



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

June 7, 2022

PROJECT NAME

Vacation of Right of Way at
5101 N Belmont Ave

DOCKET #12

CD-ROW-2021-00003 – Vacation

REQUEST

APPLICANT

Greg Stervinou
Greg Stervinou Construction Co, Inc.

| | |
|------------------|-----------------------|
| Location | 5101 Belmont Ave |
| Area | About 0.28 acres |
| Zoning | R-6 |
| Council District | 1 st |
| County | Clay |
| School District | North Kansas City 250 |

SURROUNDING LAND USES

North: zoned R-6, Nall Addition- Sigle Family.
South: zoned R-6, Nall Addition- Sigle Family.
East: zoned R-6, Nall Addition- Sigle Family.
West: zoned R-6, The Woods of Maple Hills

MAJOR STREET PLAN

The City's Major Street Plan does not identify any streets at this location

LAND USE PLAN

The Briarcliff/Winnwood Area Plan recommends Residential Medium Density for the subject property.

APPROVAL PROCESS



NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to the Maple Park Neighborhood Association.

REQUIRED PUBLIC ENGAGEMENT

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

EXISTING CONDITIONS

The existing right of way is currently unimproved. There are large trees that have grown in the ROW. This ROW currently does not provide access to any property or provide a through connection.

SUMMARY OF REQUEST

The applicant is seeking approval of a vacation of a portion of NE 51st Street in between N. Belmont Avenue and N. Beacon Avenue in District R-6 (Residential dash 6) to allow for the construction of a new single-family home.

KEY POINTS

- 51st street at this portion is currently unimproved.

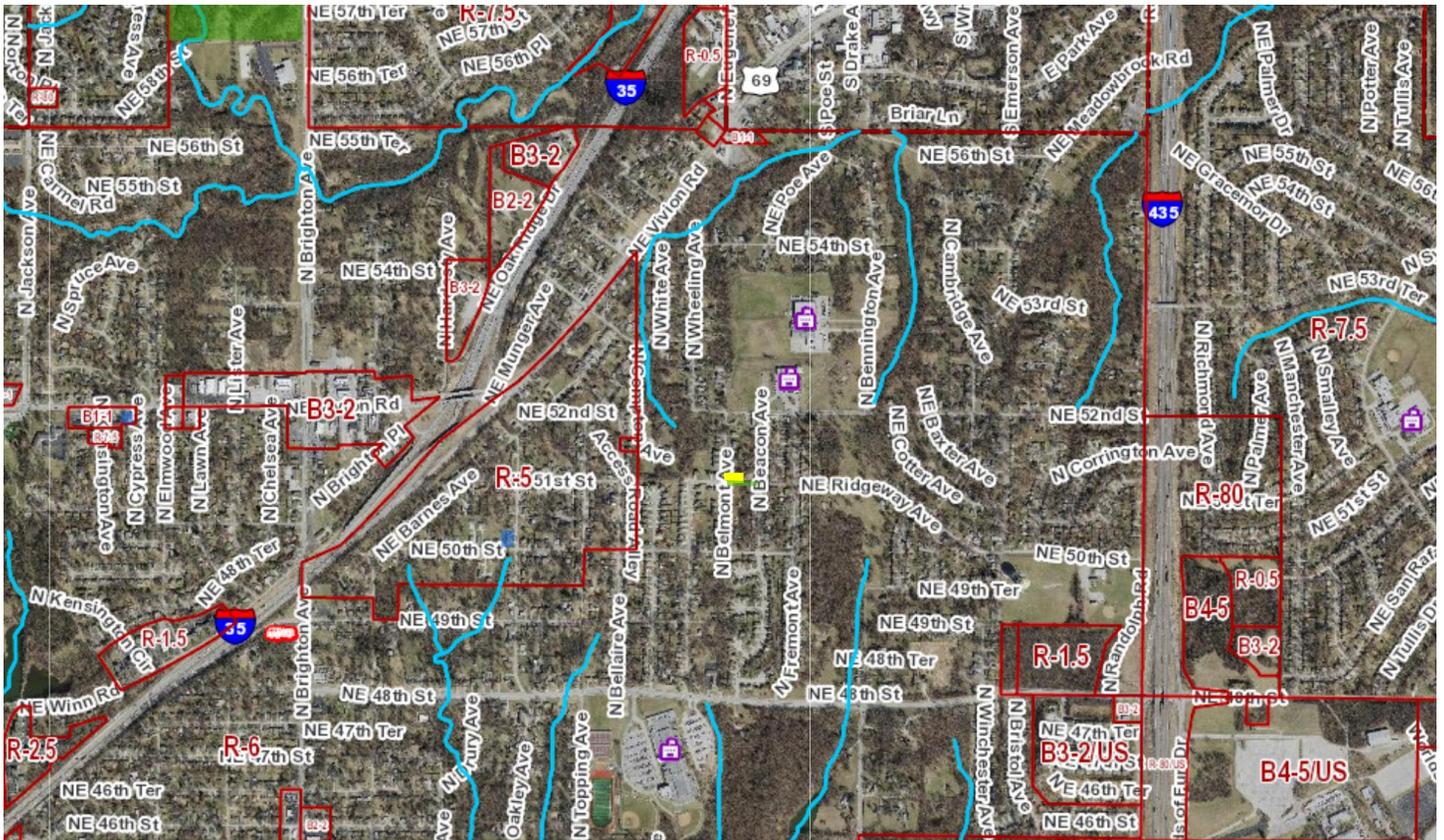
PROFESSIONAL STAFF RECOMMENDATION

Docket #12 Recommendation: Approval with Conditions.

