



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2019-224 – VACATION OF EASEMENT
Applicant	Marion Ridge Safety Storage, LLC
Property Address	2700 NE McBaine Dr 2720 NE McBaine Dr 2701 NE Independence Ave 2721 NE Independence Ave
Planning Commission Date	August 22, 2019
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Planning Manager
Checked By	Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: N/A
Neighborhood meeting conducted: N/A
Newspaper notification published on: N/A
Radius notices mailed to properties within 185 feet on: N/A
Site posted notice on: N/A

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Attachments

Exhibit and Legal Description, dated June 25, 2019
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Marion Ridge Safety Storage, LLC /Owner
Applicant's Representative	David Ward
Location of Property	2700 NE McBaine Dr 2720 NE McBaine Dr 2701 NE Independence Ave 2721 NE Independence Ave
Size of Property	±4.12 Acres (total properties)
Zoning	PMIX (Planned Mixed Use)
Comprehensive Plan Designation	Planned Mixed Use
Procedure	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. Approval of the vacation of easement does not expire unless stated in the approval.

Current Land Use
The subject properties are currently undeveloped, but they are the site of a future 179,467 sq. ft. industrial warehouse building. The applicant has submitted an application to combine the four (4) subject properties into a single lot for the future building.

Description of Applicant's Request
The applicant requests to vacate all of two (2) separate 15' wide utility easements that conflict with the future location of an industrial warehouse building on the subject properties.

2. Land Use

Description and Character of Surrounding Area
The property is located in the I-470 Business and Technology Center commercial/industrial park. The area is bordered by I-470 on the east and commercial/industrial uses to the north, south and west.

Adjacent Land Uses and Zoning

North:	Commercial/Industrial / PMIX
South:	Commercial/Industrial / PMIX
East:	Commercial/Industrial / PMIX and I-470
West:	Commercial/Industrial / CS (Commercial Services)

Site Characteristics

The site consists of four (4) vacant lots that will be combined for the future development of a large industrial warehouse building. The properties have frontage on both NE Independence Ave and NE McBaine Dr.

Special Considerations

N/A

3. Unified Development Ordinance (UDO)

Section	Description
2.480, 2.490	Vacation of Easement

Unified Development Ordinance (UDO)

The purpose of the vacation of easements is to eliminate a conflict between the easement locations and the site of the future industrial warehouse building.

4. Analysis

Background and History

The applicant requests to vacate two (2) separate 15’ wide utility easements located on Lots 13, 14, 21 and 22 of *I-470 Business and Technology Center*. The vacation of easements is necessary to accommodate construction of a future building on the subject lots.

- March 2, 2006 – The City Council approved the rezoning (Appl. #2005-076) from PI-2 (now PI) to PMIX and preliminary development plan (Appl. #2005-077) for *I-470 Business and Technology Center* by Ordinance No. 6144.
- July 6, 2006 – The City Council approved the final plat (Appl. #2006-072) for *I-470 Business and Technology Center, Lots 1-22 and Tracts A and B* by Ordinance No. 6209. The subject 15’ easements were dedicated as part of this plat. The final plat was recorded with the Jackson County Recorder of Deeds Office by Instrument No. 2006-E-0072560 on August 9, 2006.

Compatibility

The proposed vacation of easements allows for a proposed industrial warehouse building to be built on the subject properties. The properties are located in a commercial/industrial park area generally located at the southwest intersection of NE Strother Rd and I-470.

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 objections to the requested vacation of easements have been expressed by the utility companies, including the City’s Public Works and Water Utilities Departments. The vacation will not impact the provision of utilities to the area. New easements to accommodate future utility needs will be dedicated as needed as part of the minor plat that merges the four (4) subject properties.

Comprehensive Plan

The proposed vacation of easements does not compromise the ability to implement and/or achieve any policies, goals or objectives outlined in the Comprehensive Plan.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

5. Recommended Conditions of Approval

Standard Conditions of Approval

1. The ordinance approving the vacation of easements 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 prior to the issuance of any building permit on the affected lot.