

CD-ROW-2025-00023

Vacation of Right of Way

Pratt's Addition & Gates & Kendall's 2nd Addition Alley Vacation

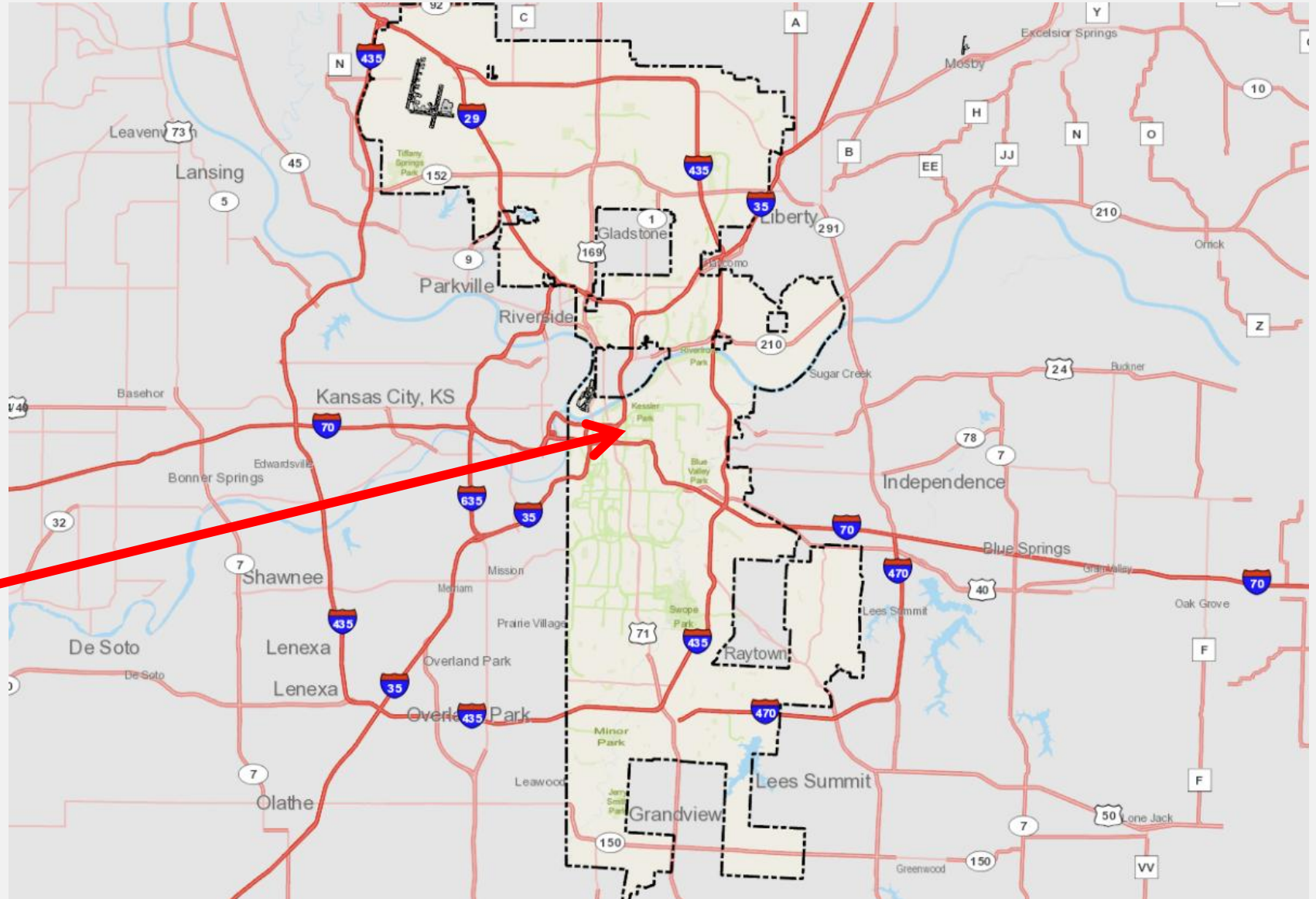
November 5, 2025

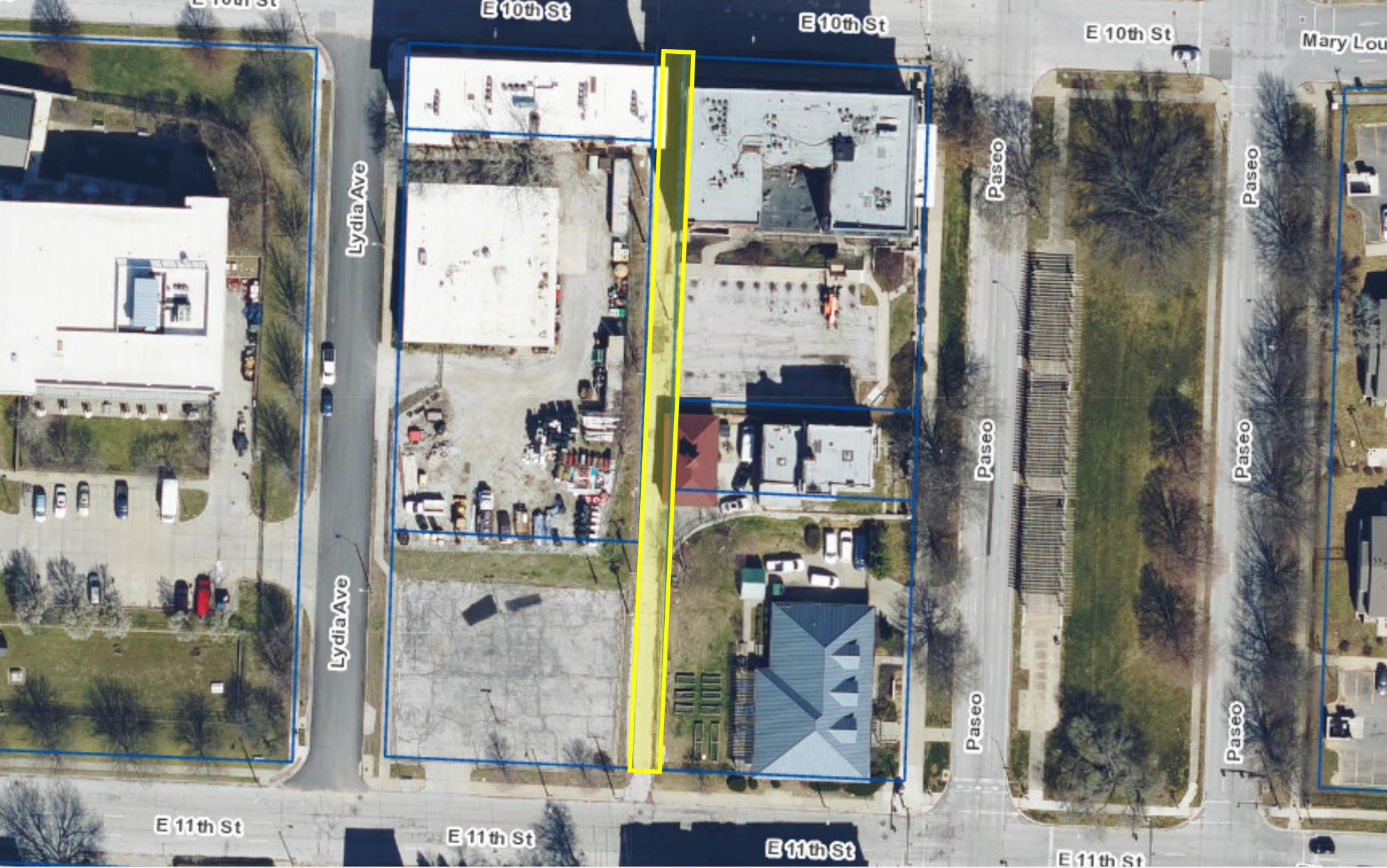
City Plan Commission



Location

Site





Vacation of ROW

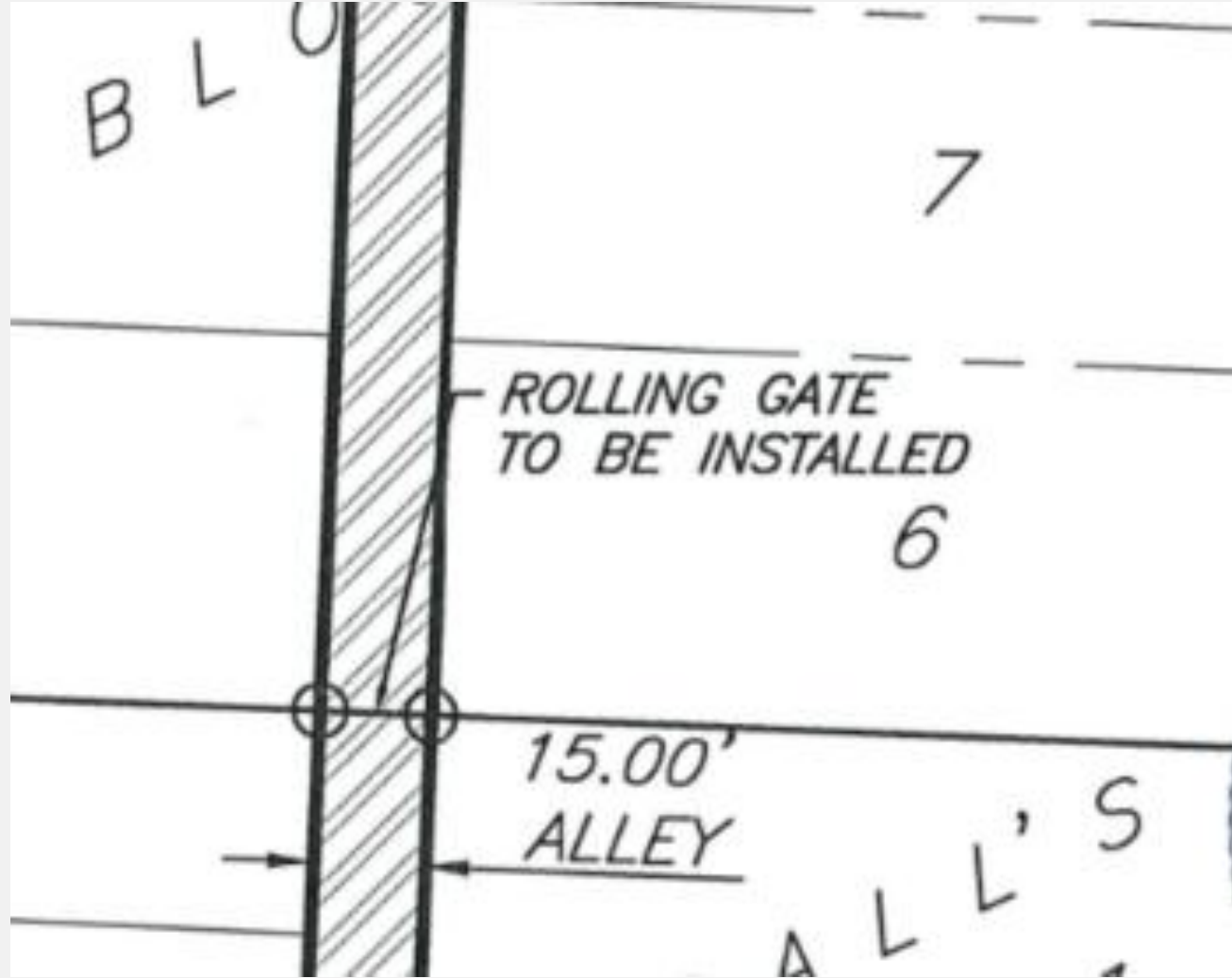
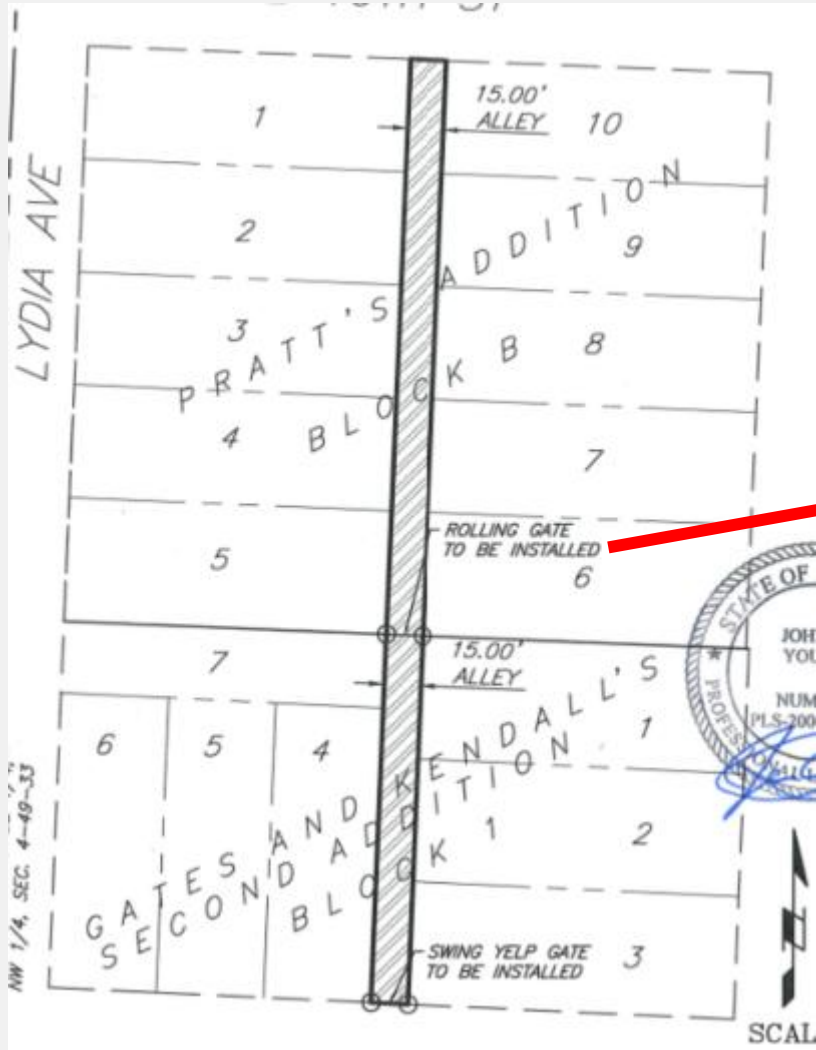
- 6,000 Square feet of ROW to be vacated
- Public Facilities within ROW
 - Sewer Main
- Private Facilities within ROW
 - AT&T
 - Evergy
 - Spectrum Charter



*View looking north
from East 11th Street*



Proposed Yelp
Swing Gate



Review Criteria

- A. All property owners adjacent to the right-of-way shall have legal access to another public right-of-way. Such access shall be physically feasible and shall not result in an unreasonable burden or unsafe conditions on the alternative right-of-way.
 - Adjacent property owners will retain legal access to the public alley only if a cross-access easement can be recorded





Review Criteria

- B. The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.
 - The existing right-of-way serves current and future public purpose as direct access to private property. It also provides public and private utility service.

Review Criteria

- C. The vacation will not result in violation of 88-405.
 - Per 88-405, all lots require an approved form of access to a public street. If cross-access easement cannot be recorded, 1000 & 1016 Paseo would lose vehicular access.

Review Criteria

- D. The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.
 - Proposed vacation will have an impact on physical connectivity. The city utilizes alleys to avoid additional curb cuts on major streets, such as Paseo.

Review Criteria

- E. The vacation shall not result in a dead-end street or alley.
 - The vacation will not result in a dead-end since the whole alley is vacated, applicant is proposing gates in the middle of the alley.

Staff Recommendation

Denial

Case No. CD-ROW-2025-00023