



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

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| File Number | PL2020-181 – VACATION OF EASEMENT – Woodside Ridge ingress/egress easement |
| Applicant | Clayton Properties Group, Inc. |
| Property Address | 500 NW Pryor Rd |
| Planning Commission Date Heard by | July 23, 2020 Planning Commission and City Council |
| Analyst | C. Shannon McGuire |
| Checked By | Hector Soto, Jr., AICP, Planning Manager 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 300 feet on: N/A
Site posted notice on: N/A

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Attachments

Exhibits and Legal Descriptions, dated April 23, 2020
Location Map

1. Project Data and Facts

| Project Data | |
|---------------------------------------|---|
| Applicant/Status | Clayton Properties Group, Inc./ Developer |
| Applicant's Representative | Vincent Walker/Owner Representative |
| Location of Property | 500 NW Pryor Rd |
| Size of Property | ±76.99 Acres (3,353,806 sq. ft.) |
| Zoning | RP-3 (Planned Residential Mixed Use District) |
| Comprehensive Plan Designation | Mix Use – John Knox Village |
| 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 property is currently being developed into the previously approved Woodside Ridge residential subdivision. |

| Description of Applicant's Request |
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| The developer proposes to vacate an ingress/egress easement that previously served an existing home on the subject site. In preparation of construction of the Woodside Ridge residential subdivision, the existing home was removed. |

2. Land Use

| Description and Character of Surrounding Area |
|--|
| The development is surrounded by residential uses in various zoning districts. The properties to the west and south are single-family homes zoned R-1. The properties to the north and east (across NW Pryor Rd) are both owned by John Knox Village and are zoned RP-3 and PMIX respectively. |

Adjacent Land Uses and Zoning

| | |
|-----------------------------------|---|
| North: | RP-3 (Planned Residential Mixed Use District) – John Knox Village |
| South: | R-1 (Single-Family Residential District) – Sterling Hills |
| East (across NE Pryor Rd): | PMIX (Planned Mixed Use District) – John Knox Village |
| West: | R-1 (Single-Family Residential District) – Sterling Hills and Forests of Brookridge Estates |

| Site Characteristics |
|----------------------|
|----------------------|

The subject property has two existing ponds with heavily treed areas, and significant topographical changes across the property.

Special Considerations

N/A

3. Unified Development Ordinance (UDO)

| Section | Description |
|--------------|----------------------|
| 2.480, 2.490 | Vacation of Easement |

Unified Development Ordinance (UDO)

The vacation of easement is related to the previously approved preliminary development plan for the Woodside Ridge subdivision.

4. Comprehensive Plan

| Focus Areas | Goals, Objectives & Policies |
|-------------------------|---|
| Overall Area Land Use | Objective 1.1 Objective 1.2 Objective 1.4 |
| Residential Development | Objective 3.1 Objective 3.2 |

Comprehensive Plan

The single-family residential use is consistent with the Mix Use – John Knox Village land use recommended by the Comprehensive Plan for the area. Surrounding the subject site on the north, south and east sides are single-family residential developments. The proposed vacation of easement does not compromise the ability to implement and/or achieve any policies, goals or objectives outlined in the Comprehensive Plan.

5. Analysis

Background and History

The applicant requests to vacate the easements in preparation for the redevelopment of the subject site.

- July 13, 1976 – City Council approved a rezoning (Application #1975-016) of approximately 58 acres from AG to RP-3 and PRO for a mixed-use residential development and nursing home for John Knox Village by Ordinance No. 1692.
- December 7, 2006 – The City Council approved the rezoning (Appl. #2006-184) from RP-3 to PMIX and the preliminary development plan (Appl. #2006-184) for Villas at John Knox Village by Ordinance No. 6305.
- February 19, 2007 – A final development plan (Appl. #2006-284) for Forest Lake Information Center located at 2001 NW Forest Lake Dr. was approved.

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- April 18, 2007 – A minor plat (Appl. #2007-012) for *Forest Lake at Kohn Knox Village, 1st Plat* was recorded at Jackson County Recorder of Deeds, by Document #2007E0051292. The ingress/egress easement was dedicated by this plat.
- September 20, 2018 - The City Council approved the preliminary development plan (Appl. PL2018-103) for Woodside Ridge by Ordinance No. 8470.
- January 14, 2020 - The City Council approved the preliminary development plan (Appl. PL2019-351) for Woodside Ridge Subdivision Pool by Ordinance No. 8792(a).

Compatibility

The proposed residential development is compatible with the existing single-family homes in the neighboring subdivisions.

Adverse Impacts

The proposed vacation of the easement 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 easement have been expressed by the utility companies, including the City’s Public Works and 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

Standard Conditions of Approval

1. The ordinance approving the vacation of easement 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.