



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2024-218 – VACATION OF RIGHT-OF-WAY
Applicant	Engineering Solutions, LLC
Property Address	A portion of SW Jefferson St right-of-way and miscellaneous right-of-way located south of SW Oldham Pkwy (abutting 101 SW Oldham Pkwy); and a portion of SW Market St north of SW Persels Rd (abutting 1300, 1302 and 1304 SW Market St)
Planning Commission Date	March 13, 2025
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: January 24, 2023, and June 13, 2023
Neighborhood meeting conducted: June 24, 2024
Newspaper notification published on: February 22, 2025
Radius notices mailed to properties within 300 feet on: February 6, 2025
Site posted notice on: February 24, 2025

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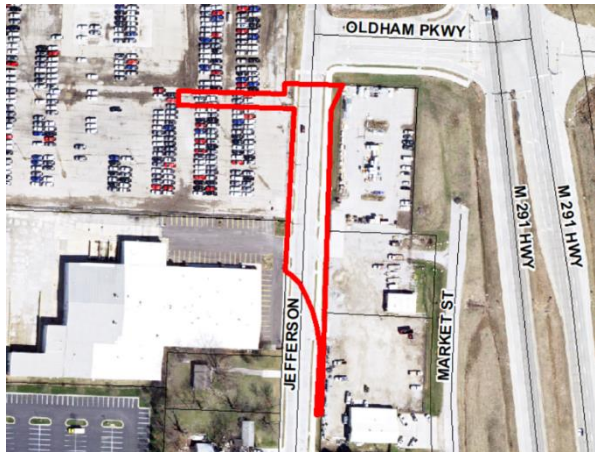
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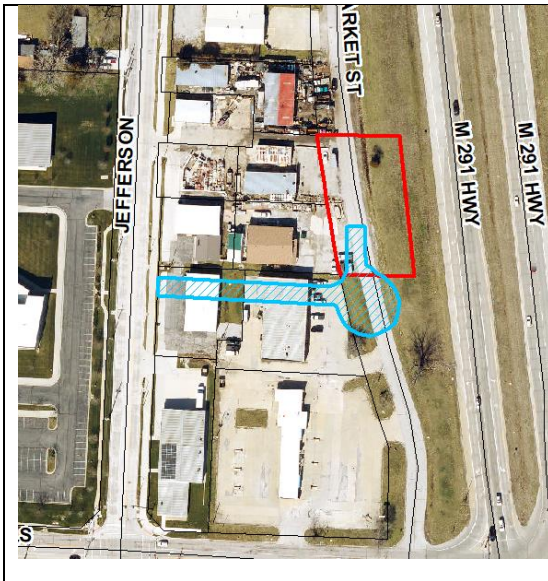
Attachments

Legal Description and Exhibit (SW Jefferson St), dated December 12, 2024
Legal Description and Exhibit (SW Market St), dated June 21, 2024
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC / Applicant
Applicant's Representative	Matt Schlicht, P.E.
Location of Property	Vacation of an approximately 580' long portion of SW Jefferson St right-of-way and miscellaneous right-of-way both located south of SW Oldham Pkwy (abutting 101 SW Oldham Pkwy); and An approximately 200' long portion of SW Market St right-of-way located north of SW Persels Rd (abutting 1300, 1302 and 1304 SW Market St).
Size of Property	±0.78 acres (33,819 sq. ft.) ±0.50 acres (21,831 sq. ft.) ±1.28 total acres (55,650 sq. ft.)
Zoning	PMIX (Planned Mixed Use)
Comprehensive Plan Designation	Commercial
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. Duration of Validity: 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	
	The subject SW Jefferson St right-of-way houses a three-lane street section (two travel lanes plus a center turn lane) south of the intersection with SW Oldham Pkwy. An additional connected segment of miscellaneous right-of-way extends onto the former Adesa Auto Auction site.



The subject SW Market St right-of-way (in red) houses a portion of the existing street that will be removed as part of the Oldham Village redevelopment project.

