



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2019-397 – Vacation of Right-of-Way
File Name	Journey Church International
Applicant	Journey Church International
Property Address	1601 SW M-150 Hwy
Planning Commission Date	January 9, 2020
Heard by	Planning Commission and City Council
Analyst	C. Shannon McGuire, Planner
Checked By	Hector Soto, Jr., AICP, Planning Manager and Kent Monter, PE, Development Engineering Manager

Public Notification

Pre-application held: October 29, 2019
Neighborhood meeting conducted: December 3, 2019
Newspaper notification published on: December 21, 2019
Radius notices mailed to properties within 300 feet on: December 19, 2019
Site posted notice on: December 20, 2019

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Attachments

Exhibits and Legal Descriptions, date stamped November 27, 2019 – 4 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Journey Church International/applicant
Applicant's Representative	Scott Courtney
Location of Property	1601 SW M-150 Hwy
Size of Property	±10.6 acres
Zoning	AG (Agricultural District)
Comprehensive Plan Designation	Low-density Residential
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
Existing Journey Church International

Description of Applicant's Request
The applicant requests to vacate approximately 60' x 375' segment of right-of-way across 1601 SW M-150 Hwy.

2. Land Use

Description and Character of Surrounding Area
The property is flanked on the east and west by large lot single-family homes. To the south is the Napa Valley single-family subdivision. North across M-150 Hwy is a mix of vacant undeveloped lots (Arborwalk subdivision) and Holy Spirit Catholic Church.

Adjacent Land Uses and Zoning

North:	Church & Undeveloped lots / PMIX (Planned Mixed Use)
South:	Napa Valley Subdivision / PMIX (Planned Mixed Use)
East:	Large Lot Single-family / AG (Agricultural District)
West:	Large Lot Single-family / AG(Agricultural District)

Site Characteristics

The current 19,686 sq. ft. Journey Church International building and associated parking lots are located at 1601 SW M-150 Hwy.

Special Considerations

New right-of-way will be dedicated as part of the associated preliminary development plan application (#PL2019-380).

3. Unified Development Ordinance (UDO)

Section	Description
2.460, 2.470	Vacation of Right-of-way

Unified Development Ordinance (UDO)

Under existing conditions, the church has unused right-of-way that crosses the subject property. The applicant’s purpose for the vacation of right-of-way is one step in the applicant’s proposal to expand the current church building and construct a new public road connecting the western property boundary to M-150 Hwy.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.3

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. Adequate utility, pedestrian and vehicular access to the abutting properties is unaffected by the request to vacate the subject right-of-way.

5. Analysis

History and Background

- June 19, 2014 – A final development plan (Appl. #PL2015-033) for a parking lot serving Journey Church International at 1601 SW M-150 Hwy was administratively approved.
- September 17, 2015 – The City Council approved the preliminary development plan (Appl. #PL2015-075) for Journey Church International by Ord. #7705.
- December 15, 2015 – A final development plan (Appl. #PL2015-154) for Journey Church International at 1601 SW M-150 Hwy was administratively approved.
- July 1, 2016 – A final development plan (Appl. #PL2016-115) for a parking lot expansion serving Journey Church International at 1601 SW M-150 Hwy was administratively approved.
- July 7, 2019 – The subject right-of-way was dedicated by separate document and recorded by the Jackson County Recorder of Deeds office by instrument #2016-E-0064431.

- October 2, 2018 – A final development plan (Appl. #PL2018-132) for a parking lot expansion serving Journey Church International at 1601 SW M-150 Hwy was administratively approved.
- December 26, 2018 – A final development plan (Appl. #PL2018-195) for a building expansion at 1601 SW M-150 Hwy was administratively approved.

Adverse Impacts

The proposed vacation of right-of-way 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. Adequate access to the surrounding lots is provided by the area's existing street network. New right-of-way will be dedicated as shown on the associated preliminary development plan, for the purpose of extending the future street network through this area.

Public Services

No objections to the requested vacation of right-of-way 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.

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

Site Specific

1. The vacation shall not become effective until such time as new right-of-way is dedicated in a manner acceptable to the City.

Standard Conditions of Approval

2. 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.