



STAFF REPORT

City of Arkansas City Neighborhood Services Division

Josh White, Principal Planner

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CASE NUMBER
VR-2024-046

APPLICANT/PROPERTY OWNER
Michael Woods

PUBLIC HEARING DATE
March 12, 2024

PROPERTY ADDRESS/LOCATION
Ash Avenue between 13th & 14th Streets

SUMMARY OF REQUEST

Michael Woods has filed a request to vacate a portion of the Ash Avenue adjacent to the property which is undeveloped. The street was never built and at some point, a carport was placed on it as well. The vacation would allow expansion of his property and make that structure compliant. He desires to expand his yard space and has been maintaining the area for some time. 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 ©2024 Esri World Topographic Map with overlays

EXISTING ZONING Not applicable	EXISTING LAND USE Vacant, platted as Ash Avenue	SURROUNDING ZONING & LAND USE North-P; Public East-R-2; Residential South-R-2; Residential West-R-1; Residential	SITE IMPROVEMENTS None	SIZE OF PROPERTY Approx 0.22 acres
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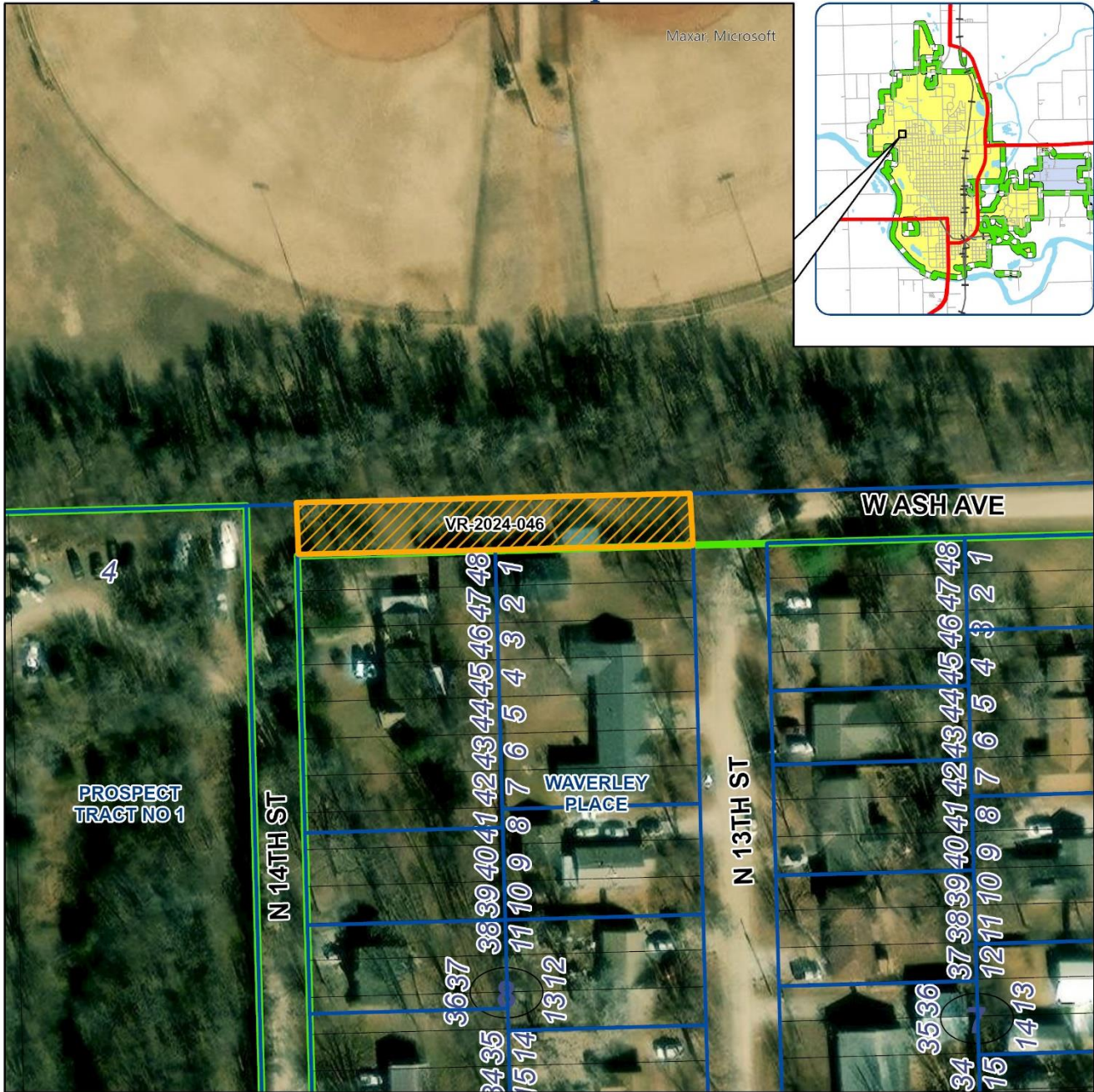
STAFF RECOMMENDATION

Staff recommends **approval**.