The section of SW Market St right-of-way north of SW Persels Rd has historically fallen under MoDOT jurisdiction. MoDOT recently conveyed the subject 200' long section of right-of-way to the City. The developer will construct a portion of a future private street/drive (in blue) on the subject section of right-of-way to maintain access to two abutting properties on the north that are not part of the Oldham Village redevelopment project. Vacation of the public right-of-way is required to accommodate the private street/drive improvement. The remaining SW Market St right-of-way to the north and south has been directly acquired by the developer from MoDOT and requires no City action.

Description of Applicant's Request

The applicant proposes to vacate the subject rights-of-way in association with the future Oldham Village redevelopment project on the former Adesa Auto Auction site and adjacent vacant commercial and industrial sites in the vicinity of the SW Jefferson St and SW Oldham Pkwy intersection. Area road improvements associated with the Oldham Village redevelopment project include realigning an approximately 580' long section of SW Jefferson St south of SW Oldham Pkwy and removal of SW Market St north of SW Persels Rd. The subject rights-of-way will no longer serve a public purpose and will revert to private property. Right-of-way for the realigned portion of SW Jefferson St will be dedicated via plat under separate application. No objection to the proposed vacation of right-of-way has been raised by any private utility, the City's Public Works or Water Utilities Departments.

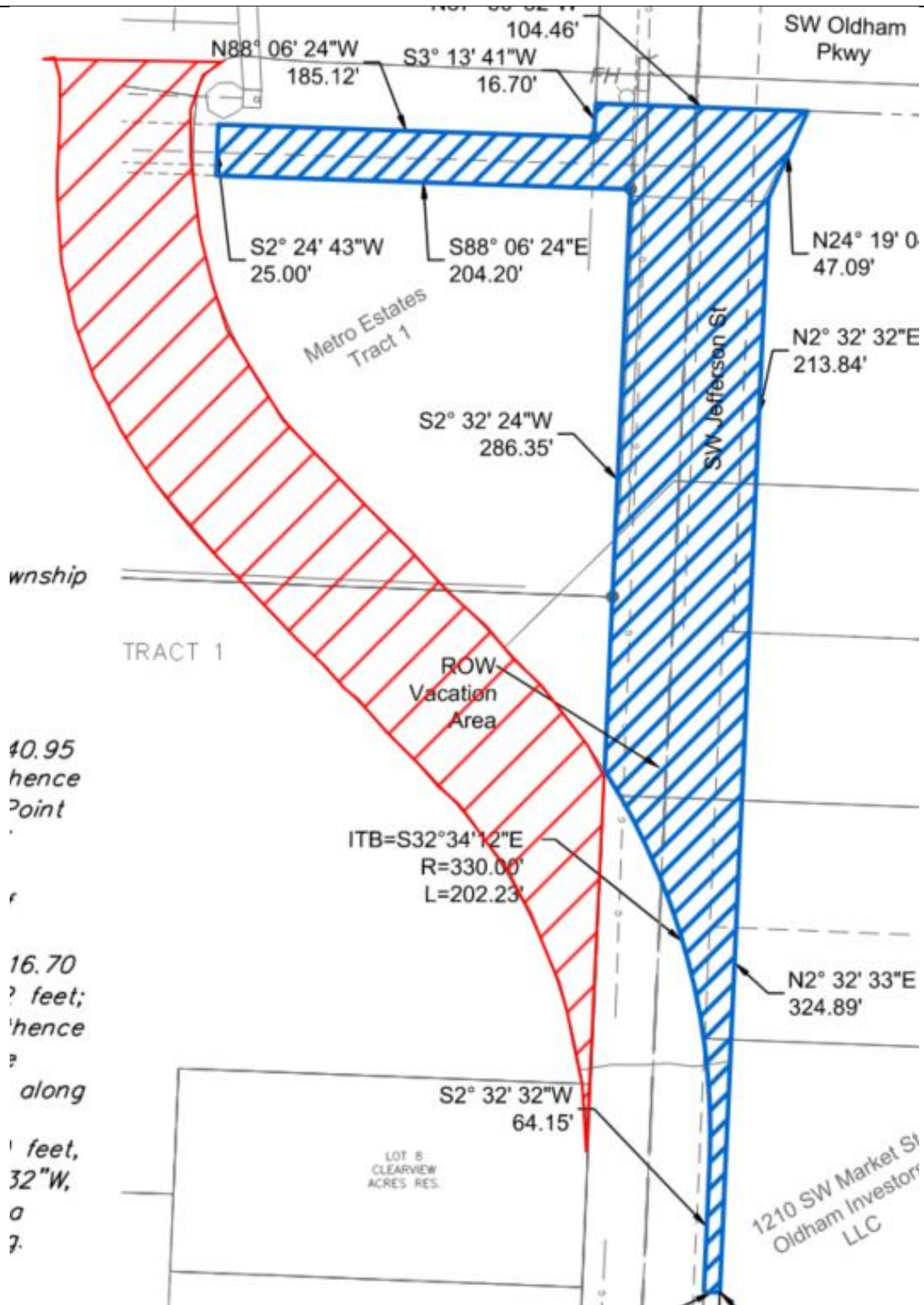
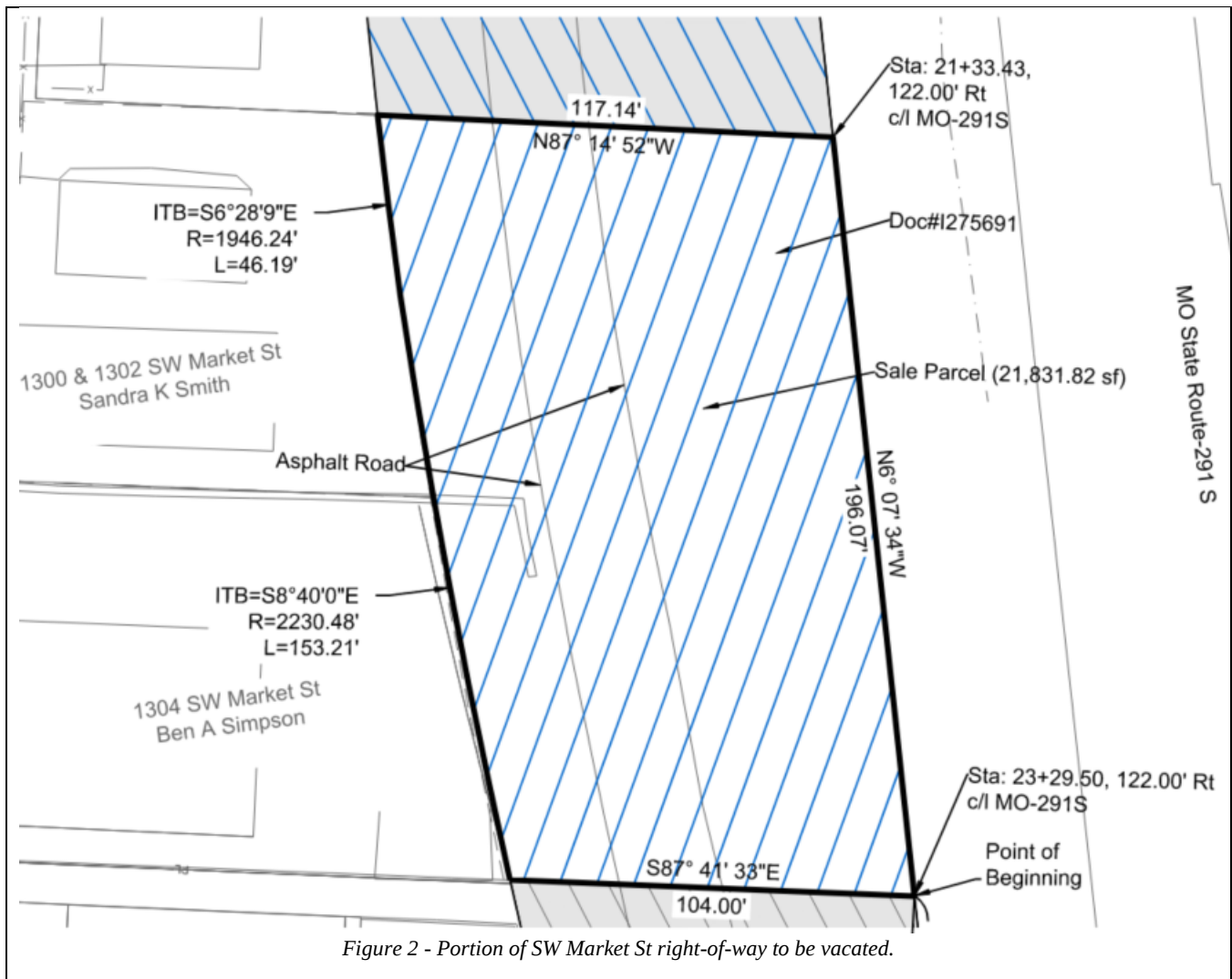


Figure 1 – Proposed SW Jefferson St and adjacent right-of-way to be vacated in blue. Future realigned SW Jefferson St in red.



