



Staff Report

City staff has reviewed the application for a partial Sherman Street right-of-way vacation, and offers the following comments:

Project Location: West end of Lots 5 & 6 of Van Hoys addition abutting Sherman St. also known as 125 S. Front Street.

Application: Blue Cedar Residential Group.

Background Information:

VanHoys addition was originally platted in 1912, including the 79 foot right of way for Sherman Street, intended to be a maintained city street.

Sherman Street is currently maintained as an alleyway by the City of Pleasant Hill for a distance of approximately 90 feet to the North from W. Main St. At that point, it becomes a private drive for one single-family residence. An existing city sewer main is located in the right-of-way to the North where it ends at a manhole.

Request:

The applicant is requesting the vacation of approximately 28 feet of the Sherman Street right-of-way. This will leave a 51 foot right-of-way; the existing alleyway and city sewer main are both located inside the remaining area of the right-of-way.

Current Status:

At this time, the area indicated in the vacation request is currently being maintained as part of the green space of Lots 5 & 6. Areas to the North of this vacation include 2 single-family dwellings, one of which is accessed by the existing alleyway, with the other accessed off of Front Street. Further to the North the property is owned and operated by Evergy as part of an active electric utility company.

Overall Staff Comments:

At the time of this application, the City has no foreseeable intent to develop Sherman Street past the status of an alleyway as development to the North is unlikely with the location of the Evergy plant and proximity to the active railway. Staff has no further comment regarding this application.