



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-006 – VACATION OF EASEMENT
Applicant	Engineering Solutions, LLC
Property Address	1020 NW Pryor Rd
Planning Commission Date	February 22, 2024
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: N/A
Neighborhood meeting conducted: N/A
Newspaper notification published on: N/A
Radius notices mailed to properties within 300 feet on: N/A
Site posted notice on: N/A

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Attachments

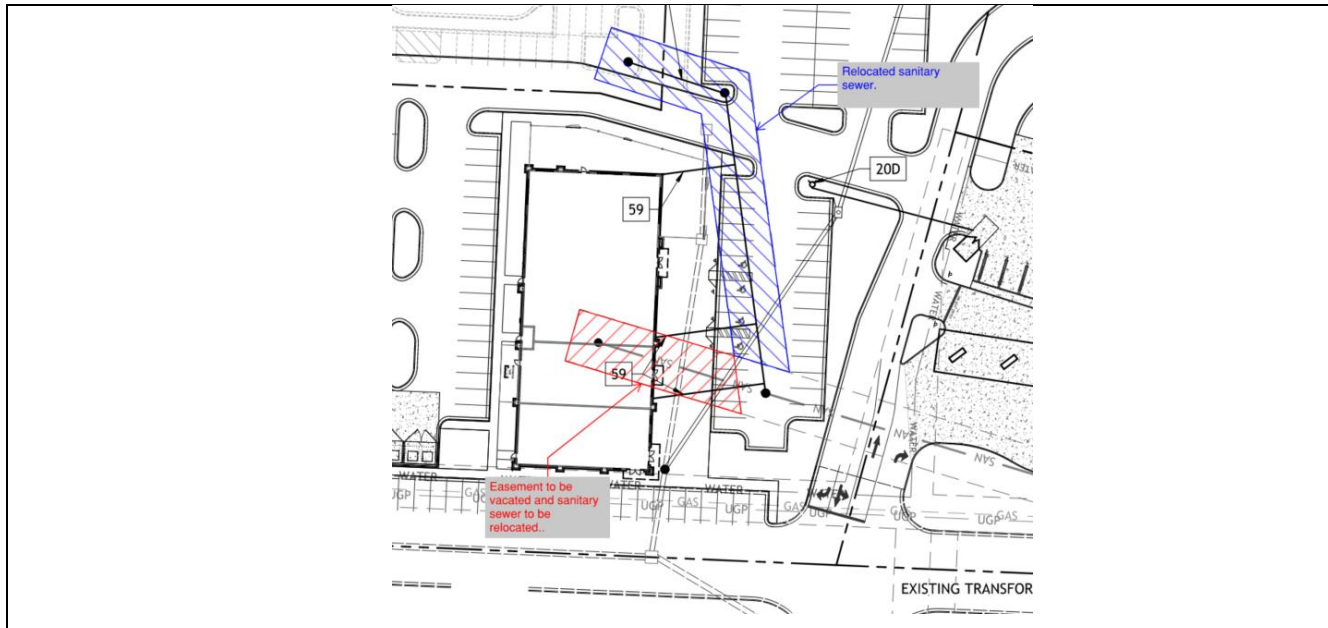
Legal Description and Exhibit, dated January 9, 2024
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC/Applicant
Applicant's Representative	Matt Schlicht, PE
Property Owner	Streets of West Pryor, LLC
Location of Property	1020 SW Pryor Rd
Size of Property	±0.07 Acres (3,146 sq. ft.)
Zoning	PMIX (Planned Mixed Use)
Comprehensive Plan Designation	Activity Center - Summit
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the vacation of easement. The City Council takes final action on the vacation of easement in the form of an ordinance.</p> <p>Duration of Validity: Approval of the vacation of easement does not expire unless stated in the approval.</p>

Current Land Use
The subject property (Lot 13-A, Streets of West Pryor) is a second tier commercial pad site along the west side of NW Pryor Rd. The pad site is in the northernmost area of the Streets of West Pryor development closest to the eastbound I-470 exit ramp.

