



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2026-040 – VACATION OF RIGHT-OF-WAY
Applicant	Engineering Solutions, LLC
Property Address	A portion of SW Jefferson St right-of-way located south of SW Oldham Pkwy (abutting 1111 SW Jefferson St)
Planning Commission Date Heard by	April 9, 2026 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: March 21, 2026
Radius notices mailed to properties within 300 feet on: March 25, 2026
Site posted notice on: March 25, 2026

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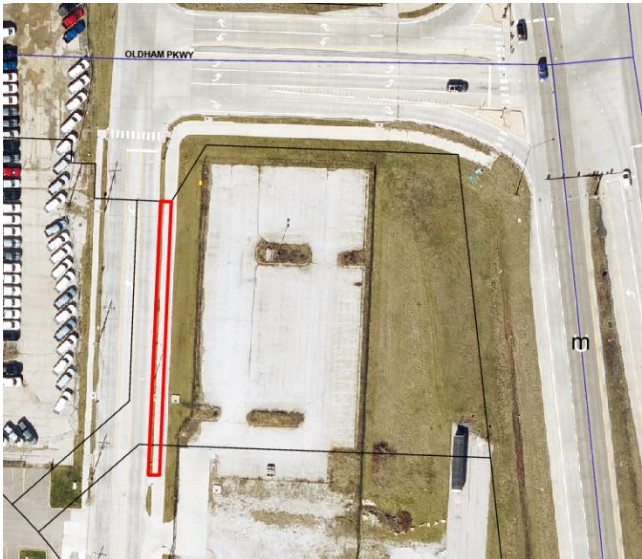
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Attachments

Legal Description and Exhibit, dated March 27, 2025
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 214' long portion of SW Jefferson St right-of-way located south of SW Oldham Pkwy (abutting 1111 SW Jefferson St).
Size of Property	±0.04 acres (1,716 sq. ft.)
Zoning	PMIX (Planned Mixed Use)
Comprehensive Plan Designation	Commercial
Procedure	<p>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.</p> <p>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.</p>

Current Land Use	
	<p>The subject SW Jefferson St right-of-way housed a portion of the former road geometry that has since been realigned to the west as part of the Oldham Village roadway improvements.</p>

Description of Applicant's Request

The applicant proposes to vacate the subject right-of-way in association with the Oldham Village redevelopment project in the southwest quadrant of the US 50 Hwy/South M-291 Hwy interchange. Area road improvements associated with the Oldham Village redevelopment project included the now-completed realignment of an approximately 580' long section of SW Jefferson St south of SW Oldham Pkwy. The subject property is a remnant strip of right-of-way that served the former road alignment. The subject right-of-way no longer serves a public purpose and will revert to private property upon its vacation. 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.

