

Legislation Text

File #: 2016-0295, **Version:** 1

PUBLIC HEARING - Appl. #PL2016-045 - VACATION OF RIGHT-OF-WAY - a section of SW Flintrock Dr south of SW Napa Valley Dr, located within the Napa Valley subdivision; Toscano Investments, applicant

Issue/Request:

This application is to vacate all of the right-of-way for the portion of SW Flintrock Drive located immediately south of SW Napa Valley Drive. The right-of-way was originally dedicated via plat to provide a phased extension and connection to the existing SW Flintrock Drive in the abutting Parkwood at Stoney Creek subdivision. An approximately 100 foot section of the street has been constructed, but the two lots adjacent to the street remain undeveloped. The applicant has since had a revised preliminary development plan approved for the area that redesigns the extension of SW Flintrock Drive and removes the subject right-of-way and street section to create additional single-family lots. The future lots will have access off of the existing SW Napa Valley Drive, so this section of SW Flintrock Drive is not needed.

The request for vacation of right-of-way was sent to the City's Public Works and Water Utilities Departments, as well as the private utility companies, for their input. The City's Public Works Department, Comcast, KCP&L and Laclede Gas have utilities located within the right-of-way that will have to be relocated prior to the subject right-of-way being vacated. The applicant will incur all costs for the relocation of City utilities presently located within the subject right-of-way.

Proposed City Council Motion:

I move to direct staff to present an ordinance approving Appl. #PL2016-045 - PUBLIC HEARING - Application #PL2016-045 - VACATION OF RIGHT-OF-WAY - a section of SW Flintrock Dr south of SW Napa Valley Dr, located within the Napa Valley subdivision; Toscano Investments, applicant.

Recommendation: Staff recommends **APPROVAL** of the vacation of right-of-way, subject to the following:

1. The vacation shall not become effective until the existing infrastructure is relocated and necessary easement dedicated. Documentation of the recorded easement shall be provided to the Planning and Codes Administration Department.

Committee Recommendation: On the motion of Mr. DeMoro, seconded by Ms. Roberts, the Planning Commission members voted unanimously by voice vote to recommend **APPROVAL** of Application PL2016-045, Vacation of Right-Of-Way: a section of SW Flintrock Drive south of SW Napa Valley Drive located within the Napa Valley subdivision, Toscano Investments LLC, applicant; subject to staff's letter of May 20, 2016, specifically Recommendation Item 1.