



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2019-261 – Vacation of Right-of-Way
File Name	Lee's Summit Airport
Applicant	City of Lee's Summit
Property Address	2751 NE Douglas St
Planning Commission Date Heard by	October 10, 2019 Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager and Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: Spring of 2019
Neighborhood meeting conducted: September 16, 2019
Newspaper notification published on: September 21, 2019
Radius notices mailed to properties within 300 feet on: September 18, 2019
Site posted notice on: September 20, 2019

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Attachments

Exhibits and Legal Descriptions, date stamped August 9, 2019 – 8 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	City of Lee's Summit/owner
Applicant's Representative	Bob Hartnett, PLA, Deputy Director of Public Works/Administration
Location of Property	2751 NE Douglas St
Size of Property	553.633 Acres
Zoning	AG (Agricultural District) RP-1 (Planned Single-Family Residential District) CP-2 (Planned Community Commercial District) PI (Planned Industrial District) PMIX (Planned Mixed Use District)
Comprehensive Plan Designation	Airport Runway Protection Zone
Procedure	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. The vacation of right-of-way goes into effect upon City Council final action, unless otherwise stated in the approval, and does not expire.

Current Land Use
Airport operations

Description of Applicant's Request
The applicant requests to vacate portions of rights-of-way located on NE Strother Rd, NE Douglas Rd, NE Hagan RD and NE Leinweber Rd.

2. Land Use

Description and Character of Surrounding Area
The property is located at 2751 NE Douglas St. Adjoining property uses on the east include industrial, commercial, multifamily and vacant/undeveloped agricultural land. Properties to the south include commercial uses and undeveloped vacant ground. Undeveloped agricultural land is located to the north. West of the subject property the uses includes large lot single-family homes, industrial, and undeveloped agricultural, commercial and multifamily ground.

Adjacent Land Uses and Zoning

North:	AG (Agricultural)
South:	CP-2 (Planned Community Commercial District)
East:	AG (Agricultural District) RP-4 (Planned Apartment Residential District) CP-2 (Planned Community Commercial District) PI (Planned Industrial District)
West:	AG (Agricultural District) R-1 (Single-Family Residential District) RP-4 (Planned Apartment Residential District) CP-2 (Planned Community Commercial District) PI (Planned Industrial District)

Site Characteristics
The property is the home to the Lee's Summit Municipal Airport and is an air traffic gateway to the Kansas City metropolitan area. The airport has two runways and operates seven days a week. Runway 18-36 is 5,501 ft. in length and 100 ft. wide. Runway 11-29 is 4,000 ft. in length and 75 ft. wide. The airport property currently consists of approximately 44 lots.

Special Considerations
This site is an existing airport with operations seven days a week.

3. Unified Development Ordinance (UDO)

Section	Description
2.460, 2.470	Vacation of Right-of-way

Unified Development Ordinance (UDO)

Under existing conditions, the airport has unused rights-of-way that cross over the subject property. The applicant's purpose for the vacation of rights-of-way is one-step in the applicant's pursuit in cleaning up the existing plats and ultimately plating the existing 44 parcels in to 4 lots.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.3
Economic Development	Objective 2.1 Objective 2.2

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. In fact, the request is intended to improve the viability of the airport property. Adequate utility, pedestrian and vehicular access to the abutting properties is unaffected by the request to vacate the subject segments of right-of-way.

5. Analysis

Background

The applicant requests to vacate right-of-way located on NE Strother Rd, NE Douglas Rd, NE Hagan RD and NE Leinweber Rd. The proposed vacation of rights-of-way is one of the initial steps in the applicant's ultimate pursuit of rezoning the airport property into a single zoning district and plating the existing 44 parcels into 4 lots.

History

- March 10, 2016 – The City Council approved UDO Amendment # 55 establishing the AZ (Airport Zone) zoning district (Appl. #PL2015-209) by Ordinance No. 7831.

Compatibility

The proposed vacation of right-of-way is one of the initial steps in the applicant's ultimate pursuit of rezoning the airport property into a single zoning district and plating the existing 44 parcels in to 4 lots.

Adverse Impacts

The proposed vacation of right-of-way 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. Adequate access to the surrounding lots is provided by the area's existing street network.

Public Services

An overhead aerial copper cable exists within the right-of-way along NE Leinweber Rd. A condition of approval placed on this application is to retain a general utility easement to cover the existing infrastructure serving the area.

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. A general utility easement shall be retained over the entire length of the right-of-way to cover existing infrastructure located within the right-of-way along NE Leinweber Rd.

Standard Conditions of Approval

2. The ordinance approving the vacation of right-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.