

CASE NUMBER
VR-2025-047

APPLICANT/PROPERTY OWNER
Kody Beltz

PUBLIC HEARING DATE
September 9, 2025

PROPERTY ADDRESS/LOCATION
Portion of E Washington Avenue between Summit and
the alley between Summit & A

SUMMARY OF REQUEST

Kody Beltz has filed a request to vacate a portion of Washington Avenue adjacent to his property. There is an access door on the Washington side of the building without a proper porch/access. The vacation would allow the applicant's porch access to be properly constructed and would remove an encroachment on to the right of way. The request is for 8 feet of sidewalk leaving approximately 6 ½ feet of sidewalk. 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. Final design approval by the Historic Preservation Board would be required prior to construction. Attached to this report is an email from the applicant discussing the design and a diagram of the project.



Map data ©2025 Esri World Topographic Map with overlays

EXISTING ZONING Not applicable	EXISTING LAND USE Public Sidewalk	SURROUNDING ZONING & LAND USE North-C-4; Commercial East-C-4; Commercial South-C-4; Commercial West-C-4; Commercial	SITE IMPROVEMENTS Sidewalk	SIZE OF PROPERTY Approx 0.03 acres/1,056 sq feet
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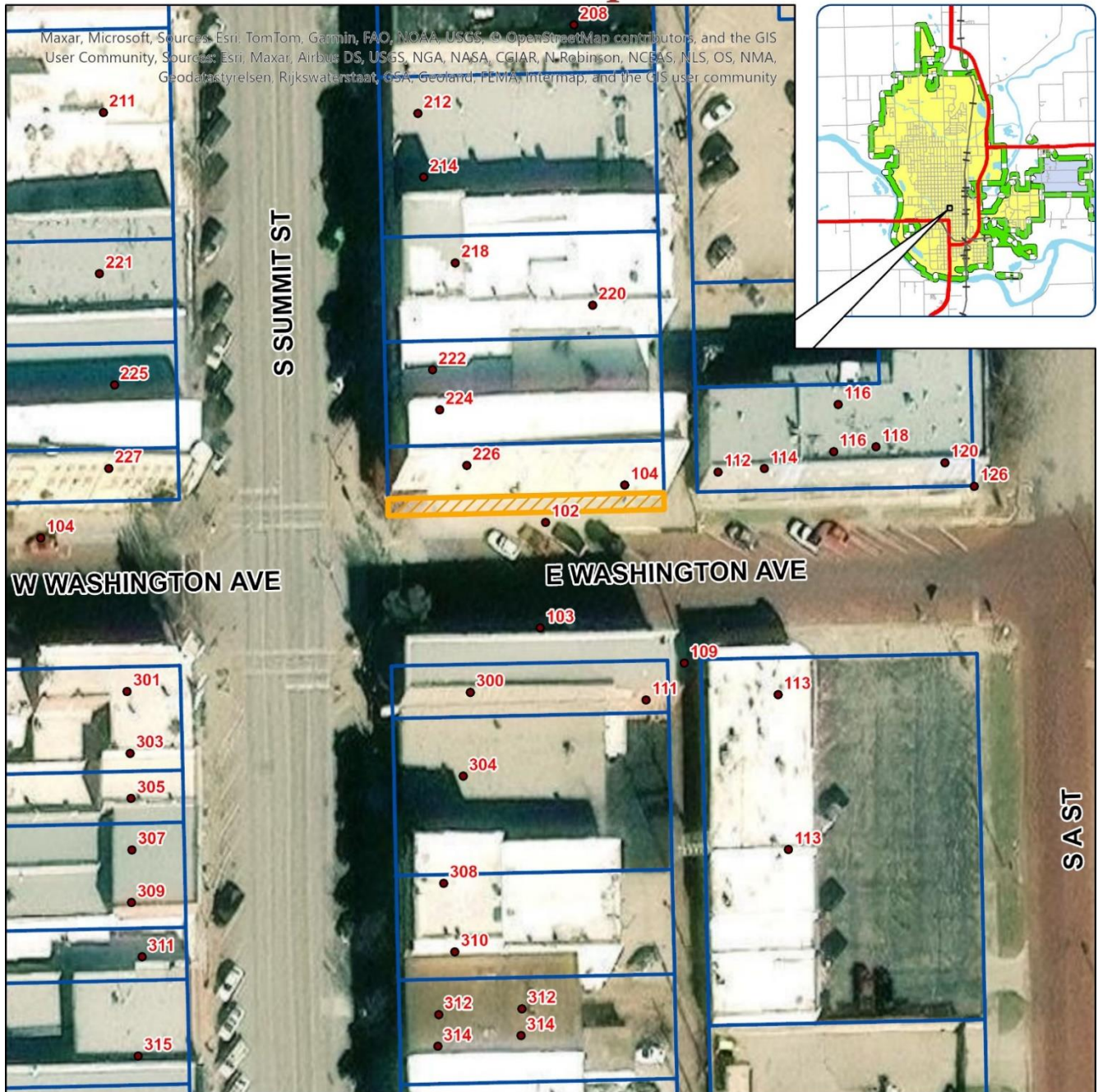
STAFF RECOMMENDATION

