



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-093 – VACATION OF RIGHT-OF-WAY
Applicant	Engineering Solutions, LLC
Property Address	A portion of right-of-way at the intersection of NW Sloan St and NW Main St/NW Commerce Dr (abutting 7 NE Sycamore St)
Planning Commission Date Heard by	March 13, 2025 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: February 22, 2025
Radius notices mailed to properties within 300 feet on: February 19, 2025
Site posted notice on: February 26, 2025

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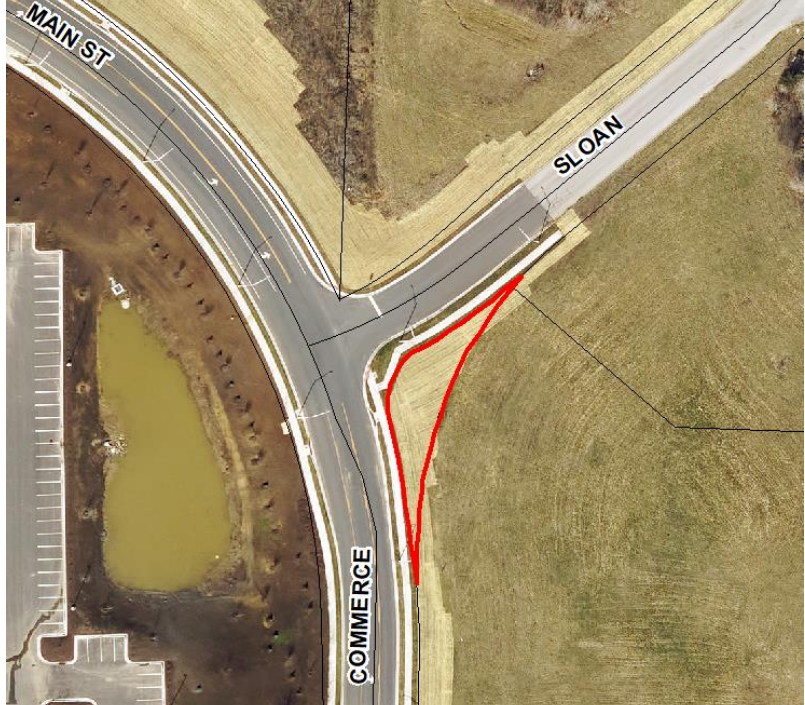
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Attachments

Legal Description and Exhibit, dated January 27, 2025
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC / Applicant
Applicant's Representative	Matt Schlicht, P.E.
Location of Property	Vacation of approximately 4,408 sq. ft. of right-of-way located at the southeast corner of the intersection of NW Sloan St with NW Main St/NW Commerce Dr (abutting 7 NE Sycamore St).
Size of Property	±0.10 acres (4,408 sq. ft.)
Zoning	RP-4 (Planned Apartment Residential)
Comprehensive Plan Designation	Residential 3
Procedure	<p>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.</p> <p>Duration of Validity: The vacation of right-of-way goes into effect upon City Council final action, unless otherwise stated in the approval, and does not expire.</p>

Current Land Use	
	<p>The subject property is excess right-of-way remaining from a recent reconfiguration of the NW Sloan St intersection with NW Main St/NW Commerce Dr.</p>

Description of Applicant's Request

The applicant proposes to vacate 4,408 sq. ft. of excess right-of-way resulting from a reconfiguration of NW Sloan St at its intersection with NW Main St/NW Commerce Dr. The excess right-of-way no longer serves a public purpose. The vacated right-of-way will revert to private property that will be absorbed into the abutting lot that will be the site of a multi-family residential development. No objection to the proposed vacation of right-of-way has been raised by any private utility, the City's Public Works or Water Utilities Departments.

