


**City Planning & Development Department**  
 Development Management Division

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 Kansas City, Missouri 64106-2795

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**STAFF REPORT****April 17, 2018****(4)**

**RE:** **Case No. 1764-V**

**APPLICANT:** Andrew Smith  
QuikTrip Corporation  
5725 Foxridge Drive  
Mission, KS 66202

**CONTACT:** Patricia Jensen  
White Goss  
4510 Belleview Ave, Suite 300  
Kansas City, MO 64111

**LOCATION:** Generally located on Mercier Street from the south right-of-way line of Westport Road to a point approximately 143 feet to the south.

**REQUEST:** To vacate approximately 7,151 square feet of Mercier Street from the south right-of-way line of Westport Road to a point approximately 143 feet to the south.

**SURROUNDING LAND USE:**  
**North** – Westport Road and commercial uses, zoned B3-2  
**South** – multi-family residential, zoned R-1.5  
**East** – Commercial, zoned MPD  
**West** – Commercial, zoned MPD

**LAND USE PLAN:** The Midtown Plaza Area Plan recommends mixed use community uses for the location.

**MAJOR STREET PLAN:** Westport Road is identified as an established arterial on the Major Street Plan.

**ARTERIAL STREET IMPACT FEE:** This location is subject to Impact Fee H.

**PREVIOUS CASES:**  
**Case No. 14730-MPD-1** – Ordinance No. 170409, passed by City Council on July 13, 2017, approved about 1.5 acres generally located at the southwest corner of Westport Road and Holly Street, extending to the west side of Mercier Street, to consider approval of a final MPD plan in District MPD (Master Planned Development), for gasoline and fuel sales.

**PLAN REVIEW/ANALYSIS:**  
 The street proposed for vacation is a section of Mercier Street south of Westport Road to a point approximately 143 feet to the south. The right-of-way is constructed and there are commercial uses to the east and west. QuikTrip owns the property on the east and west sides of the proposed vacation site.

The proposed section of Mercier Street to be vacated will be striped and will have a 39 foot access easement. The street will also have a 2" raised table/median for traffic-calming and to create a more pedestrian-oriented area. A 4" raised speed table with flashing pedestrian signs is also proposed on the north side of the site. There is an existing water line running north-south under the center of the street that is proposed to be relocated.

An ordinance for an MPD final plan for the redevelopment of a new QuikTrip building was approved by the Planning, Zoning and Economic Development Committee in July 2017. The final plan conditioned that the north-south section of Mercier Street south of Westport Road be vacated.

Staff has reviewed the request and required petition, consent and utility forms. Chapter 75, Vacation of Streets, Alleys, Plats and Easements requires that the Council may approve a vacation only if it determines that:

- (1) No private rights will be unreasonably injured or endangered by the vacation; and
- (2) The public will suffer no unreasonable loss or inconvenience thereby.

KCPL, Missouri Gas Energy, Time Warner Cable, KCMO Water Services, Google Fiber and Public Works Streetlights Division have identified utilities within the right-of-way. KCPL, KCMO Water Services, Google Fiber and AT&T request a full width utility easement.

**RECOMMENDATION:**

Staff recommends **APPROVAL** of Case No. 1764-V with the following conditions of approval based on the application, plans and documents provided prior to the hearing:

1. That the developer, at the time of the vacation of Mercier Street, shall dedicate a 39' vehicular and pedestrian access easement as shown on the MPD Development Plan to the City for continued public access through the site to Mercier Street, as required by the City Planning and Development Department. The vacated portion of Mercier will continue to function as a City street, including street signs, striping, and stop signs.
2. That a full-width utility easement is retained.
3. An agreement with Missouri Gas Energy shall be submitted prior to issuance of a demolition permit.

Respectfully submitted,



Zach Nelson  
Planner