



STAFF REPORT

City of Arkansas City Neighborhood Services Division

Josh White, Principal Planner

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CASE NUMBER
VR-2021-042

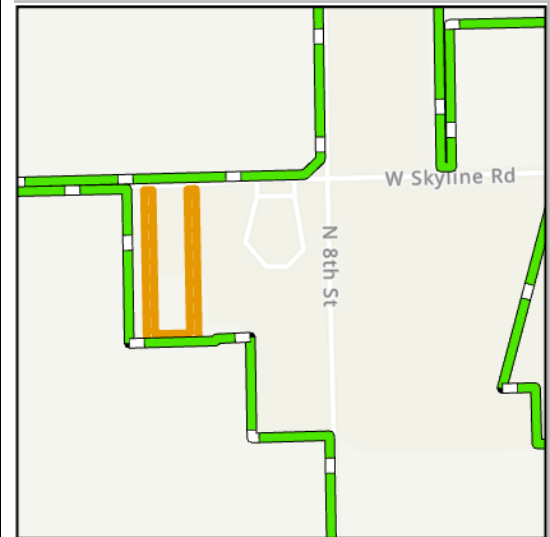
APPLICANT/PROPERTY OWNER
Brandon & Sarah Jellings

PUBLIC HEARING DATE
June 8, 2021

PROPERTY ADDRESS/LOCATION
Replat of Compass Point Addition

BRIEF SUMMARY OF REQUEST

Brandon & Sarah Jellings have filed a request to vacate Compass Point Drive in the Replat of Compass Point Addition. Adjacent property owners include: to the north, south and west is Arkansas City Industries; to the East is Meadow Walk HC 2 (Meadowwalk Apartments). All adjacent property owners were notified. The intent of the plat was to return the streets to private control but an error was made in the platting process. Staff recommends approval of the request to vacate the area.



Map data ©2021 Esri World Topographic Map

EXISTING ZONING Not applicable	EXISTING LAND USE Street	SURROUNDING ZONING & LAND USE North-Agricultural (County) East-Apartment Complex (R-3) South-Agricultural (County) West-Agricultural (County)	SITE IMPROVEMENTS Street and utilities	SIZE OF PROPERTY Approx 2.4 acres
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STAFF RECOMMENDATION

Staff recommends approval subject to retaining a utility easement over the entire area to be vacated.

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 The roads in this area have been in place since 2019. The intention of the replat in February 2021 was to make the streets private. The area is to become a multifamily community. The property was also rezoned to R-3 in February 2021.
	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 all of the property adjacent to the proposed vacations with the exception of the south line. The intention of the replat was that the streets become privately controlled. An error in the platting process maintained public control. Granting this request fulfills that original intention already approved.	