Staff recommend approval of the request but note that there are some concerns about narrowing the sidewalk. Perhaps the request could be narrowed to less than the 8 feet originally requested to maintain adequate sidewalk width, however the proposal still leaves at least 6 feet of sidewalk width.

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 1873. The rights-of-way are wide as this is the central business district.
	NOTICE GIVEN Proper notice was published in the newspaper. Notices were sent to the property owners within 200 feet.
PRIVATE RIGHTS /PUBLIC GAIN/LOSS There are some concerns that this vacation will limit sidewalk access especially during downtown events such as Arkalalah. The sidewalk would still be at least 6 feet wide though. However, staff note that the current steps are unsafe, and the proposal would remedy that.	

Area map

Vacation Request



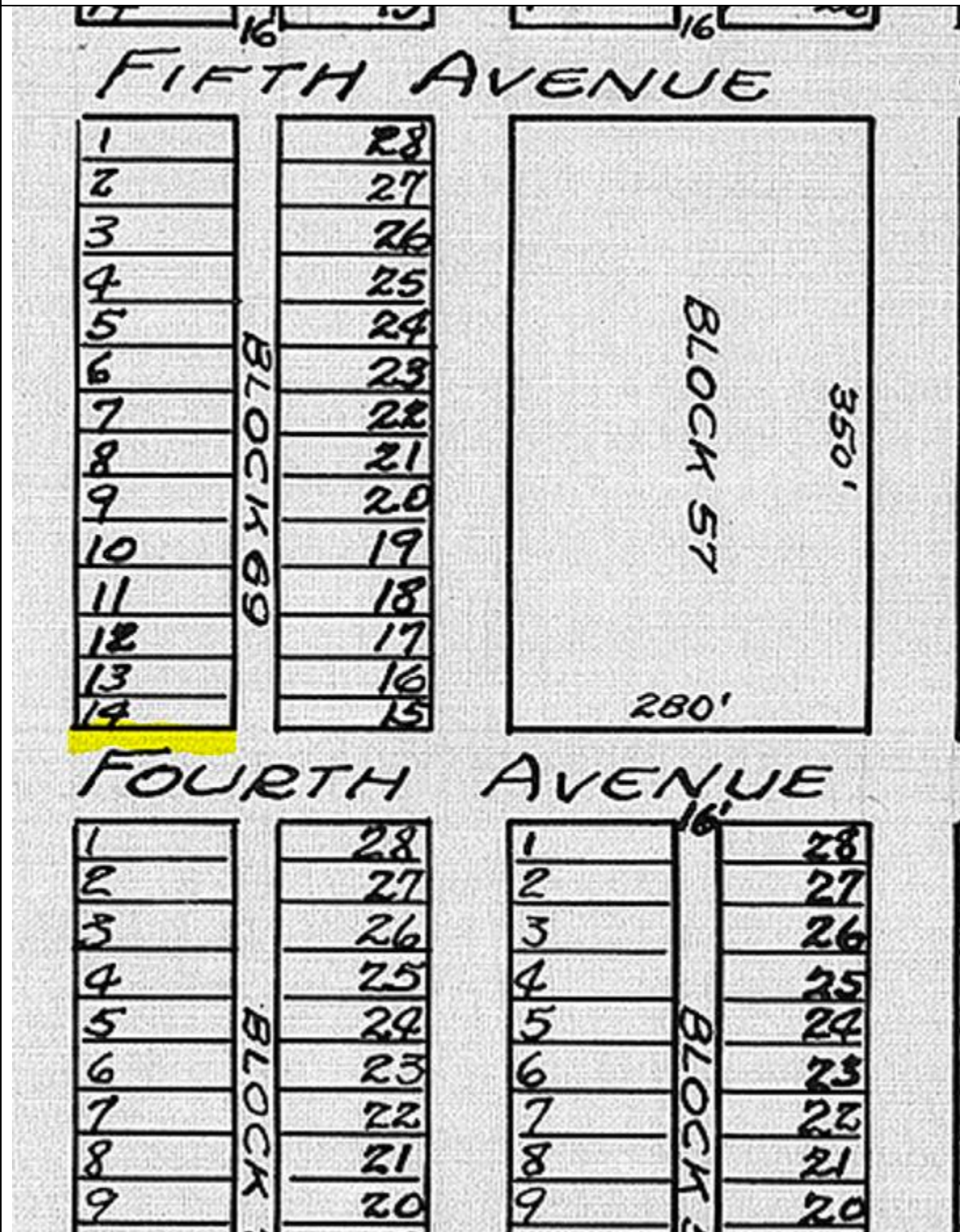
A request for a vacation of the North 8 feet of Washington Ave adjacent to 226 S Summit St

