



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2020-182 – VACATION OF EASEMENT – Woodside Ridge water line easement
Applicant	Clayton Properties Group, Inc.
Property Address	500 NW Pryor Rd
Planning Commission Date Heard by	July 23, 2020 Planning Commission and City Council
Analyst	C. Shannon McGuire
Checked By	Hector Soto, Jr., 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

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Attachments

Exhibits and Legal Descriptions, dated April 23, 2020
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Clayton Properties Group, Inc./ Developer
Applicant's Representative	Vincent Walker/Owner Representative
Location of Property	500 NW Pryor Rd
Size of Property	±76.99 Acres (3,353,806 sq. ft.)
Zoning	RP-3 (Planned Residential Mixed Use District)
Comprehensive Plan Designation	Mix Use – John Knox Village
Procedure	<p>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.</p> <p>Approval of the vacation of easement does not expire unless stated in the approval.</p>

Current Land Use
The subject property is currently being developed into the previously approved Woodside Ridge residential subdivision.

Description of Applicant's Request
The developer proposes to vacate a water main easement that previously served an existing home on the subject site. In preparation of construction of the Woodside Ridge residential subdivision the existing home was removed.

2. Land Use

Description and Character of Surrounding Area
The development is surrounded by residential uses in various zoning districts. The properties to the west and south are single family homes zoned R-1. The properties to the north and east (across NW Pryor Rd) are both owned by John Knox Village and are zoned RP-3 and PMIX respectively.

Adjacent Land Uses and Zoning

North:	RP-3 (Planned Residential Mixed Use District) – John Knox Village
South:	R-1 (Single-Family Residential District) – Sterling Hills
East (across NE Pryor Rd):	PMIX (Planned Mixed Use District) – John Knox Village
West:	R-1 (Single-Family Residential District) – Sterling Hills and Forests of Brookridge Estates

Site Characteristics

The subject property has two existing ponds with heavily treed areas, and significant topographical changes across the property.

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 easement is related to the previously approved preliminary development plan for the Woodside Ridge subdivision. New easements will be dedicated as part of the final plat (#PL2018-214) of the subject property.

4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Overall Area Land Use	Objective 1.1 Objective 1.2 Objective 1.4
Residential Development	Objective 3.1 Objective 3.2

Comprehensive Plan

The single-family residential use is consistent with the Mix Use – John Knox Village land use recommended by the Comprehensive Plan for the area. Surrounding the subject site on the north, south and east sides are single-family residential developments. The proposed vacation of easement 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

The applicant requests to vacate the easements in preparation for the redevelopment of the subject site.

- July 13, 1976 – City Council approved a rezoning (Application #1975-016) of approximately 58 acres from AG to RP-3 and PRO for a mixed-use residential development and nursing home for John Knox Village by Ordinance No. 1692.
- December 7, 2006 – The City Council approved the rezoning (Appl. #2006-184) from RP-3 to PMIX and the preliminary development plan (Appl. #2006-184) for Villas at John Knox Village by Ordinance No. 6305.

- February 19, 2007 – A final development plan (Appl. #2006-284) for Forest Lake Information Center located at 2001 NW Forest Lake Dr. was approved.
- April 18, 2007 – A minor plat (Appl. #2007-012) for *Forest Lake at Kohn Knox Village, 1st Plat* was recorded at Jackson County Recorder of Deeds, by Document #2007E0051292. The water main easement was dedicated by this plat.
- September 20, 2018 - The City Council approved the preliminary development plan (Appl. PL2018-103) for Woodside Ridge by Ordinance No. 8470.
- January 14, 2020 - The City Council approved the preliminary development plan (Appl. PL2019-351) for Woodside Ridge Subdivision Pool by Ordinance No. 8792(a).

Compatibility

The proposed vacation and subsequent dedication of new easements ensures the appropriate utility access to the subject property.

Adverse Impacts

The proposed vacation of the easement 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 easement have been expressed by the utility companies, including the City's Public Works and Water Utilities Departments.

Recommendation

With the condition 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 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.