



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

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|---------------------------------|--------------------------------------|
| File Number | PL2024-203 |
| File Name | VACATION OF EASEMENT |
| Applicant | WI Pryor Crossing, LLC |
| Property Address | 1424 NW Pryor Rd & 1450 NW Pryor Rd |
| Planning Commission Date | October 24, 2024 |
| Heard by | Planning Commission and City Council |
| Analyst | Claire Byers, 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

Easement Exhibit and Legal Description, dated September 23, 2024
Location Map

1. Project Data and Facts

| Project Data | |
|--------------------------------|---|
| Applicant/Status | WI Pryor Crossing, LLC / Applicant & Property Owner |
| Applicant's Representative | Cathy Counti |
| Location of Property | 1424 NW Pryor Rd & 1450 NW Pryor Rd |
| Size of Property | 5.94 acres (1424 NW Pryor Rd) & 5.25 acres (1450 NW Pryor Rd) |
| Zoning | AG (Agricultural) |
| Comprehensive Plan Designation | Mixed Use |
| 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 5.94-acre and 5.25-acre properties are adjacent to one another and developed with one existing single-family home per lot.



2. Land Use

Description and Character of Surrounding Area

The subject properties are generally located on SW Pryor Rd, north of Interstate 470. The northern property line is the City boundary, with the parcels directly north in both Kansas City and Unity Village jurisdictions. The properties immediately surrounding the subject sites are zoned AG and R-1 with an existing single-family residential home to the south.

Adjacent Land Uses and Zoning

| | |
|-----------------------------------|---|
| North: | Single-family residences / R-80, Residential (Kansas City jurisdiction) & Unity Village |
| South: | Single-family residence / R-1, Single-Family Residential |
| East (across NW Pryor Rd): | Vacant / AG, Agricultural |
| West: | Vacant / AG, Agricultural |

Site Characteristics

The subject properties are each home to a single-family residence, and have access points along NW Pryor Rd. The northern portions of the lots are heavily wooded. The topography slopes downward from the dwellings towards the northwestern and southwestern boundaries, with a change in elevation of over 50 feet.



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 is needed to clear the property of encumbrances as part of concurrent rezoning and minor plat applications. City policy supports the vacation of utility easements that are unused.

4. Comprehensive Plan

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

Comprehensive Plan

The proposed vacation of easement does not compromise the ability to implement and/or achieve any policies, goals or objectives outlined in the Ignite! Comprehensive Plan. The subject portion of easement does not house any utilities.

5. Analysis

Background and History

- December 30, 1964 – Approximately 24,429 acres were annexed into the corporate limits of Lee's Summit by Ordinance No. 812. The subject properties were included in the annexation.
- 1965 – The existing single-family dwelling on 1450 NW Pryor Rd was built per Jackson County Assessor data.
- 1990- The existing single-family dwelling on 1424 NW Pryor Rd was built per Jackson County Assessor data.
- April 5, 1990 – The Jackson County Recorder of Deeds office recorded the subdivision plat Harriett Hill Lots 1 & 2 by Instrument No. 1990I0969601
- April 5, 1990 – The subject utility easements were dedicated to the City of Lee's Summit via separate document recorded by Document No. 1990-I-965778, as depicted on the Harriett Hill subdivision plat.
- October 8, 2024 – A 3.2-acre portion of 1424 and 1450 NW Pryor Rd was rezoned from AG to RDR by Ordinance No. 10002, in order to replat both properties.

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 do not serve a public purpose. The subject easement contains no utilities and thus does not serve a public purpose.

Adverse Impacts

The proposed vacation of easement application 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 was expressed by the private utility companies or 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 vacation of easement shall become effective immediately at the time of ordinance approval.

Standard Conditions of Approval

2. 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 for the City's records.