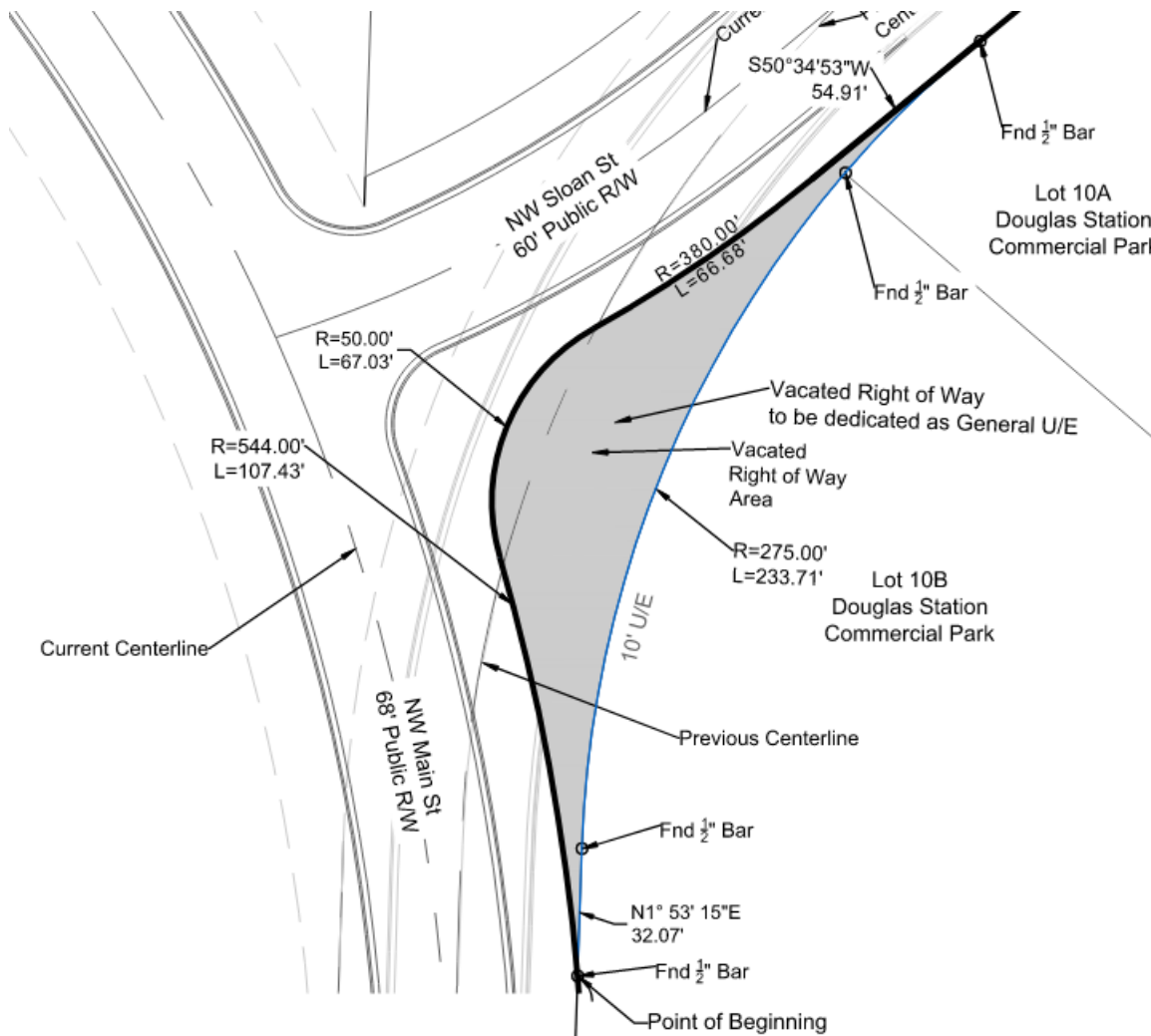


Figure 1 - Portion of right-of-way to be vacated.

2. Land Use

Description and Character of Surrounding Area

The surrounding area is generally characterized by a mix of uses that include industrial to the west and north; commercial and future multi-family residential to the east; and the City's Police and Municipal Court building to the south.

Adjacent Land Uses and Zoning

North:	Industrial / PI (Planned Industrial)
South:	Police and Municipal Court Building / PO (Planned Office)
East:	Future multi-family residential / RP-4
West:	Industrial / PI

Site Characteristics

The “T” (i.e. 3-way) intersection at NW Sloan St with NW Main St/NW Commerce Dr is a relatively new road improvement constructed as part of the relocation of NW Main St north of NW Tudor Rd. The relocation of NW Main St was associated with construction of the new Lee’s Summit Logistics industrial development to the north and west. NW Main St and NW Sloan St previously did not intersect with one another and had separate connection points at NW Tudor Rd as shown below.

