



STAFF REPORT

City of Arkansas City Neighborhood Services Division

Josh White, Principal Planner

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CASE NUMBER
VR-2023-044

APPLICANT/PROPERTY OWNER
Melody Vaden

PUBLIC HEARING DATE
April 11, 2023

PROPERTY ADDRESS/LOCATION
A portion of Taylor Ave from G Street west to the east line of the alley

SUMMARY OF REQUEST

Melody Vaden has filed a request to vacate a portion of Taylor Avenue between G & the alley to the west. She desires to expand her 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 ©2023 Esri World Topographic Map with overlays

EXISTING ZONING Not applicable	EXISTING LAND USE Vacant, platted as street	SURROUNDING ZONING & LAND USE North-R-2; Residential East-R-2; Residential South-R-2; Residential West-I-1; Industrial	SITE IMPROVEMENTS Gravel drive	SIZE OF PROPERTY Approx 0.24 acres
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STAFF RECOMMENDATION

Staff recommends **approval**.

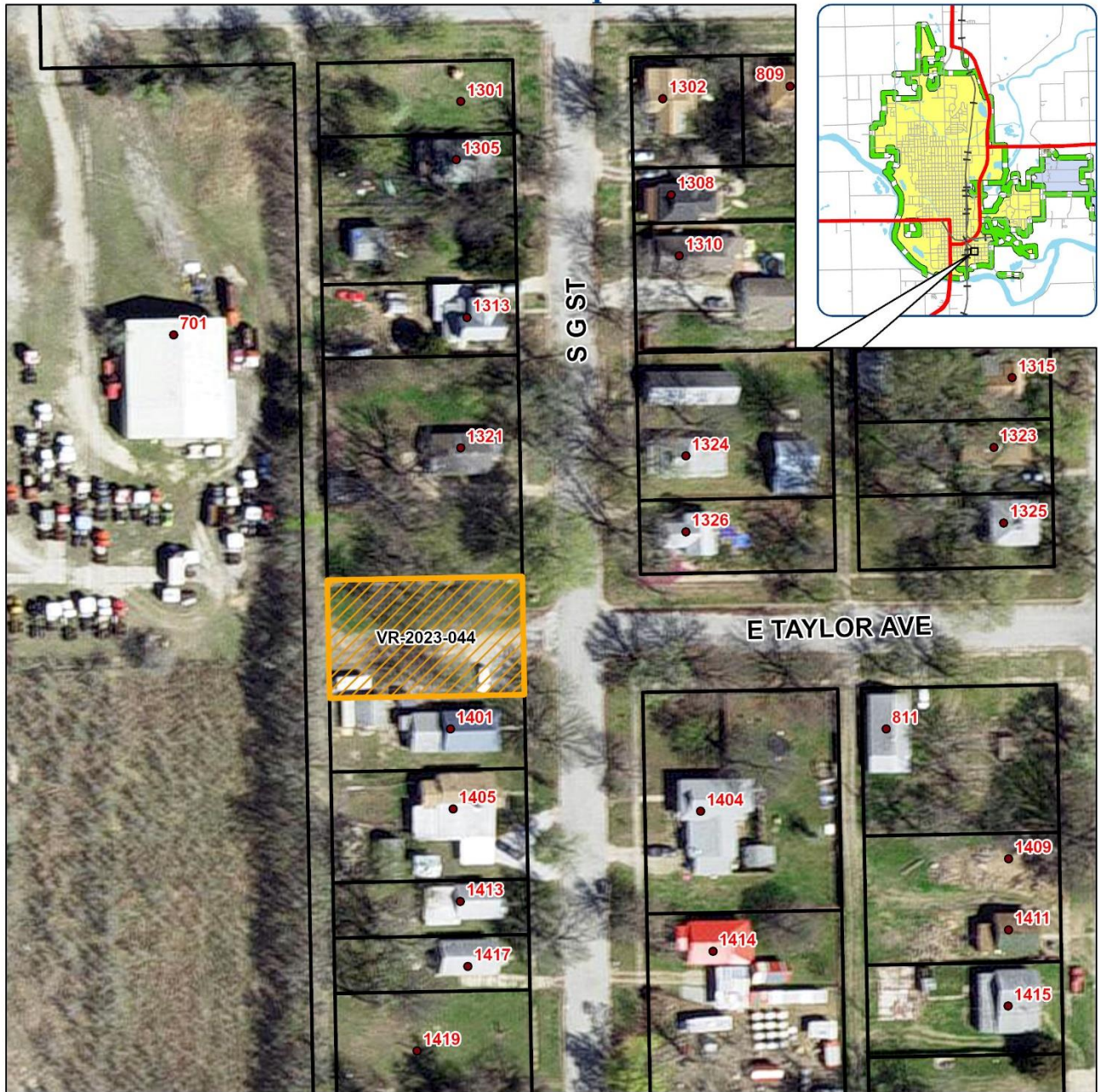
TECHNICAL ADVISORY COMMITTEE COMMENTS There are no utilities in the area to be vacated and no other concerns were expressed.	PROPERTY HISTORY This area was platted in 1888. At some point the railroad right of way took over the west half of the blocks in this area. No other land use cases were found for this area.
	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. The alley will remain open and can be used for rear access to the adjacent properties as well as for utility maintenance.

