the best available
data to date.
Created: March 14, 2022



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1st Avenue - 75 feet wide

Howard Avenue 30 feet wide

13th Street 80 feet

12th Street 80 feet

11th Street 80 feet

City Kan

This is a portion of the Park Place Addition plat filed in 1886. Block 2 is located in the upper right. The highlighted areas show the approximate location of the vacation request. Note that the name of the partial street to be vacated is 10th Street on this plat and was later renamed to 3rd Street though it is not likely that this portion of the street was ever built. Also in this image, 1st Avenue is now Madison Avenue and Howard Avenue is now Monroe Avenue. 11th, 12th & 13th Streets are now 4th, 5th & 6th Streets respectively.

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Neighborhood Photos



The subject property



Google StreetView from Sep 2021 looking south at drainage ditch and eastern portion of property.