



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2021-400 – VACATION OF RIGHT-OF-WAY
Applicant	Scannell Properties, LLC
Property Address	An approximately 2,200 ft. segment of NW Main St located north of NW Tudor Rd.
Planning Commission Date	June 23, 2022
Heard by	Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Senior Planner Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: June 29, 2021
Neighborhood meeting conducted: June 7, 2022
Newspaper notification published on: May 21, 2022
Radius notices mailed to properties within 300 feet on: June 3, 2022
Site posted notice on: June 5, 2022

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Attachments

Exhibit and Legal Description, sealed May 26, 2022 – 2 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Scannell Properties, LLC / Developer
Applicant's Representative	Shaun Cofer
Location of Property	An approximately 2,200 ft. segment of NW Main St located north of NW Tudor Rd.
Size of Property	±1.65 Acres (72,013 sq. ft.)
Zoning	PI (Planned Industrial District)
Comprehensive Plan Designation	Industrial
Procedure	The Planning Commission holds a public hearing and makes a recommendation to the City Council on the proposed vacation of right-of-way. The City Council holds a public hearing and takes final action on the vacation of right-of-way application. All vacation of right-of-way applications shall be approved by ordinance. The vacation of right-of-way goes into effect upon City Council final action, unless otherwise stated in the approval, and does not expire.

Current Land Use
As part of the previously approved <i>Lee's Summit Logistics, Lots 1-3</i> final plat (#PL2021-399), right-of-way for the relocation of NW Main St. north of NW Tudor Rd. was dedicated to be in conformance with the adopted Thoroughfare Master Plan. The subject 2,200 ft. right-of-way is the surplus right-of-way resulting from the street realignment.

Description of Applicant's Request
The developer is requesting to vacate an approximately 2,200 ft. segment of NW Main St located north of NW Tudor Rd. This section of surplus right-of-way is a result of the realignment of NW Main St. resulting from the previously approved <i>Lee's Summit Logistics, Lots 1-3</i> final plat.

2. Land Use

Description and Character of Surrounding Area
All the properties surrounding the subject ROW are zoned Planned Industrial and are a part of the previously approved <i>Lee's Summit Logistics, Lots 1-3</i> final plat.

Adjacent Land Uses and Zoning

North:	Vacant / PI
South:	Vacant / PI

East:	Vacant / PI
West:	Vacant / PI

Site Characteristics
The subject right-of-way was the location of the previous alignment of NW Main St. just north of NW Tudor Rd.

Special Considerations
N/A

3. Unified Development Ordinance (UDO)

Section	Description
2.460, 2.470	Vacation of Right-of-way

Unified Development Ordinance (UDO)

The purpose of the application is to vacate an approximately 2,200 ft. segment of NW Main St located north of NW Tudor Rd. Elimination of the right-of-way does not negatively impact the immediate area and is consistent with the previously approved final plat for *Lee's Summit Logistics, Lots 1-3*.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Resilient Economy	Goal 3.3.A: Build an adaptable framework for continued growth in a changing environment.
Public Facilities, Infrastructure & Resiliency	Goal 3.5.B: Plan and build City services & infrastructure to promote quality growth & resiliency

Comprehensive Plan

The proposed vacation of right-of-way does not compromise the ability to implement and/or achieve any policies, goals or objectives outlined in the Comprehensive Plan. The continued development of the immediate area can be accessed through the existing street network and relocated NW Main St.

5. Analysis

Background and History

- March 13, 1984 – The City Council approved a rezoning from R-1 to M-1 (now PI) (Appl. #1984-003) by Ordinance No. 2505
- September 9, 2021 – The Planning Commission approved the preliminary plat (Appl. #PL2021-255) for *Lee's Summit Logistics, Lots 1-3*.

- March 15, 2022 – The City Council approved the final plat (Appl. #PL2021-399) for *Lee's Summit Logistics, Lots 1-3*. by Ordinance No. 9360.
- March 31, 2022 – A commercial final development plan for Lee's Summit Logistics, Building A was approved administratively by staff.

Compatibility

The proposed vacation of right-of-way is consistent with the previously approved final plat for *Lee's Summit Logistics, Lots 1-3*.

Adverse Impacts

The proposed vacation of right-of-way will not negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public. The industrial subdivision use is consistent with the existing nature of the adjacent properties.

Public Services

The proposed vacation will not impede the normal and orderly development and improvement of the surrounding property. The necessary street, water, sanitary sewer and storm sewer improvements to serve the area are being constructed as part of the previously approved *Lee's Summit Logistics, Lots 1-3* final plat.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

6. Recommended Conditions of Approval

Standard Conditions of Approval

1. The ordinance approving the vacation of right-of-way shall be recorded with the Jackson County Recorder of Deeds office and a copy of the recorded document shall be returned to the Development Services Department prior to the issuance of a building permit.