Area map

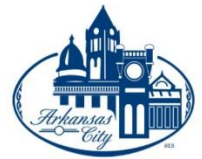
Vacation Request



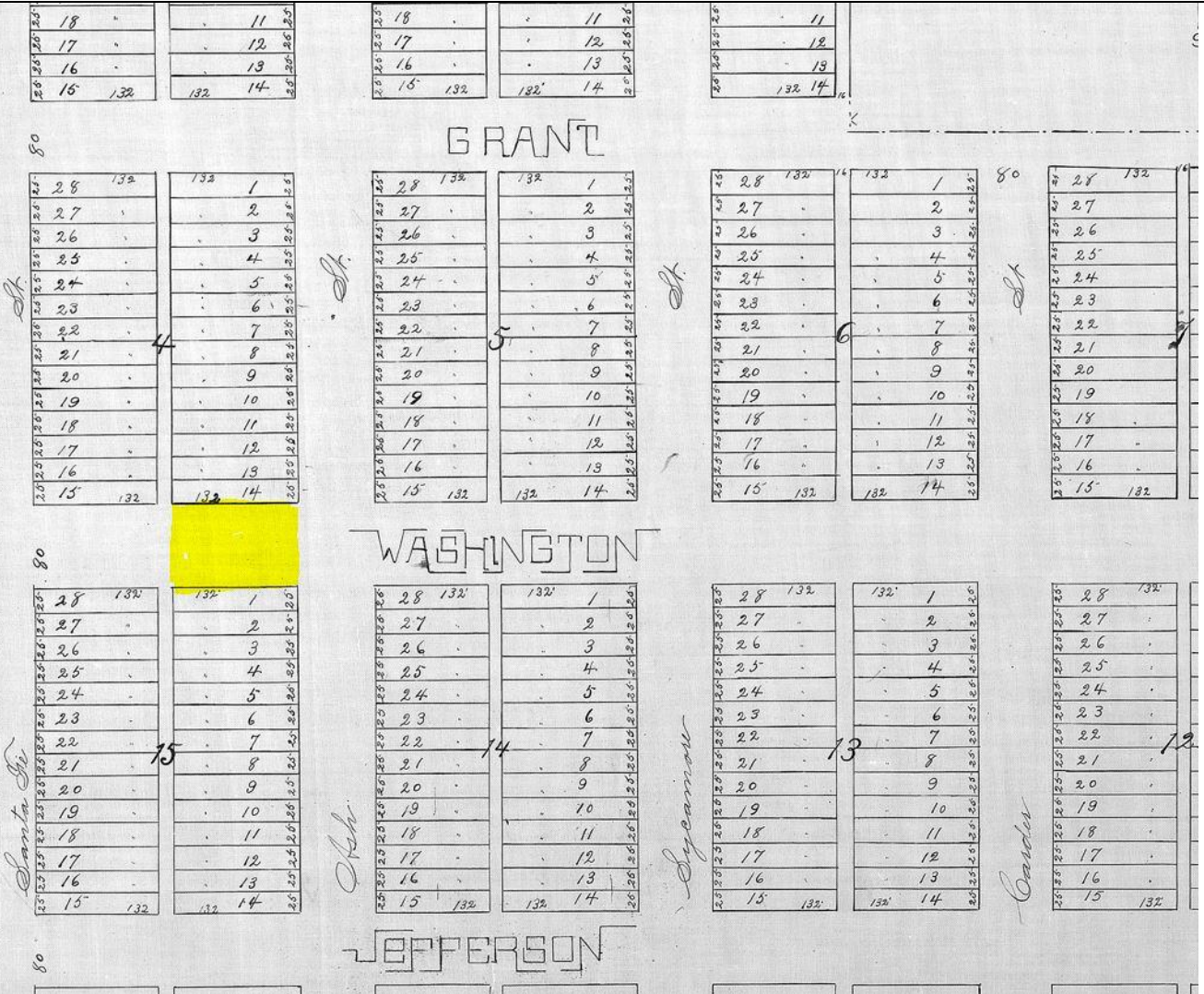
A request to vacate a portion of Taylor Avenue adjacent to Blocks 4 & 15, Sleeth Addition.

-  City Limits
-  Vacation Request
-  Property Lines

Produced by the
City of Arkansas City GIS
using the best available
data to date.
Created: February 21, 2023



Portion of Plat



This is a portion of the Sleeth Addition plat filed in 1888. Blocks 4 & 15 are located on the left of the image. The highlighted area shows the approximate location of the vacation request. Note that the name of the partial street to be vacated is Washington Avenue on this plat and was later renamed to Taylor Avenue. Also in this image, Grant Ave is now Polk Ave and Jefferson Avenue is now Filmore Avenue. Ash, Sycamore and Carder Streets are now G, H & J Streets respectively. The west half of Blocks 4 & 15 were vacated at some point although no records were found as to when this occurred. Santa Fe Street was vacated likely at the same time.

Neighborhood Photos



Taylor Avenue looking West



Taylor Avenue looking East



G Street looking South



G Street looking North



Alleyway provides sufficient access for utilities