



**LEE'S SUMMIT**  
MISSOURI  
Development Services Department

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## Development Services Staff Report

<b>File Number</b>	PL2026-001 – VACATION OF EASEMENT
<b>Applicant</b>	Engineering Solutions, LLC
<b>Property Address</b>	Fifteen (15) easements within the Oldham Village development, generally located at the southwest corner of the intersection of US 50 Hwy and South M-291 Hwy
<b>Planning Commission Date Heard by</b>	April 9, 2026 Planning Commission and City Council
<b>Analyst</b>	Hector Soto, Jr., AICP, Senior Planner

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### Public Notification

Pre-application held: January 24, 2023, and June 13, 2023  
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

Exhibit 5 – Legal Description and Drawing, dated June 20, 2025  
Exhibit 6 – Legal Description and Drawing, dated March 27, 2025  
Exhibit 7 – Legal Description and Drawing, dated June 27, 2025  
Exhibit 8 – Legal Description and Drawing, dated June 27, 2025  
Exhibit 10 – Legal Description and Drawing, dated June 30, 2025

Exhibit 11 – Legal Description and Drawing, March 27, 2025

Exhibit 12 – Legal Description and Drawing, March 27, 2025

Exhibit 13 – Legal Description and Drawing, March 27, 2025

Exhibit 17 – Legal Description and Drawing, June 25, 2025

Exhibit 18 – Legal Description and Drawing, March 27, 2025

Exhibit 19 – Legal Description and Drawing, March 27, 2025

Exhibit 20 – Legal Description and Drawing, March 27, 2025

Exhibit 21 – Legal Description and Drawing, March 27, 2025

Exhibit 23 – Legal Description and Drawing, March 27, 2025

Exhibit 24 – Legal Description and Drawing, March 27, 2025

Location Map

## 1. Project Data and Facts

Project Data	
<b>Applicant/Status</b>	Engineering Solutions, LLC / Applicant
<b>Applicant’s Representative</b>	Matt Schlicht, P.E.
<b>Location of Property</b>	Fifteen (15) easements within the Oldham Village development, generally located at the southwest corner of the intersection of US 50 Hwy and South M-291 Hwy
<b>Size of Property</b>	0.12 acres (5,058 sq. ft.) – Exhibit 5 0.27 acres (11,551 sq. ft.) – Exhibit 6 0.11 acres (4,949 sq. ft.) – Exhibit 7 0.18 acres (7,924 sq. ft.) – Exhibit 8 0.06 acres (2,640 sq. ft.) – Exhibit 10 0.06 acres (2,640 sq. ft.) – Exhibit 11 0.03 acres (1,320 sq. ft.) – Exhibit 12 0.03 acres (1,374 sq. ft.) – Exhibit 13 0.05 acres (2,203 sq. ft.) – Exhibit 17 0.03 acres (1,187 sq. ft.) – Exhibit 18 0.03 acres (1,188 sq. ft.) – Exhibit 19 0.03 acres (1,480 sq. ft.) – Exhibit 20 0.04 acres (1,583 sq. ft.) – Exhibit 21 0.19 acres (8,084 sq. ft.) – Exhibit 23 0.04 acres (1,741 sq. ft.) – Exhibit 24 <b>±1.27 total acres (54,922 sq. ft.)</b>
<b>Zoning</b>	PMIX (Planned Mixed Use)
<b>Comprehensive Plan Designation</b>	Commercial
<b>Procedure</b>	The Planning Commission makes a recommendation to the City Council on the vacation of easement. The City Council

	<p>takes final action on the vacation of easement in the form of an ordinance.</p> <p><b>Duration of Validity:</b> Approval of the vacation of easement does not expire unless stated in the approval.</p>
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**Current Land Use**



The former site of the Adesa Auto Auction and miscellaneous industrial sites at the southwest quadrant of the intersection of US 50 Hwy and South M-291 Hwy has been redeveloped as Oldham Village, a residential/commercial mixed use development. Development of individual pad sites in Oldham Village is currently underway.

Figure 1 - Oldham Village boundaries dashed in yellow. Easement locations depicted by red lines.

**Description of Applicant’s Request**

The applicant proposes to vacate a total of fifteen (15) easements associated with the Oldham Village redevelopment project in the southwest quadrant of the US 50 Hwy/South M-291 Hwy interchange. The subject easements are remnants of the historic plat record for the area that preceded the Oldham Village redevelopment project. With the dedication of new easements to serve the area’s new lot configurations via the plats titled *Oldham Village, 1<sup>st</sup> Plat and 2<sup>nd</sup> Plat*, the subject easements no longer serve a public purpose. No objection to the proposed vacation of easements has been raised by any private utility, the City’s Public Works or Water Utilities Departments.

Please note that the numeration of the fifteen (15) exhibits listed under “Attachments” does not begin with “1” and has gaps between some numbers. This is reflective of the applicant’s internal numeration for a larger body of documents associated with the overall Oldham Village development.

**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**

<b>North:</b>	US 50 Hwy
<b>South:</b>	Church and single-family residential / R-1 (Single-family Residential) and PMIX
<b>East:</b>	South M-291 Hwy
<b>West:</b>	Single-family residential / R-1

**Site Characteristics**

The Oldham Village redevelopment project is an approximately 57-acre site with frontage along SW Oldham Pkwy, SW Jefferson St and SW Persels Rd. The development is composed of 18 lots. A new network of easements serving the development was established via the plats titled *Oldham Village, 1<sup>st</sup> Plat and 2<sup>nd</sup> Plat*.

**Special Considerations**

N/A

**3. Unified Development Ordinance (UDO)**

Section	Description
2.480, 2.490	Vacation of Easement

### **Unified Development Ordinance (UDO)**

The vacation of the subject collection of fifteen (15) easements is requested to clear the property of unneeded encumbrances resulting from the abandonment and realignment of public utility infrastructure as part of the site's redevelopment. City policy supports the vacation of utility easements that are unused and no longer serve a public purpose.

## **4. Comprehensive Plan**

The proposed vacation of easements does not compromise the ability to implement and/or achieve any policies, goals or objectives outlined in the Ignite! Comprehensive Plan. The subject fifteen (15) easements will not house any public utility lines. New easements have been dedicated throughout Oldham Village as needed to accommodate new and realigned public utility lines to serve the re-developed site.

## **5. Analysis**

### **Background and History**

- January 21, 2025 – The City Council approved the final plat (Appl. #PL2024-250) titled *Oldham Village, 1<sup>st</sup> Plat, Lots 1-12 & Tracts A-D* by Ordinance No. 10130. Also, the City Council approved the final plat (Appl. #PL2024-251) titled *Oldham Village, 2<sup>nd</sup> Plat, Lots 12A-18 & Tract E* by Ordinance No. 10131.

### **Public Services**

The proposed vacation of easements will not impede the continued normal and orderly development and improvement of the surrounding area. The proposed vacation of easements is associated with the redevelopment of the former Adesa Auto Auction site and surrounding industrial sites. The subject easements no longer serve a public purpose.

No objections to the proposed vacation of easements 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 easements 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 easements have already been established to serve Oldham Village.

### **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 easement application 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.