



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri

Department of City Planning and Development
Development Management Division

414 E 12th Street, 15th Floor
Kansas City, Missouri 64108
www.kcmo.org/planning

Project

Vacation of ROW south of 11500 NW Prairie View
Hearing Date April 20, 2021

Item #	Case	Request
#6	CD-ROW-2020-00019	Vacation

Item #	Staff Recommendation(s)
#6	Approval with Conditions

Applicant

William Beck
SK Design Group, Inc.
4600 College Blvd, Suite 100
Overland Park, KS 66211

Location Alley generally located south of 11500 NW Prairie View Rd

Area About 104,000 square feet

Zoning KCIA

Council District 2nd

County Platte

School District Park Hill

Surrounding Land Uses

North: Parking lot/undeveloped, zoned B3-3

East: Interstate 29, zoned AG-R

South: Undeveloped, zoned KCIA

West: KCI Airport, zoned KCIA

Land Use Plan

The KCIA Area Plan recommends "KCIA" land uses. The request conforms to this recommendation.

Major Street Plan

Interstate 29 is identified as a Highway on the Major Street Plan.

APPROVAL PROCESS



PUBLIC HEARING REQUIRED

Yes

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject property does not lie within any registered neighborhood or civic organization therefore none were notified.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

SUMMARY OF REQUEST

Applicant is seeking approval of a right-of-way vacation.

PURPOSE

Applicant is proposing to expand the parking lot to the south which requires approval of the above-referenced request.

EXISTING CONDITIONS

The area to be vacated is currently undeveloped and is zoned KCIA. There is an existing parking lot on the parcel to the north that is used by the airport. A majority of the subject site is heavily wooded.

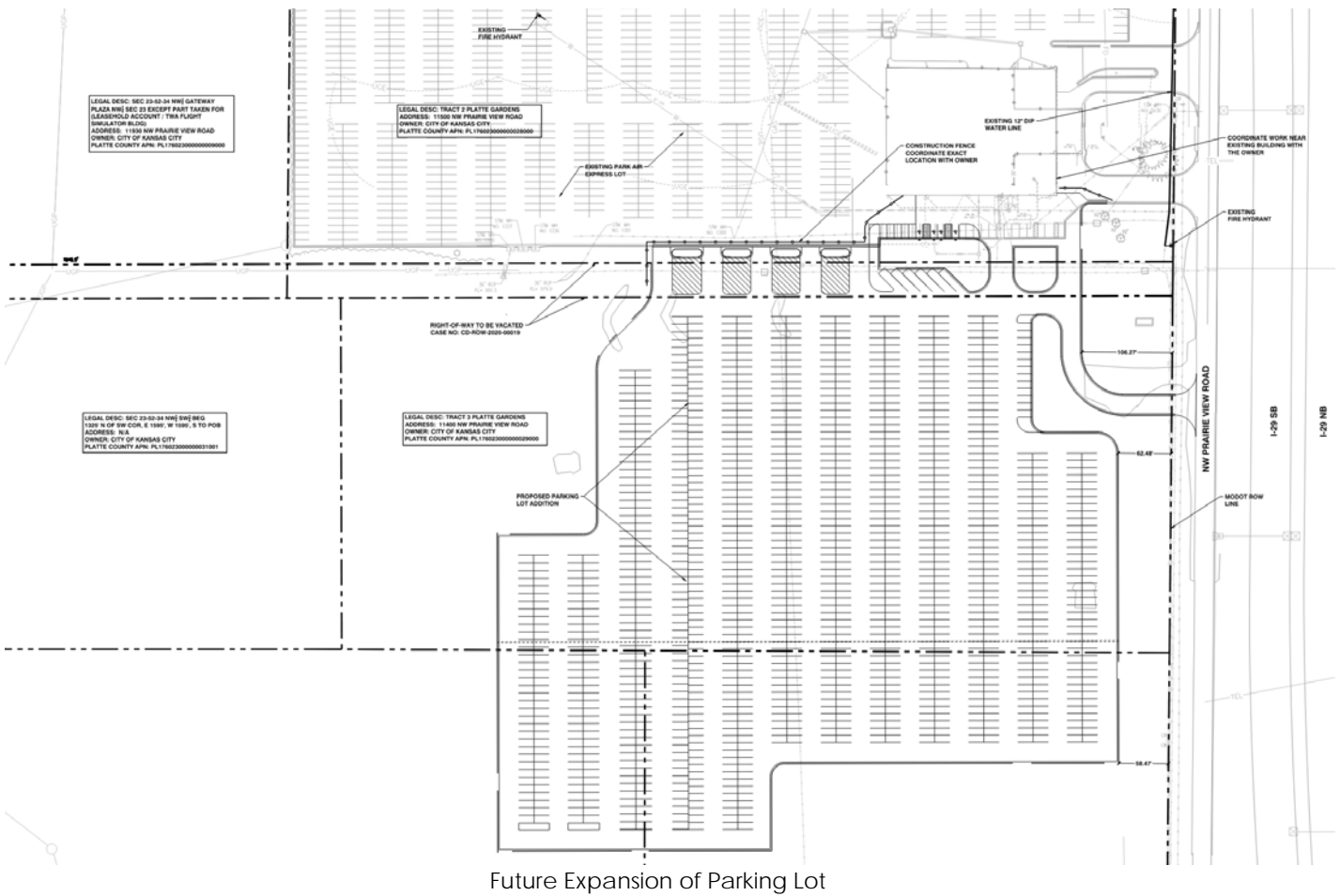
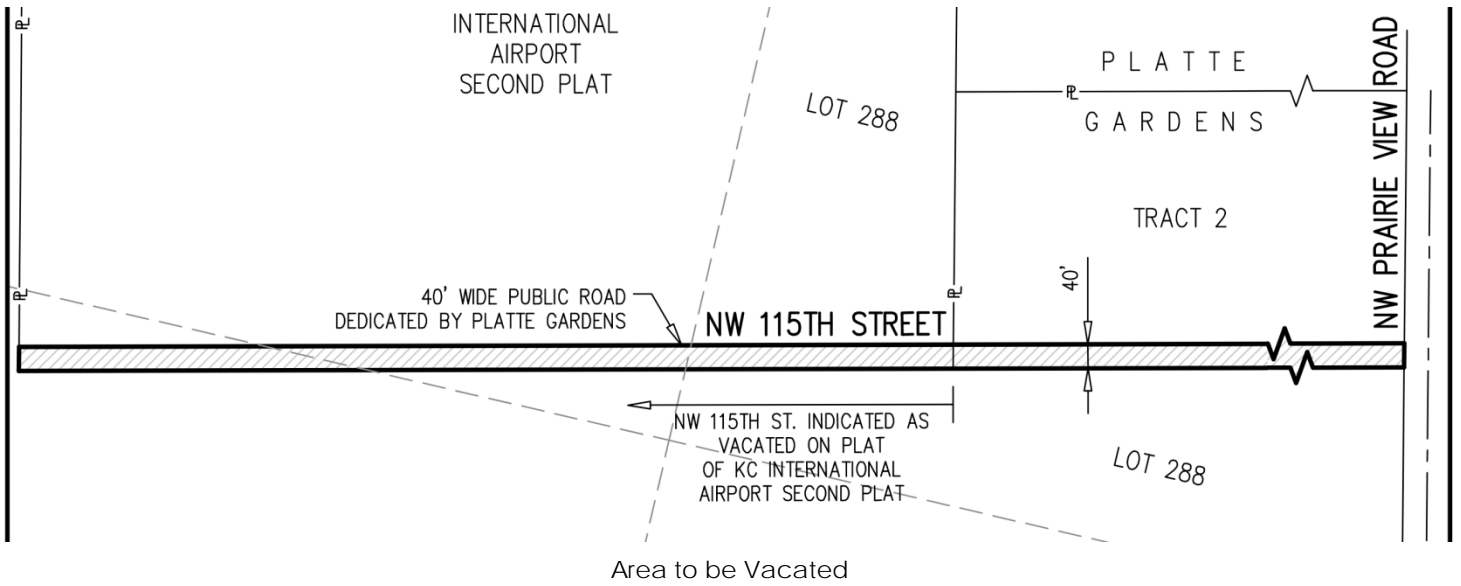
KEY POINTS

