

City of Lee's Summit

Department of Planning & Codes Administration

March 18, 2016

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director
RE: **Application #PL2016-027 – VACATION OF EASEMENT – 512 NW Hope Lane; John Knox Village, applicant**

Commentary

The applicant has requested to vacate portions of two 15' utility easements that will no longer be required due to the relocation of sanitary sewer infrastructure as part of the proposed Meadows project in John Knox Village. The first easement is approximately 659' long located within Lot 1 of *John Knox Village, 8th Plat*. The second easement is approximately 252' long and is also located within Lot 1 of *John Knox Village, 8th Plat*. As part of the proposed construction, the public sanitary main will be relocated to the north and west property boundaries with new and appropriately sized easements being provided.

The easements currently contain only public sanitary sewer infrastructure. There are no other public or private utilities located within the subject easement. The subject easements were specifically dedicated to the City by separate document. As a result, no input regarding the vacation request is required from any private utilities. No objection to the vacation was raised by the City's Public Works or Water Utilities Departments.

Recommendation

Staff recommends **APPROVAL** of the vacation of easement, subject to the following:

1. The vacation shall not become effective until the existing infrastructure is relocated. A copy of the recorded easement covering the relocated public infrastructure shall be provided to the Planning and Codes Administration Department.

Project Information

Vacation of Easement: portions of two 15' utility easements

Location: 512 NW Hope Lane

Zoning: PMIX (Planned Mixed Use District)

Surrounding zoning and use:

North: PMIX – John Knox Retirement Village

South (across NW Moore Street): PMIX – John Knox Retirement Village

East: PMIX – John Knox Retirement Village

West: PMIX – John Knox Retirement Village

Background

- December 14, 1971 – A document dedicating a 15' utility easement from LMF Corporation to the City of Lee's Summit was recorded with the Jackson County Recorder of Deeds Office by Instrument No. 1974-I-0105351.

- January 2, 1974 - A document dedicating a 15' utility easement from LMF Corporation to the City of Lee's Summit was recorded with the Jackson County Recorder of Deeds Office by Instrument No. 1974-I-0171693.

Analysis of Vacation of Easement

The applicant has requested to vacate portions of two 15' utility easements that will no longer be required due to the relocation of sanitary sewer infrastructure as part of the proposed Meadows project in John Knox Village. The first easement is approximately 659' long located within Lot 1 of *John Knox Village, 8th Plat*. The second easement is approximately 252' long and is also located within Lot 1 of *John Knox Village, 8th Plat*. As part of the proposed construction, the public sanitary main will be relocated to the north and west property boundaries with new and appropriately sized easements being provided.

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RGM/res

Attachments:

1. Drawing of the easement to be vacated and legal description, dated February 4, 2016 – 2 pages
2. Location Map