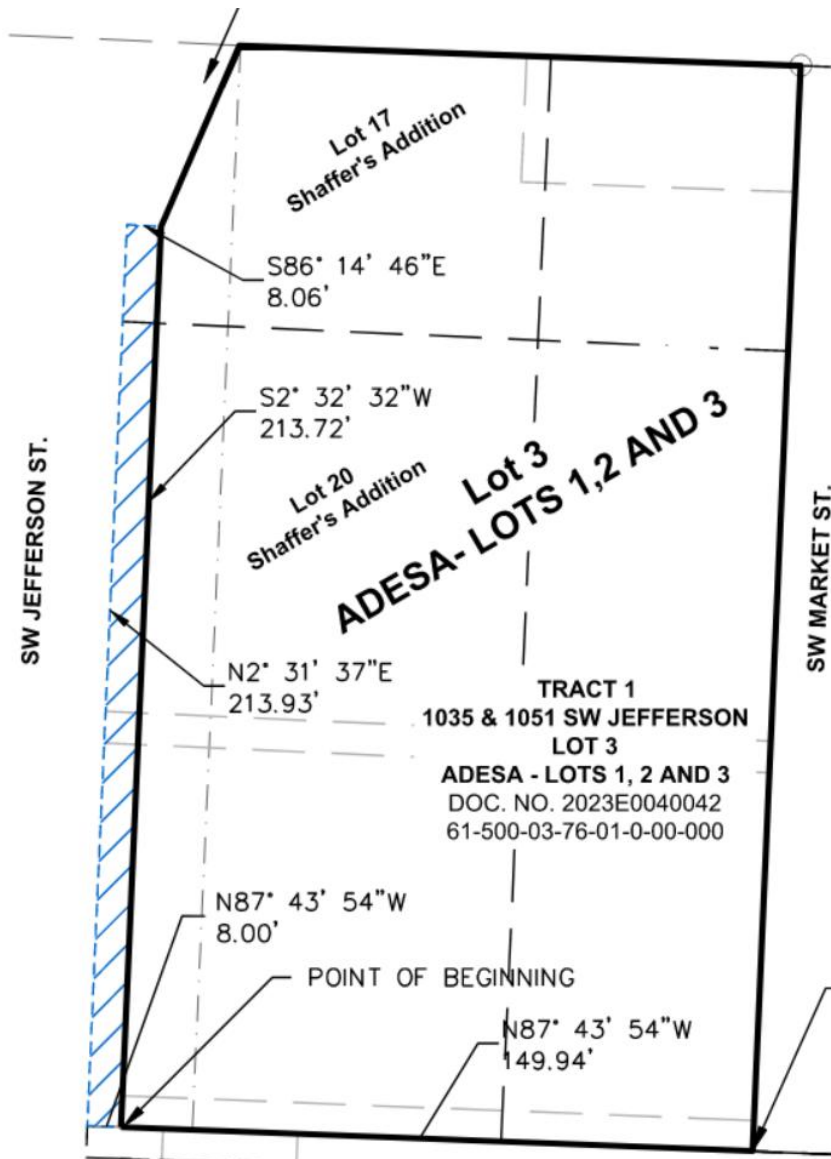


Figure 1 – Proposed SW Jefferson St right-of-way to be vacated in blue.

2. Land Use

Description and Character of Surrounding Area

The surrounding area was formerly characterized by industrial uses along South M-291 Hwy, including the former Adesa Auto Auction site. The area is currently being redeveloped as the Oldham Village residential/commercial mixed use development.

Adjacent Land Uses and Zoning

North:	Oldham Village pad sites / PMIX
South:	Oldham Village pad sites / PMIX
East:	Oldham Village pad sites / PMIX; and South M-291 Hwy
West:	Oldham Village pad sites / PMIX

Site Characteristics

The subject strip of right-of-way formerly housed a portion of the former SW Jefferson St roadway improvements prior to its realignment to the west as part of the Oldham Village roadway improvements. The immediate area has been developed as Oldham Village commercial pad sites.



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 an 8’ wide x 213.93’ long section of SW Jefferson St right-of-way associated with Oldham Village redevelopment activity that includes realignment of a portion of SW Jefferson St at its intersection with SW Oldham Pkwy. Said SW Jefferson St realignment has been completed and is open for use.

4. Comprehensive Plan

The proposed vacation of right-of-way does not compromise the ability to implement and/or achieve any policies, goals or objectives outlined in the Comprehensive Plan. Roadway improvements to SW Jefferson St to support the Oldham Village redevelopment project are complete. Vacating the remnant right-of-way removes an encumbrance on the subject property that is no longer needed to serve a public purpose.

5. Analysis

Background and History

- May 12, 2009 – The minor plat (Appl. #2009-017) titled *Adesa, Lots 1, 2 & 3* was recorded with the Jackson County Recorder of Deeds office by Instrument #2009-E-0045659.

Public Services

The proposed vacation of right-of-way will not impede the continued normal and orderly development and improvement of the surrounding area. The proposed vacation of right-of-way is associated with a necessary realignment of a portion of SW Jefferson St that facilitated the redevelopment of the surrounding area. The subject right-of-way no longer serves a public purpose.

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 right-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. The subject portion of right-of-way is not needed to serve the realigned portion of SW Jefferson St.

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 right-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.