

City of Lee's Summit

Development Services Department

April 7, 2017

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director of Planning and Special Projects *RMG FOR RAM*
RE: **Appl. #PL2017-039 – VACATION OF EASEMENT – 800 NE Woods Chapel Rd., QuikTrip No. 0208R; QuikTrip Corporation, applicant**

Commentary

This application is for the vacation of two easements: 1) a north-south access & utility easement (approximately 30' x 276'); and 2) a portion of the east-west utility easement originally recorded as Doc. #2000I0039141 (approximately 15' x 20'). The vacation request stems from a conflict between the easements and future improvements to the property associated with the demolition and reconstruction of QuikTrip No. 208R, located at 800 NE Woods Chapel Road.

No objection was raised by the City's Public Works and Water Utilities Departments or other utility companies.

Recommendation

Staff recommends **APPROVAL** of the vacation of easement.

Project Information

Vacation of Easements: a north-south access & utility easement (approximately 30' x 276'); and a portion of the east-west utility easement (approximately 15' x 20')

Location: 800 NE Woods Chapel Road

Zoning: CP-2 (Planned Community Commercial District)

Surrounding zoning and use:

North: RP-3 (Planned Residential Mixed Use) – Townhomes of Chapel Ridge

South (across NE Woods Chapel Road): CP-2 – retail center

East: CP-2 – Burger King

West (across NE Ralph Powell Road): CP-2 – bank and restaurant

Background

- March 17, 1998 – The City Council approved a rezoning and preliminary development plan (Appl. #1997-087) from District A (Agricultural, now AG) to District C-P (Planned Business, now CP-2) by Ord. #4584.
- May 11, 1998 – The Planning Commission approved a final development plan (Appl. #1998-211) for QuikTrip at 800 NE Woods Chapel Road.
- September 1, 2016 – The City Council approved a preliminary development plan (Appl. #PL2016-097) for the demolition and reconstruction of QuikTrip No. 208R by Ord. #7959.
- September 27, 2016 – A final development plan application (Appl. #PL2016-179) for QuikTrip No. 208R was submitted to the City for administrative approval. The final development plan is currently going through the review process.

Analysis of Vacation of Easement

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Code and Ordinance Requirements

The items in the box below are specific to this application and must be satisfactorily addressed in order to be in compliance with the Codes and Ordinances of the City.

Planning

1. The vacation of easement shall be recorded prior to the issuance of any building permit.

RGM/cs

Attachments:

1. Exhibits and Legal Descriptions for Easements to be Vacated, date stamped February 24, 2017 – 4 pages
2. Location Map