



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2018-221 – VACATION OF EASEMENT
Applicant	New TKG-KC, LLC
Property Address	3924 SW Raintree Drive 3930 SW Raintree Drive
Planning Commission Date Heard by	September 26, 2019 Planning Commission and City Council
Analyst Checked By	Jennifer Thompson, Senior Planner Hector Soto, AICP, Planning Manager Kent Monter, PE, Development Engineering Manager

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

Table of Contents

1. Project Data and Facts	2
2. Land Use	2
3. Unified Development Ordinance (UDO)	3
4. Analysis	3
5. Recommended Conditions of Approval	4

Attachments

Exhibit and Legal Description, dated August 30, 2019
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	New TKG-KC, LLC /Owner
Applicant's Representative	Weyen Burnam
Location of Property	3924 SW Raintree Dr 3930 SW Raintree Dr
Size of Property	1.27 Acres (total properties)
Zoning	PI (Planned Industrial)
Comprehensive Plan Designation	Retail
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. Approval of the vacation of easement does not expire unless stated in the approval.

Current Land Use
The subject properties are currently undeveloped, anticipating the construction of a 46,463 sq. ft. climate controlled storage facility. The applicant has submitted an application to combine the two (2) subject properties into a single lot for the future building.

Description of Applicant's Request
The applicant requests to vacate all of a 20' wide utility easement and a 30' wide access easement located on Lots 2A and 3A of <i>South M-291 Safety Mini Storage Lots 1A, 2A & 3A</i> . The vacation of easements is necessary to accommodate construction of a future building on the subject lots.

2. Land Use

Description and Character of Surrounding Area
The property is located along the M-291 Hwy corridor, south of M-150 Hwy and west of SW Raintree Dr. The existing mini-warehouse storage facility is located immediately to the west and vacant property lies to the north, south, and east (across M-291 Hwy).

Adjacent Land Uses and Zoning

North:	Commercial / CP-2 – vacant ground
South:	Commercial / CP-2 – vacant ground
East:	Commercial /CP-2 – vacant ground (across M-291 Hwy)
West:	Industrial / PI – existing mini-warehouse storage facility

Site Characteristics
The site consists of two (2) vacant lots that will be combined for the future development of a large climate

controlled storage facility. The properties have frontage along SW Raintree Dr. and M-291 Hwy.

Special Considerations

N/A

3. Unified Development Ordinance (UDO)

Section	Description
2.480, 2.490	Vacation of Easement

Unified Development Ordinance (UDO)

The purpose of the vacation of easements is to eliminate a conflict between the easement locations and the site of the future climate controlled storage facility.

4. Analysis

Background and History

The applicant requests to vacate all of a 20’ wide utility easement and a 30’ access easement located on Lots 2A and 3A of *South M-291 Safety Mini Storage Lots 1A, 2A & 3A*. The vacation of easements is necessary to accommodate construction of a future building on the subject lots.

- May 18, 2006 – A minor plat (Appl. #2006-008), for *South M-291 Safety Mini Storage Lot 1A, 2A, & 3A*, was recorded with the Jackson County Recorder of Deeds Office by Instrument No. 2006E0028581.
- August 13, 2019 – The City Council approved the rezoning from CP-2 to PI and preliminary development plan (Appl. #2018-220 and 222), for proposed Storage Mart, by Ordinance No. 8700.
- August 13, 2019 – The City Council approved the special use permit (Appl. #2018-220), for an indoor climate controlled storage facility that also includes limited outdoor non-climate controlled unit access and vehicular storage, by Ordinance No. 8701.

Compatibility

The proposed vacation of easements allows for the construction of a large climate controlled storage facility on the subject properties. The properties are located adjacent to the existing Storage Mart storage facility generally located at the southwest intersection of SW M-150 Hwy and M-291 Hwy (south of Raintree Plaza).

Adverse Impacts

The proposed vacation of easements 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 objections to the requested vacation of easements have been expressed by the utility companies, including the City's Public Works and Water Utilities Departments. The vacation will not impact the provision of utilities to the area. New easements to accommodate future utility needs will be dedicated as needed as part of the minor plat that merges the two (2) subject properties.

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 Comprehensive Plan.

Recommendation

With the conditions of approval below, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

5. Recommended Conditions of Approval

Standard Conditions of Approval

1. The ordinance approving the vacation of easements 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 any building permit on the affected lot.