TECHNICAL ADVISORY COMMITTEE COMMENTS There are no utilities in the area to be vacated and no other concerns were expressed.	PROPERTY HISTORY This area was platted in 1926. There do not appear to be any other land use cases associated with this area. It is unclear when the carport was built but it appears it has been there for quite some time.
	NOTICE GIVEN Proper notice was published in the newspaper. Notices were sent to the property owners within 200 feet.
PRIVATE RIGHTS /PUBLIC GAIN/LOSS No private rights will be injured or endangered. No utilities are present within the area to be vacated.	

Area map

Vacation Request



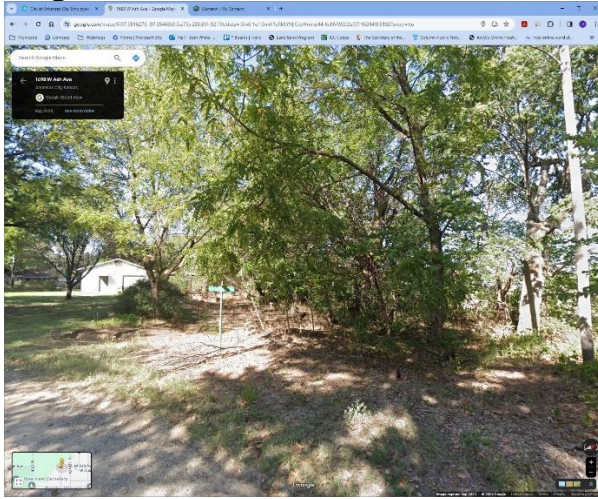
A request to vacate Ash Avenue between 13th & 14th Streets

-  Vacation Request
-  Property Lines

Produced by the
City of Arkansas City GIS
using the best available
data to date.
Created: January 24, 2024



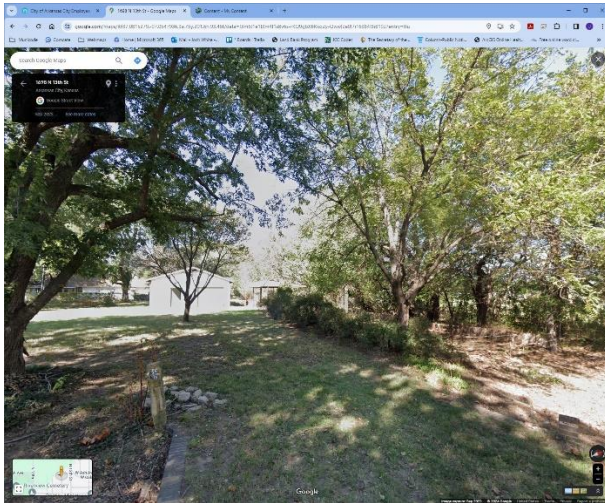
Neighborhood Photos



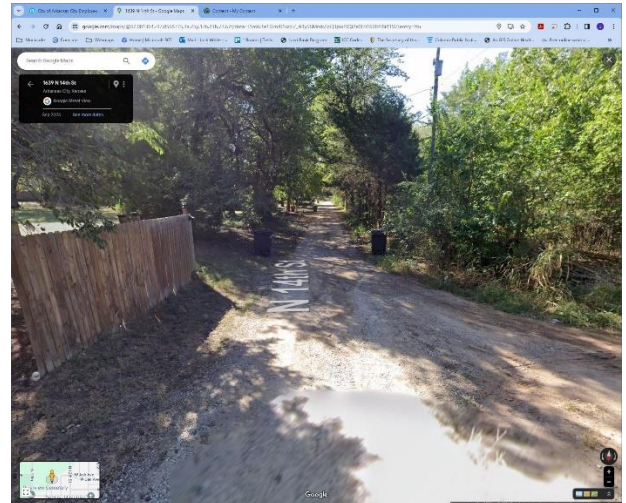
13th & Ash looking west to area to be vacated. Google Streetview Sep 2023



Looking south along 13th. Google Streetview Sep 2023



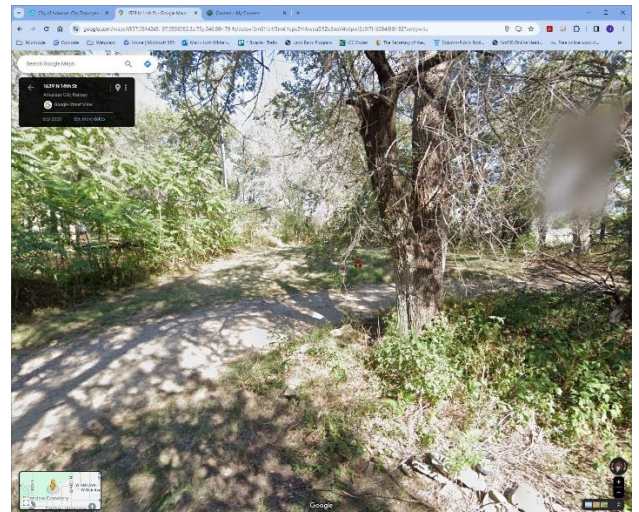
Carport within area to be vacated in background. Google Streetview Sep 2023



Looking south along 14th. Google Streetview Sep 2023.



14th & Ash looking northeast. Google StreetView Sep 2023.



14th & Ash looking North. Google Streetview Sep 2023.