



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2026-118 – VACATION OF EASEMENT
Applicant	Matthew Schlicht
Property Address	4336,4340,4344,4348,4352,4356,4360,4364,4366,4368 NE Hideaway Dr.
Planning Commission Date	June 25, 2026
Heard by	Planning Commission and City Council
Analyst	Pierce Pulliam, Planner

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

Legal Description and Exhibit, dated April 30, 2026 – 1 page

Location Map

A copy of Appl. #PL2021-098 - Final Plat - Park Ridge 8th Plat Lots 362-391 – 1 page

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions / Applicant
Applicant's Representative	Matthew Schlict
Property Owner	ACH Development LLC
Location of Property	4336,4340,4344,4348,4352,4356,4360,4364,4366,4368 NE Hideaway Dr.
Size of Property	±1.9 acres (82,764 sq. ft.)
Zoning	RP-1 (Planned Single-Family Residential)
Comprehensive Plan Designation	Residential 1
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. Duration of Validity: Approval of the vacation of easement does not expire unless stated in the approval.

Current Land Use
The subject property is currently undeveloped and consists of Lots 370 through 379 within the Park Ridge 8th Plat residential subdivision.



Figure 1- Aerial of the subject property

Description of Applicant's Request

The applicant requests to vacate a portion of an existing 25-ft. utility easement located at the rear of nine (9) lots located in the Park Ridge 8th Plat residential subdivision. The vacation would reduce the easement from 25 ft. to 10 ft. The vacation of the easement is needed to allow larger backyard building opportunities. There are no utilities located in the easement requesting to be vacated.