2. Land Use

Description and Character of Surrounding Area

The surrounding area is generally characterized by a transition of industrial uses along South M-291 Hwy to single-family residential west of the Oldham Village redevelopment area. Uses along SW Jefferson St include vacant and occupied industrial and commercial lots; a church; and single-family residential lots.

Adjacent Land Uses and Zoning

North:	Former Adesa Auto Auction site and vacant commercial pad sites / PMIX
South:	Abundant Life Baptist Church / PI (Planned Industrial); Single-family residential / R-1 (Single-family Residential); and Industrial / PI
East:	Vacant industrial lots / PMIX; and South M-291 Hwy

West:	Former Adesa Auto Auction site / PMIX; and Industrial / PI
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Site Characteristics

The subject rights-of-way house sections of SW Jefferson St and SW Market St located between SW Oldham Pkwy on the north and SW Persels Rd on the south. SW Jefferson St and SW Market St serve a primarily industrial corridor that also has a church and a single-family residence along the west side of SW Jefferson St.

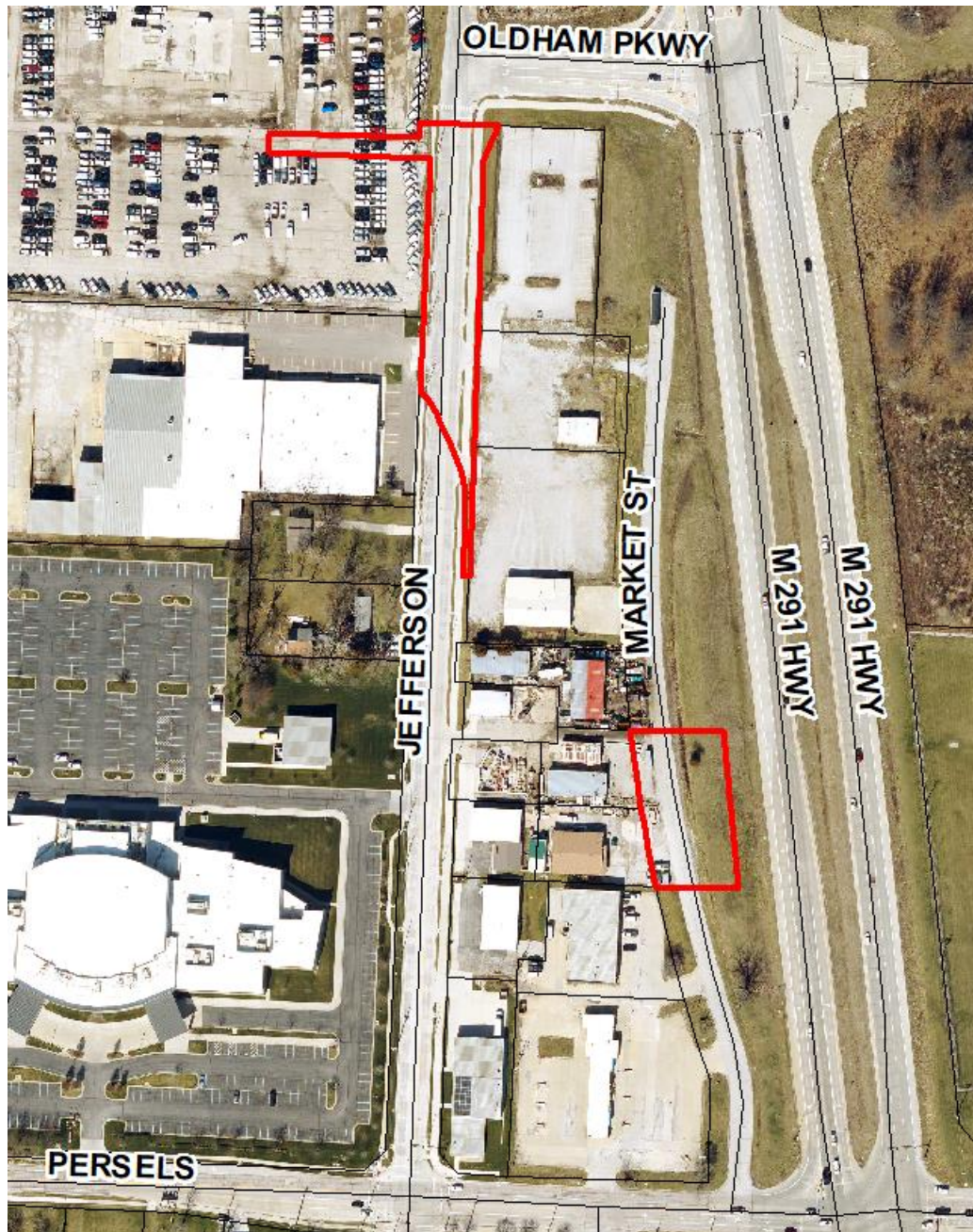


Figure 3 - Aerial image showing limits of subject rights-of-way.

Special Considerations

N/A

3. Unified Development Ordinance (UDO)

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

Unified Development Ordinance (UDO)

The purpose of the application is to vacate two (2) sections of right-of-way composed of an approximately 580' long section of SW Jefferson St and an approximately 200' long section of SW Market St in association with the future Oldham Village redevelopment project. Redevelopment activity includes realignment of a portion of SW Jefferson St at its intersection with SW Oldham Pkwy, as well as the removal of SW Market St north of SW Persels Rd.

4. Comprehensive Plan

The proposed vacation of rights-of-way does not compromise the ability to implement and/or achieve any policies, goals or objectives outlined in the Comprehensive Plan. Vacating the subject rights-of-way is integral to making the necessary public and private improvements for the Oldham Village redevelopment project on the former Adesa Auto Auction site and adjacent industrial properties to the east along South M-291 Hwy.

5. Analysis

Background and History