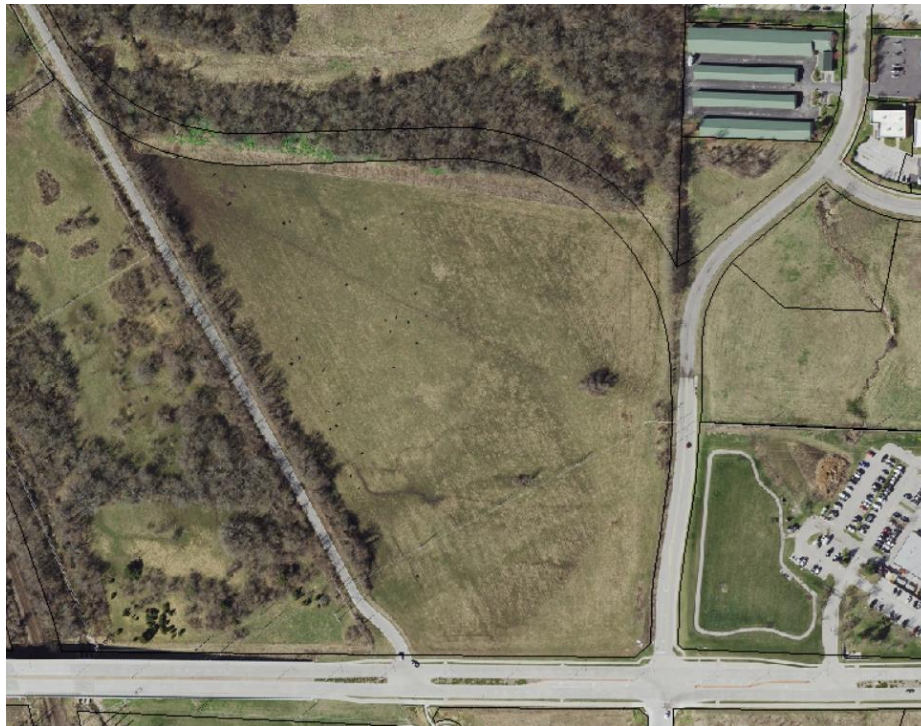


Figure 1 - 2020 aerial view

The image below shows the current area conditions resulting from the NW Main St relocation that resulted in the new 3-way intersection at NW Sloan St. Following good traffic engineering principles, the geometry of NW Sloan St was adjusted at the new intersection to come in at a 90-degree angle to NW Main St/NW Commerce Dr. The change in geometry rendered the subject 4,408 sq. ft. of excess right-of-way as unnecessary to serve the newly reconfigured area street network; adequate right-of-way will remain to cover the area road improvements.

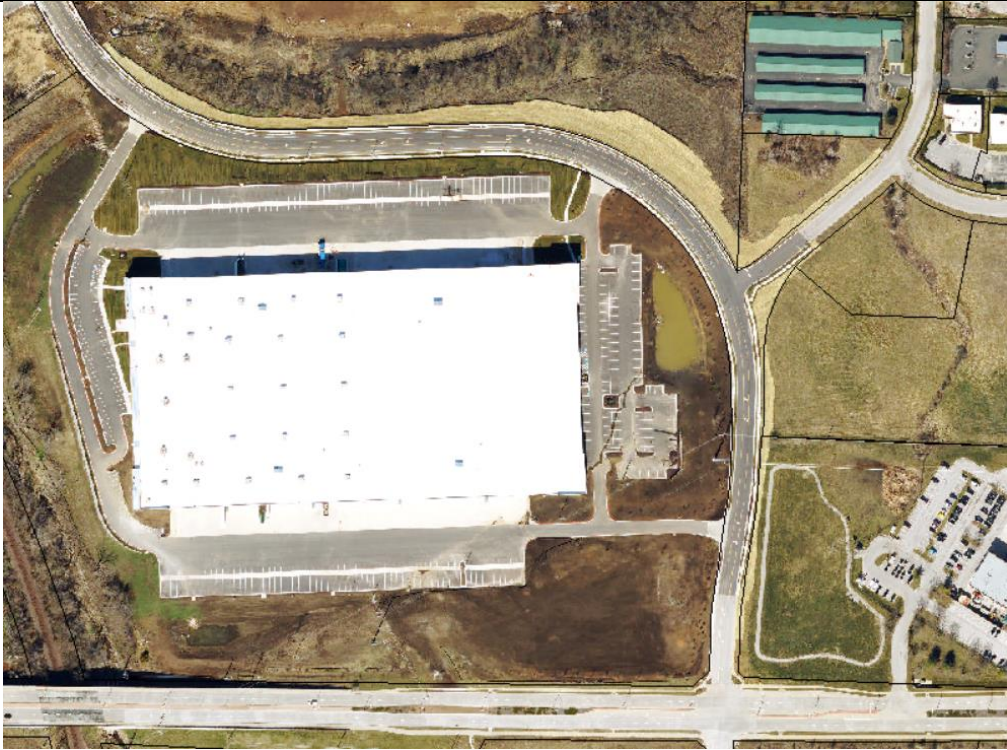


Figure 2 - 2024 Aerial view

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 4,408 sq. ft. of excess right-of-way at the southeast corner of the NW Sloan St intersection with NW Main St/NW Commerce Dr. Once vacated, the right-of-way will revert to private property that will be absorbed by the future multi-family residential development to the east.

4. 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 subject excess right-of-way resulted from area road improvements that provided necessary public improvements for the abutting Lee's Summit Logistics industrial development.

5. Analysis

Background and History

- July 25, 2002 – The City Council approved the final plat (Appl. #2002-105) titled *Douglas Station Commercial Park, Lots 1 through 10 & Tract A* by Ordinance No. 5361. The subject NW Sloan St right-of-way was dedicated as part of the plat.

Public Services

The proposed vacation of right-of-way will not impede the continued normal and orderly development and improvement of the surrounding area. The necessary area road improvements to accommodate existing and future area development have been completed. The portion of right-of-way requested to be vacated is excess right-of-way that no longer serves a public purpose.

No objections to the proposed vacation of right-of-way were expressed by the utility companies (e.g. Evergy, Spire, Comcast, etc.) or the City's Public Works and Water Utilities Departments.

Adverse Impacts

The proposed vacation of right-of-way will not negatively impact the use or aesthetics of any neighboring property, nor will it negatively impact the health, safety and welfare of the public. The subject right-of-way will be absorbed into the future multi-family residential development site to the east.

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 rights-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.