Description of Applicant's Request
The applicant requests to vacate a 32'-wide x approximately 100'-long portion of an existing sanitary sewer easement that conflicts with the future location of a multi-tenant commercial building on Lot 13-A. The easement was dedicated to the City in 2019 as part of the plat titled <i>Streets of West Pryor, Lots 1 thru 14, Tracts A, B, C & D</i> . The existing public sanitary sewer line housed within said easement will be relocated to the north. Lot 13-A will be served by a private sanitary sewer service line that will connect to the relocated public sanitary sewer main.



2. Land Use

Description and Character of Surrounding Area

The subject site constitutes one of the northernmost pad sites of the Streets of West Pryor development. Save for I-470 to the immediate north, the surrounding area is developed as a commercial power center located on the south side of the I-470/NW Pryor Rd intersection. The Streets of West Pryor is a mixed use development with both residential and commercial uses.

Adjacent Land Uses and Zoning

North:	I-470
South:	Streets of West Pryor mixed use development / PMIX
East (across NW Pryor Rd):	Summit Crossing commercial development / CP-2 (Planned Community Commercial)
West:	Streets of West Pryor mixed use development / PMIX

Site Characteristics

Lot 13-A of Streets of West Pryor is commercial pad site bounded by I-470 to the north, Lots 11 and 12 of Streets of West Pryor to the east, a private drive to the south and undeveloped pad site to the west. Access to Lot 13-A comes off the private drive to the east and south that connects to NW Pryor Rd.

Special Considerations

N/A

3. Unified Development Ordinance (UDO)

Section	Description
2.480, 2.490	Vacation of Easement

Unified Development Ordinance (UDO)

The vacation of easement stems from the fact that a segment of the existing public sanitary sewer main housed within the subject easement conflicts with the site of a future multi-tenant commercial building. The sewer main will be relocated to the north.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Facilities and Infrastructure	<p>Objective: Maintain high-quality service levels for existing and future customers.</p> <p>Objective: Maintain high-quality infrastructure that supports and entices quality growth.</p>

Comprehensive Plan

The proposed vacation of the subject easement does not compromise the ability to implement and/or achieve any policies, goals or objectives outlined in the Ignite Comprehensive Plan. The request vacates a 32'-wide x approximately 100'-long sanitary sewer easement that will no longer be needed upon the relocation of an existing sanitary sewer main.

5. Analysis

Background and History

- March 19, 2019 – The City Council approved the final plat (Appl. #PL2018-232) of *Streets of West Pryor, Lots 1 thru 14, Tracts A, B, C & D* by Ordinance No. 8595. The subject sanitary sewer easement was dedicated as part of this plat.
- May 3, 2019 – The final plat (Appl. #PL2018-232) of *Streets of West Pryor, Lots 1 thru 14, Tracts A, B, C & D* was recorded by the Jackson County Recorder of Deeds office by Instrument #2019-E-0032538-1.
- October 24, 2023 – The City Council approved the preliminary development plan (Appl. #PL2023-151) for Lots 11 and 13 of the Streets of West Pryor by Ordinance No. 9767.
- December 10, 2023 – The minor plat (Appl. #PL2023-284) of *Streets of West Pryor, Lots 13-A and 14-A* was recorded by the Jackson County Recorder of Deeds office by Instrument #2023-E-0088100.
- December 19, 2023 – Staff administratively approved the final development plan (Appl. #PL2023-290) for Lot 13 (now Lot 13-A), Streets of West Pryor. Issuance of a building permit for construction is pending approval and recording of the ordinance vacating the subject easement.

Compatibility

The request to vacate the subject easement is consistent with the City's practice of managing its inventory of easements by eliminating easements in whole or in part that no longer serve a public purpose. The subject segment of easement will no longer serve a public purpose after the sanitary sewer main running through it is relocated.

Adverse Impacts

The proposed vacation of easement 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.

Public Services

No objection to the requested vacation of sanitary sewer easement was expressed by the City's Public Works and Water Utilities Departments.

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

Site Specific

1. The ordinance approving the vacation of easement 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 for Lot 13-A, Streets of West Pryor.