-  Vacation Request
-  Property Lines

Produced by the
City of Arkansas City GIS
using the best available
data to date.
Created: June 02, 2025

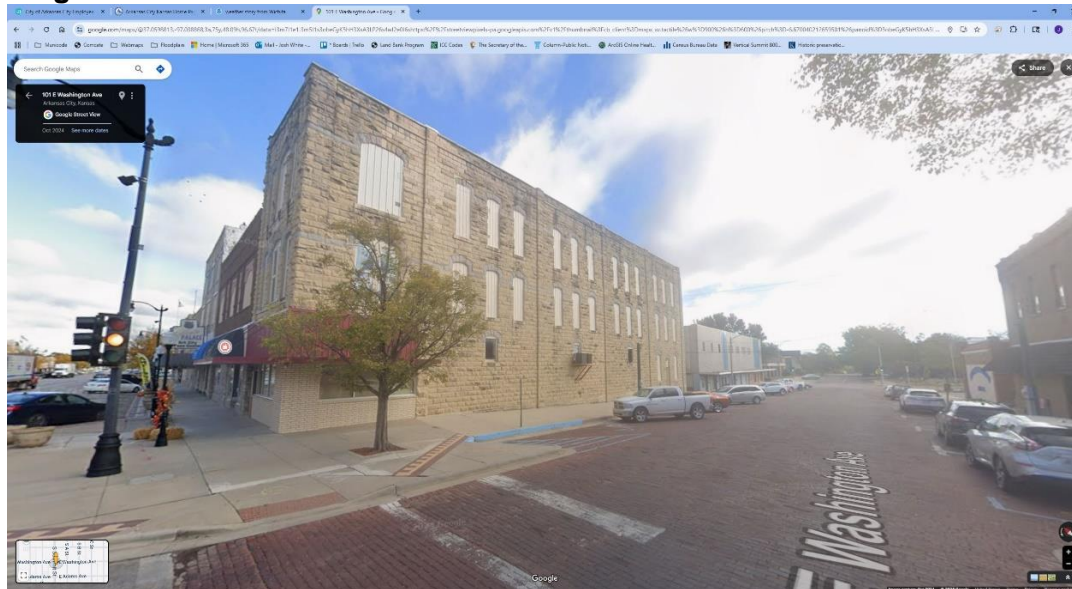
Arkansas City
KANSAS

Portion of Plat

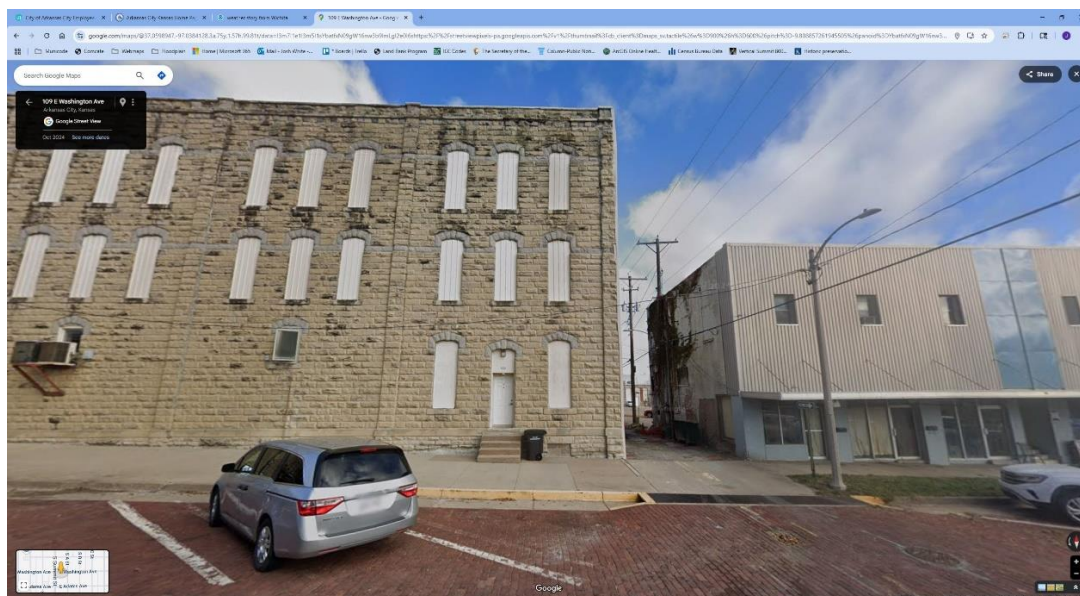


This is a portion of the Original Town plat filed in 1873. The highlighted area shows the approximate location (not to scale) of the vacation request. Fourth Avenue is now known as Washington Avenue. The right of way width of Fourth (Washington) Avenue is 80 feet.

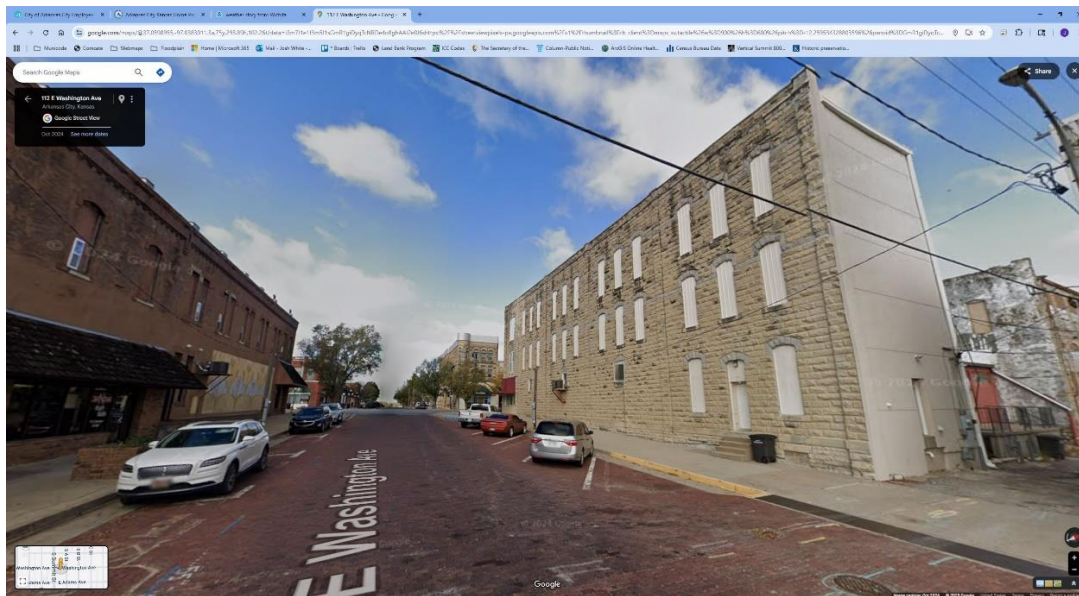
Neighborhood Photos



Summit & Washington looking northeast to area to be vacated. Google Streetview October 2024



Looking at entrance to 104 E Washington Ave. Google Streetview October 2024



Looking west along Washington Ave towards Summit St. Google Streetview October 2024



In this earlier picture (40s?) you can see the old railing extends to the street and there is no sidewalk along our building. Courtesy of applicant



In this later photo where the building is the tack shack (70s?) you can see that this area seems to have been reduced; the sidewalks expanded. Courtesy of applicant



A rendering of the proposed design, courtesy of applicant.