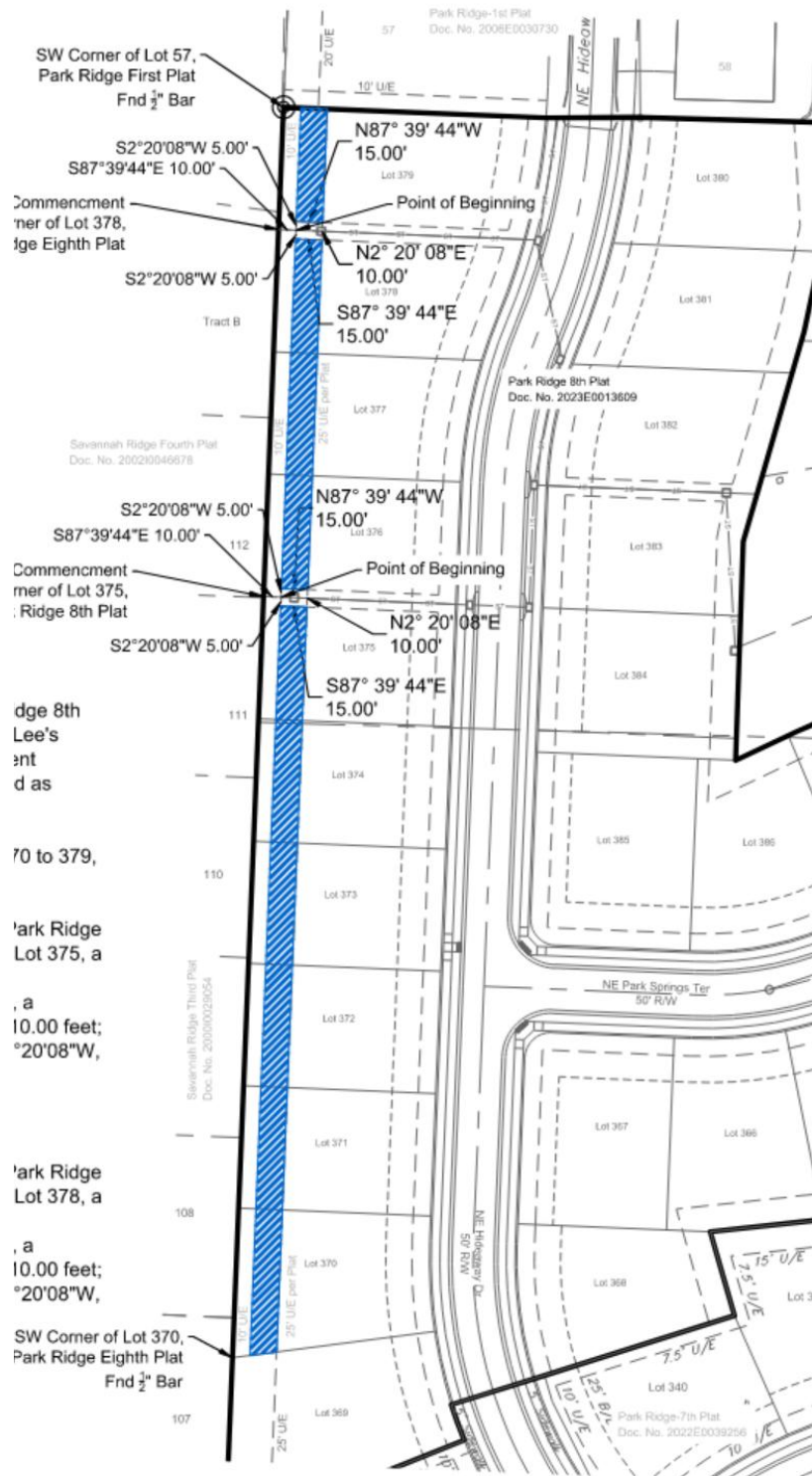


Figure 2 – Proposed easement vacation

2. Land Use

Description and Character of Surrounding Area

The subject site is on the western side of NE Hideaway Drive and runs north-south along the street. To the west is the Savannah Ridge subdivision that was first approved in 1994. To the north and east are the initial plats of the Park Ridge subdivision that were first approved in 2005.

Adjacent Land Uses and Zoning

North (Across Dalton Ridge Dr.):	Park Ridge residential subdivisions / R-1 (Single-Family Residential District)
South:	Park Ridge residential subdivisions /RP-1 (Planned Single-Family Residential District)
East (across NE Hideaway Dr.):	Park Ridge residential subdivision/ RP-1
West:	Savannah Ridge residential subdivision/ R-1

Site Characteristics

The site slopes downwards as it runs north along NE Hideaway Drive and is graded but undeveloped.

Special Considerations

N/A

3. Unified Development Ordinance (UDO)

Section	Description
2.480, 2.490	Vacation of Easement

Unified Development Ordinance (UDO)

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Facilities and Infrastructure	Objective: Maintain high-quality service levels for existing and future customers. Objective: Maintain high-quality infrastructure that supports and entices quality growth.

Comprehensive Plan

The proposed vacation of the subject easement does not compromise the ability to implement and/or achieve any policies, goals or objectives outlined in the Ignite Comprehensive Plan. Since the request is to vacate a portion of an existing utility easement, 10 ft. will remain for the future location of any utilities.

5. Analysis

Background and History

- July 14, 2005 – The preliminary plat (Appl. #2005-138) for Park Ridge, Lots 1-347 was approved by the Planning Commission.
- July 28, 2005 – The City Council approved the rezoning (Appl. #2005-119) from AG to R-1 and RP-1 and the preliminary development plan by Ordinance No. 6001.
- April 12, 2022 – The City Council approved a final plat (Appl. #2021-098) for *Park Ridge 8th Plat, lots 362-391*, by Ordinance No. 9378.

Compatibility

The request to vacate the subject easement is consistent with the City's practice of managing its inventory of easements by eliminating easements in whole or in part that do not serve a public purpose. The subject portion of easement contains no utilities and thus does not serve a public purpose.

Adverse Impacts

The proposed vacation of 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 objection to the requested vacation was expressed by the private utility companies, the City's Public Works or Water Utilities Departments.

Recommendation

With the condition of approval below, the application meets the recommendations of the Ignite! Comprehensive plan and the requirements of the UDO.

6. Recommended Conditions of Approval

Site Specific

1. The vacation of easement shall be recorded at Jackson County prior to the issuance of a building permit.