

# City of Lee's Summit

## Department of Planning & Codes Administration

March 18, 2016

TO: Planning Commission  
FROM: Robert G. McKay, AICP, Director  
RE: **Application #PL2016-026 – VACATION OF EASEMENT – 512 NW Hope Lane, John Knox Village, applicant**

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### Commentary

The applicant has requested to vacate a portion of a 15' utility easement that is approximately 485' long located primarily within Lots 1 and 2 of *John Knox Village, 8<sup>th</sup> Plat* located at 512 NW Hope Lane. Some small portions of the easement are located within Lot F of *John Knox Village, 12<sup>th</sup> Plat* and the NW Moore St. right-of-way. The subject easement will no longer be required due to the relocation of the existing public sanitary sewer infrastructure as part of the proposed Meadows project in John Knox Village. The relocated infrastructure will become private, to be owned and maintained by John Knox Village. Therefore, the City's Water Utilities Department is divesting itself of the on-going responsibility to maintain, repair and replace the relocated sanitary sewer infrastructure.

The subject easement was 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.

### Project Information

**Vacation of Easement:** a portion of a 15' utility easement

**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. 1971-I-0105351.

### Analysis of Vacation of Easement

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Hope Lane. Some small portions of the easement are located within Lot F of *John Knox Village, 12<sup>th</sup> Plat* and the NW Moore St. right-of-way. The subject easement will no longer be required due to the relocation of the existing public sanitary sewer infrastructure as part of the proposed Meadows project in John Knox Village. The relocated infrastructure will become private, to be owned and maintained by John Knox Village. Therefore, the City's Water Utilities Department is divesting itself of the on-going responsibility to maintain, repair and replace the relocated sanitary sewer infrastructure.

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RGM/res

Attachments:

1. Drawing of the easement to be vacated and legal description, dated March 8, 2016 – 2 pages
2. Location Map