- The applicant intends to vacate in order to expand the adjacent parking lot southward.

PLAN REVIEW

The area to be vacated is located in a generally undeveloped area in between the KCI Airport to the west

and Interstate 29 to the east. More specifically, the area proposed to be vacated is essentially a 40 foot wide strip that is approximately 2,610 feet long. This area is undeveloped and is wooded. The City of Kansas City is the only adjacent property owner and is intending to vacate the alley in order to consolidate all adjacent parcels into a single parcel and expand the parking lot that is to the north.



STREET, ALLEY OR PLAT VACATIONS

In order to determine that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience, the city planning and development director, city plan commission, and city council must consider at least the following factors:

88-560-10-A. All property owners adjacent to the right-of-way shall have legal access to another public right-of-way. Such access shall be physically feasible and shall not result in an unreasonable burden or unsafe conditions on the alternate right-of-way.

The only adjacent property owner is KCMO and will retain legal access to public right-of-way and will not result in unreasonable burden or unsafe conditions.

88-560-10-B. The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.

The area to be vacated has never been developed. This vacation will allow for future development of the site by expanding the adjacent parking lot.

88-560-10-C. The vacation will not result in a violation of 88-405.

The vacation will not be in violation of 88-405.

88-560-10-D. The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.

The vacation will not disrupt any constructed street network and will expand vehicle parking.

88-560-10-E. The vacation shall not result in a dead-end street or alley.

The proposed vacation will not result in any dead-end streets or alleys.

88-560-10-F. The vacation shall not result in street traffic being routed through an alley.

No traffic will be routed through an alley as a result of this vacation.

88-560-10-G. The vacation shall not vacate half the width of a street or alley.

The vacation will vacate the full width of the right-of-way.

88-560-10-H. The right-of-way to be vacated is not on the Major Street Plan.

The area being vacated is not on the Major Street Plan.

PROFESSIONAL STAFF RECOMMENDATION

Staff believes that this vacation request complies with the vacation criteria of the Zoning and Development Code. The right-of-way area to be vacated is undeveloped and does not serve the general public. For these reasons, City Planning and Development Staff **recommends approval subject to the conditions in the attached Conditions Report.**

Respectfully Submitted,



Zach Nelson
Staff Planner