



Development Services Department

Development Services Staff Report

File Number	PL2025-103 – VACATION OF EASEMENT
Applicant	Renaissance Infrastructure Consulting
Property Address	25 NW Tudor Rd and 908 NE Douglas St
Planning Commission Date	June 12, 2025
Heard by	Planning Commission and City Council
Analyst	Adair Bright, 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, uploaded May 7, 2025 – 2 pages
Location Map

1. Project Data and Facts

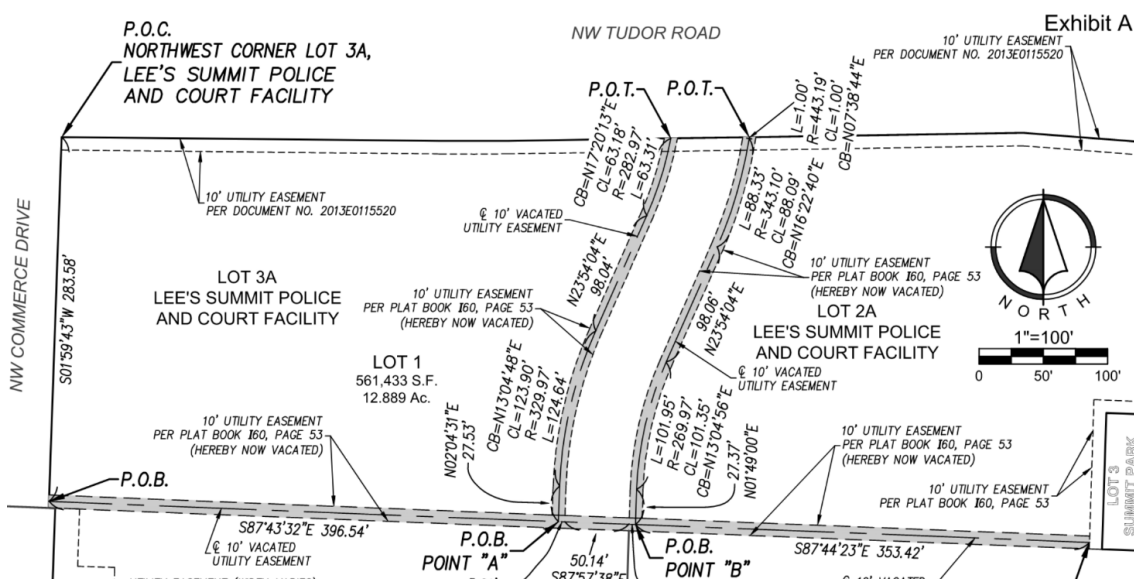
Project Data	
Applicant/Status	Todd Allenbrand / Applicant
Applicant's Representative	Todd Allenbrand
Property Owner	City of Lee's Summit
Location of Property	25 NW Tudor Rd and 908 NE Douglas St
Size of Property	±12.889 Acres (561,433 sq. ft.)
Zoning	RP-4 (Planned Apartment Residential)
Comprehensive Plan Designation	Residential 3 & 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 property is the site of the 358-unit Evren apartments development currently under construction. Once completed, the land use will be "Dwelling, Multi-Family (Apartment)".

Description of Applicant's Request

The applicant requests to vacate 10-ft. wide utility easements that run parallel to the now-vacated right-of-way and follow previous lot lines. The property is proposed to be platted as one (1) lot where new utility easements will be dedicated.



2. Land Use

Description and Character of Surrounding Area

The subject site is on the southern side of NE Tudor Road and has three (3) street frontages on the north, east, and west. There is an existing insurance company directly adjacent to the property. The surrounding area also contains low intensity institutional uses along with vacant undeveloped property.

Adjacent Land Uses and Zoning

North (across NE Tudor Rd.):	Municipal Building / PO (Planned Office)
South:	Vacant – Undeveloped / RP-4 (Planned Apartment Residential) & PO (Planned Office)
East:	Insurance Company / PO (Planned Office); and School / R-1 (Single-family Residential) – across NE Douglas St
West (across NW Commerce Dr.):	Vacant – Undeveloped / PI (Planned Industrial) & PO (Planned Office)

Site Characteristics

The site generally slopes from southwest to northeast. The site does not contain any distinguishable landscaping features or monuments.

Special Considerations

N/A

3. Unified Development Ordinance (UDO)

Section	Description
2.480, 2.490	Vacation of Easement

Unified Development Ordinance (UDO)

The request includes vacating 10-ft. wide utility easements that follow and run parallel to both the now-vacated segment of NE Sloan St right-of-way and previous lot lines on the subject property. Since the property is being developed and the existing lots are being combined, the existing easements conflict with proposed buildings and are no longer necessary. Once the property is replatted, new utility easements will be dedicated.

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 easements does not compromise the ability to implement and/or achieve any policies, goals or objectives outlined in the Ignite Comprehensive Plan. The request includes vacating 10-ft. wide utility easements that run parallel to the now-vacated right-of-way and follow previous lot lines. New utility easements will be dedicated with the approved minor plat.

5. Analysis

Background and History

- June 22, 1914– The plat *Summit Park* was recorded with Jackson County.
- December 31, 1964 – The subject property was annexed into the City of Lee’s Summit by Ordinance No. 812.
- January 21, 1997 – The City Council approved the final plat *New Lee’s Summit Police and Court Facility, a Replat of Lots 1, 2, 12, 13, and 14 and part of Lot 3 of Summit Park* by Ord. No. 4397.
- November 8, 2022 – The City Council approved a Vacation of Right-of-Way (Appl. #PL2022-298) for a segment of NE Sloan Street by Ord. No. 9540.
- November 11, 2022 – The City Council approved the Rezoning from “PO” to “RP-4” and Preliminary Development Plan (Appl. #PL2022-243) for the Douglas and Tudor Apartments by Ord. No. 9539.
- November 14, 2022 – The Vacation of Right-of-Way exhibit and associated ordinance (Appl. #PL2022-298) were recorded by the Jackson County Recorder of Deeds office by Instrument #2022E0102226.
- December 13, 2024 – Staff administratively approved the Residential Final Development Plan (Appl. #PL2024-210) for the Evren Apartments.
- March 10, 2025 – Staff administratively approved the Minor Plat (Appl. #PL2024-222) for the Evren Apartments (recording pending).

Compatibility

The request to vacate the subject easements 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 easements contain no utilities and thus do not serve a public purpose.

Adverse Impacts

The proposed vacation of easements 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, the City's Public Works or 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 and exhibit approving the vacation of easements shall be recorded with the Jackson County Recorder of Deeds office. A copy of the recorded document shall be returned to the Development Services Department prior to the issuance of a building permit for any structure conflicting with the location of the subject vacated easements.