



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2022-298 – VACATION OF RIGHT-OF-WAY
Applicant	Cityscape Residential
Property Address	A segment of NE Sloan St located south of NE Tudor Rd (adjacent to 15 NE Tudor Rd)
Planning Commission Date Heard by	October 13, 2022 Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Senior Planner Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: May 17, 2022
Neighborhood meeting conducted: July 25, 2022
Newspaper notification published on: September 24, 2022
Radius notices mailed to properties within 300 feet on: September 23, 2022
Site posted notice on: September 26, 2022

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Attachments

Exhibit and Legal Description, sealed June 24, 2022 – 2 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Cityscape Residential / Applicant
Applicant's Representative	Ryan Adams
Location of Property	A segment of NE Sloan St located south of NE Tudor Rd (adjacent to 15 NE Tudor Rd)
Size of Property	±0.37 Acres (16,001 sq. ft.)
Zoning	PO (Planned Office District)
Comprehensive Plan Designation	Residential 3 Mixed Use
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>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 segment of NW Sloan Street is located on the south side of NW Tudor Road approximately 500' west of NE Douglas Street. Currently the right-of-way is unused and undeveloped.</p>	

Description of Applicant's Request

The applicant requests to vacate an approximately 50' wide x 288' long segment of NW Sloan Street located south of NW Tudor Road. The subject piece of redundant right-of-way is unused and undeveloped. This application is related to the PDP (PL2022-243) for the Douglas & Tudor Apartments project that was recommended for approval by the Planning Commission on September 22, 2022.

2. Land Use

Description and Character of Surrounding Area

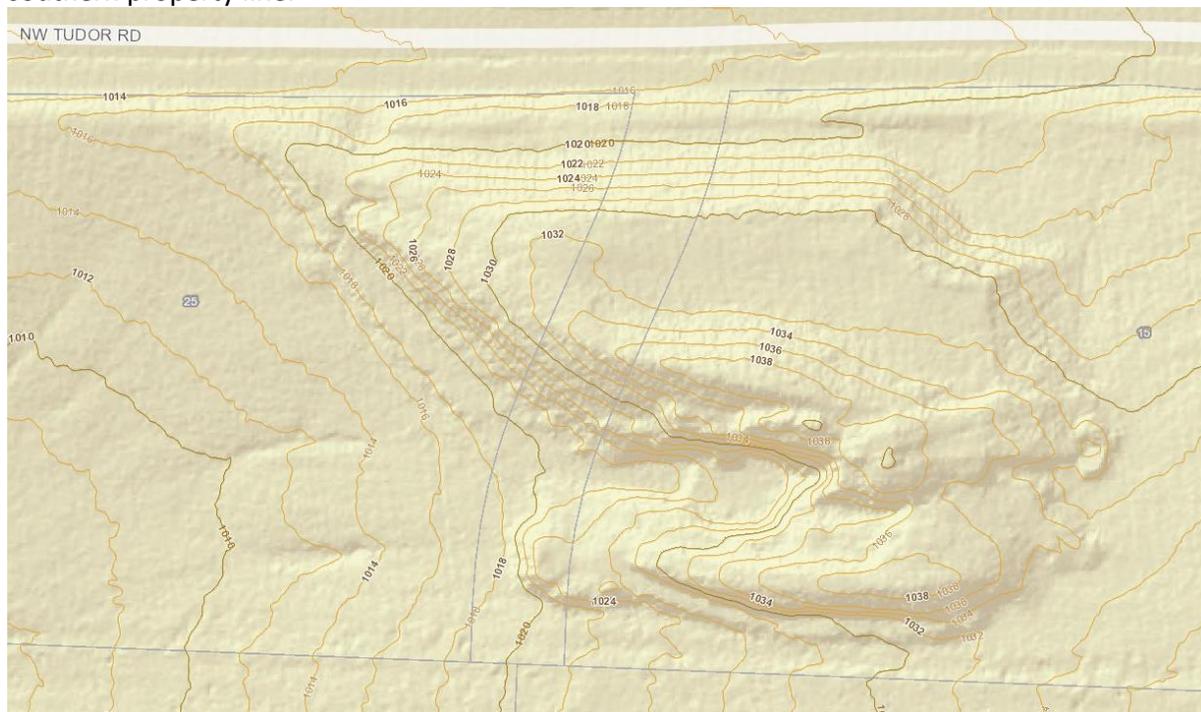
The subject right-of-way sits on the south side of NW Tudor Road, approximately 500' west of NE Douglas Street. The surrounding properties to the south, east and west are undeveloped vacant properties. The Lee's Summit Police and Court facility is located on the property to the north, across NW Tudor Road.

Adjacent Land Uses and Zoning

North (across SE Dalton Dr:	Police and Court facility / PO
South:	Vacant / PO
East:	Vacant / PO
West:	Vacant / PO

Site Characteristics

The subject site is vacant and undeveloped. Aside from the topography, the property is relatively unremarkable. From the northern property line, the grade of the property raises upward from elevation 1016' to 1036' near the midpoint of the property before dipping back down to elevation 1020' at the southern property line.



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 approximately 50’ x 288’ segment of NE Sloan St, located on the south side of NW Tudor Road, approximately 500’ west of NE Douglas Street. Elimination of the right-of-way does not negatively impact the immediate area.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Public Facilities, Infrastructure & Resiliency	Goal 3.5.B: Plan and build City services & infrastructure to promote quality growth & resiliency

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.

5. Analysis

Background and History

- June 22, 1914 – The plat “Summit Park” was recorded with Jackson County.
- December 31, 1964 – The subject property was annexed into the City of Lee’s Summit by Ordinance No. 812.
- January 21, 1997 – The City Council approve the final plat “New Lee’s Summit Police and Court Facility, a Replat of Lots 1, 2, 12, 13, and 14 and part of Lot 3 of Summit Park” by Ord. No. 4397.
- September 22, 2022 – The Planning Commission recommend approval of the PDP (PL2022-243) for Douglas & Tudor Apartments. The application is scheduled to be heard before the City Council on October 18, 2022.

Compatibility

The proposed vacation of right-of-way is consistent with the proposed PDP for the development of the Douglas & Tudor Apartments, which does not require the ROW at this location.

Public Services

The proposed vacation of right-of-way will not impede the normal and orderly development and improvement of the surrounding property. The subject right-of-way no longer serves a public purpose for the area's street network.

Adverse Impacts

The subject segment no longer serves a public purpose. The proposed vacation of right-of-way will not negatively impact the use or aesthetics of any neighboring property, nor is it expected to negatively impact the health, safety and welfare of the public.

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 prior to the issuance of a building permit.