


City of Lee's Summit

Department of Planning and Codes Administration

May 20, 2016

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director 
RE: **CONTINUED PUBLIC HEARING – Application #PL2016-045 – VACATION OF RIGHT-OF-WAY – a section of SW Flintrock Dr south of SW Napa Valley Dr, located within the Napa Valley subdivision; Toscano Investments, applicant**

Commentary

This application is to vacate all of the right-of-way for the portion of SW Flintrock Drive located immediately south of SW Napa Valley Drive. The right-of-way was originally dedicated via plat to provide a phased extension and connection to the existing SW Flintrock Drive in the abutting Parkwood at Stoney Creek subdivision. An approximately 100 foot section of the street has been constructed, but the two lots adjacent to the street remain undeveloped. The applicant has since had a revised preliminary development plan approved for the area that redesigns the extension of SW Flintrock Drive and removes the subject right-of-way and street section to create additional single-family lots. The future lots will have access off of the existing SW Napa Valley Drive, so this section of SW Flintrock Drive is not needed.

The request for vacation of right-of-way was sent to the City's Public Works and Water Utilities Departments, as well as the private utility companies, for their input. The City's Public Works Department, Comcast, KCP&L and Laclede Gas have utilities located within the right-of-way that will have to be relocated prior to the subject right-of-way being vacated.

Recommendation

Staff recommends **APPROVAL** of the vacation of right-of-way, subject to the following:

1. The vacation shall not become effective until the existing infrastructure is relocated and necessary easement dedicated. Documentation of the recorded easement shall be provided to the Planning and Codes Administration Department.

Project Information

Vacation of Right-of-way: all of the SW Flintrock Drive right-of-way (approximately 100 feet in length and having a width of 50 feet) immediately south of SW Napa Valley Drive

Location: east of SW Pryor Road, approximately 1/3 mile south of SW M-150 Highway

Zoning: PMIX (Planned Mixed-Use District)

Surrounding Zoning and Use:

North: PMIX (Planned Mixed-Use District)—Napa Valley (single-family residential subdivision)

South: PMIX (Planned Mixed-Use District)—Napa Valley (single-family residential subdivision)

East: PMIX (Planned Mixed-Use District)—Napa Valley (single-family residential subdivision)

West: PMIX (Planned Mixed-Use District)—Napa Valley (single-family residential subdivision)

Background

- March 9, 2004 – The Planning Commission approved the preliminary plat (Appl. #2004-10) for *Napa Valley, Lots 1 – 216 and Tracts A through V*.
- April 15, 2004 – The City Council approved the rezoning (Appl. #2004-008) from AG to PMIX and the preliminary development plan (Appl. #2004-009) for Napa Valley by Ordinance No. 5731.
- October 21, 2004 – The City Council approved the final plat (Appl. #2004-172) for *Napa Valley, 1st Plat, Lots 1-88 & Tracts A-M* by Ordinance No. 5825. The subject right-of-way was dedicated as part of this plat.
- December 17, 2015 – The City Council approved the preliminary development plan (Appl. #PL2015-130) for Napa Valley, 2nd Plat by Ordinance No. 7775.

Analysis of Vacation of Right-of-way

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RGM/res

Attachments:

1. Drawing and description of right-of-way to be vacated, date stamped March 4, 2016
2. Location Map