- April 23, 1947 – The plat titled *Clearview Acres* was recorded with the Jackson County Recorder of Deeds office by Instrument #1947-I-0527685. The miscellaneous right-of-way extending west of SW Jefferson St onto the Adesa Auto Auction site was dedicated as part of the plat. The subdivision and right-of-way were in unincorporated Jackson County at the time they were established.
- December 29, 1951 – Approximately 924 acres were annexed into the corporate limits of Lee's Summit by Ordinance No. 812. The subject SW Jefferson St and SW Market St rights-of-way and the Clearview Acres subdivision were included in the annexation.
- January 14, 2025 – The City Council approved a preliminary development plan (Appl. #PL2023-188) for Oldham Village Phase 1 by Ordinance No. 10049.
- January 14, 2025 – The City Council approved a rezoning from PI and PMIX to PMIX and a preliminary development plan (Appl. #PL2024-015) for Oldham Village Phase 2 by Ordinance No. 10050.

Public Services

The proposed vacation of rights-of-way will not impede the continued normal and orderly development and improvement of the surrounding area. The proposed vacation of rights-of-way is associated with a necessary realignment of a portion of SW Jefferson St and removal of SW Market St to facilitate the redevelopment of the surrounding area. The subject rights-of-way will no longer serve a public purpose once construction of the realigned portion of SW Jefferson St is complete and SW Market St is removed.

No objections to the proposed vacation of right-of-way were expressed by the utility companies (e.g. Evergy, Spire, Comcast, etc.) or the City's Public Works and Water Utilities Departments.

Adverse Impacts

The proposed vacation of rights-of-way will not negatively impact the use or aesthetics of any neighboring property, nor will it negatively impact the health, safety and welfare of the public. New right-of-way will be dedicated under separate application for the realigned portion of SW Jefferson St to maintain adequate access for the area as part of the Oldham Village public improvements.

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. The vacation of rights-of-way shall not go into effect until such time as the City accepts the public improvements for the realigned intersection of SW Jefferson St and SW Oldham Pkwy.

Standard Conditions of Approval

2. The ordinance approving the vacation of rights-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.