CONTROLLING CASE

There are no controlling or relevant cases for this vacation.

VACATION LOCATION



VACATION LOCATION- Zoomed in to show utility details and context to surrounding area



PLAN REVIEW

The request for this alley vacation is based upon the developer requesting to build a home at 5101 N Belton. The proposed home would not fit within the required setbacks as it. With the land acquired by this vacation the lot would be large enough to build the proposed home.

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.

This right of way vacation is for a "paper street". All adjacent property owners will retain legal access to public right-of-way.

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 right of way proposed for vacation does not serve any current or future public purpose.

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 street network or physical connectivity in any way.

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

The proposed vacation will not result in a dead-end street or alley.

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.

This vacation will not vacate half the width of any street or alley.

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 recommends **Approval Subject to the Corrections and Conditions** as reflected in the attached Plan Correction Report and Plan Conditions Report.

Respectfully Submitted,



Matthew Barnes
Planner



Plan Conditions

Report Date: June 02, 2022

Case Number: CD-ROW-2021-00003

Project:

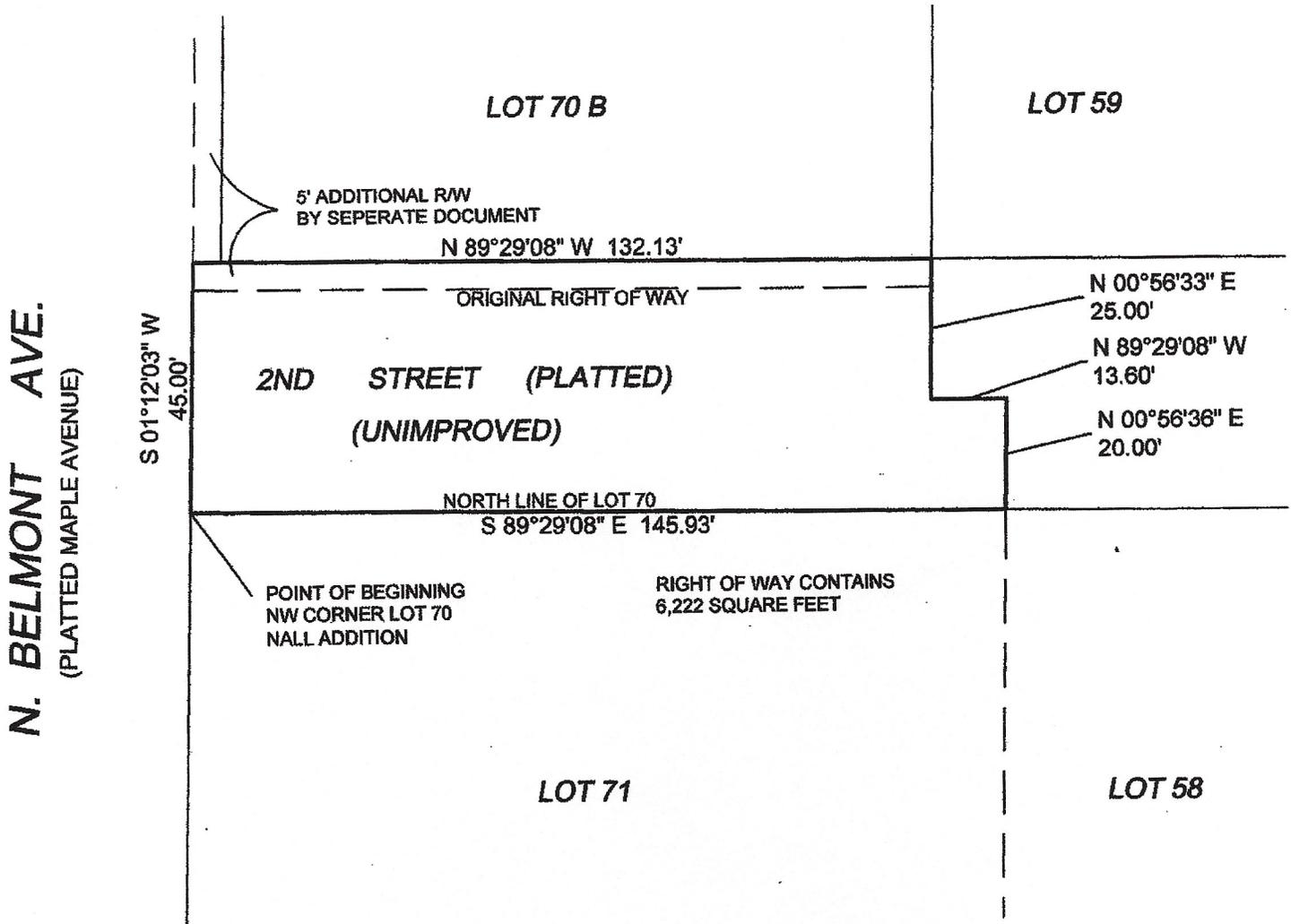
Condition(s) by City Planning and Development Department. Contact Matthew Barnes at / matthew.barnes@kcmo.org with questions.

1. The developer shall retain an easement and protect facilities or relocate facilities, at the developer's expense, owned and operated by ATT.
2. The developer shall retain an easement and protect facilities owned and operated by Evergy

Countryside Survey, LLC.

PO BOX 1702
RAYMORE, MO 64083
OFFICE: (816) 292-2815
FAX: (816) 326-0920

2nd Street Vacation Exhibit
SCALE : 1" = 30 Feet



SCALE : 1" = 30 Feet

