City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250449
Submitted Department/Preparer: City Planning
Revised 6/10/24

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in Administrative Regulation (AR) 4-1.

Executive Summary

Vacating approximately 1.25 acres of street right-of-way in Zoning District MPD (Master Planned Development) generally located on White Avenue approximately 1250 feet north of East 56th Street and directing the City Clerk to record certain documents. (CD-ROW-2025-00004)

Discussion

The street proposed for vacation is an unimproved right-of-way that currently dead-ends approximately 1,250 feet north of East 56th Street. White Avenue has been gated off by a third party property owner roughly 750 feet north of East 56th Street, making the unimproved section inaccessible.

During the Final Plat review, it was determined that right-of-way for White Avenue had previously been dedicated to the City; however, no record of its vacation was found. Additionally, the City's GIS system (Parcel Viewer) does not show it as active public right-of-way. This vacation application is intended to formally vacate the unimproved street.

Evergy has private utilities located within the public right-of-way and has requested that an easement be retained over the vacated area. No other utility company, private or public, has utilities within the right-of-way.

Staff Recommendation: Approval with Conditions
CPC Recommendation: Approval with Conditions

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?
   Not applicable as this is an ordinance authorizing the vacation of Right-of-Way.
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3. How does the legislation affect the current fiscal year?
   Not applicable as this is an ordinance authorizing the vacation of Right-of-Way.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   Not applicable as this is an ordinance authorizing the vacation of Right-of-Way.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   Click or tap here to enter text.

Office of Management and Budget Review
(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☒ No

2. This fund has a structural imbalance. ☐ Yes ☒ No

3. Account string has been verified/confirmed. ☐ Yes ☒ No

Additional Discussion (if needed)
Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the Adopted 2025-2029 Citywide Business Plan

2. Which CWBP goal is most impacted by this legislation?
   Inclusive Growth and Development (Press tab after selecting.)

3. Which objectives are impacted by this legislation (select all that apply):

   ☐ Align the City's economic development strategies with the objectives of the City Council to ensure attention on areas traditionally underserved by economic development and redevelopment efforts.
   ☒ Ensure quality, lasting development of new growth.
   ☐ Increase and support local workforce development and minority, women, and locally owned businesses.
   ☐ Create a solutions-oriented culture to foster a more welcoming business environment.
   ☐ Leverage existing institutional assets to maintain and grow Kansas City's position as an economic hub in the Central United States.

☐

Prior Legislation

Case No. CD-CPC-2021-00018 – Ordinance 210507, approved by City Council on June 16, 2021, approved a rezoning of an area of about 24.24 acres located at 5928 East 52nd Terrance from District R-7.5 to District MPD (Master Planned Development) and approved the MPD preliminary development plan for the "Halo Village".

Case No. CD-CPC-2022-00055 – Ordinance 220656, approved by City Council on August 11, 2022, approved a preliminary plat in District MPD (Master Planned Development) on about 24.24 acres generally located at East 52nd Terrace and Belmont Avenue.

Case No. CD-CPC-2021-00139 – On September 7, 2021, the City Plan Commission approved a MPD Final Plan in District MPD on about 24.24 acres generally located at East 52nd Terrace and Belmont Avenue.

Case No. CLD-FnPlat-2022-00021– Ordinance 221053, approved by City Council on December 15, 2022, approved a Final Plat in District MPD (Master Planned Development) on about 24.24 acres generally located at East 52nd Terrace and Belmont Avenue. **This Final Plat has not been recorded as of the publication of this Staff Report.**

Service Level Impacts

Not applicable as this is an ordinance authorizing the vacation of Right-of-Way.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   Not applicable as this is an ordinance authorizing the vacation of Right-of-Way.

2. How have those groups been engaged and involved in the development of this ordinance?
   Not applicable as this is an ordinance authorizing the vacation of Right-of-Way.

3. How does this legislation contribute to a sustainable Kansas City?
   Not applicable as this is an ordinance authorizing the vacation of Right-of-Way.

4. Does this legislation create or preserve new housing units?
   No (Press tab after selecting)

   Not applicable as this is an ordinance authorizing the vacation of Right-of-Way.

Not applicable as this is an ordinance authorizing the vacation of Right-of-Way.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

   No - CREO's review is not applicable (Press tab after selecting)
   Please provide reasoning why not:
   Not applicable as this is an ordinance authorizing the vacation of Right-of-Way.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

   No(Press tab after selecting)

   Not applicable as this is an ordinance authorizing the vacation of Right-of-Way.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   No(Press tab after selecting)