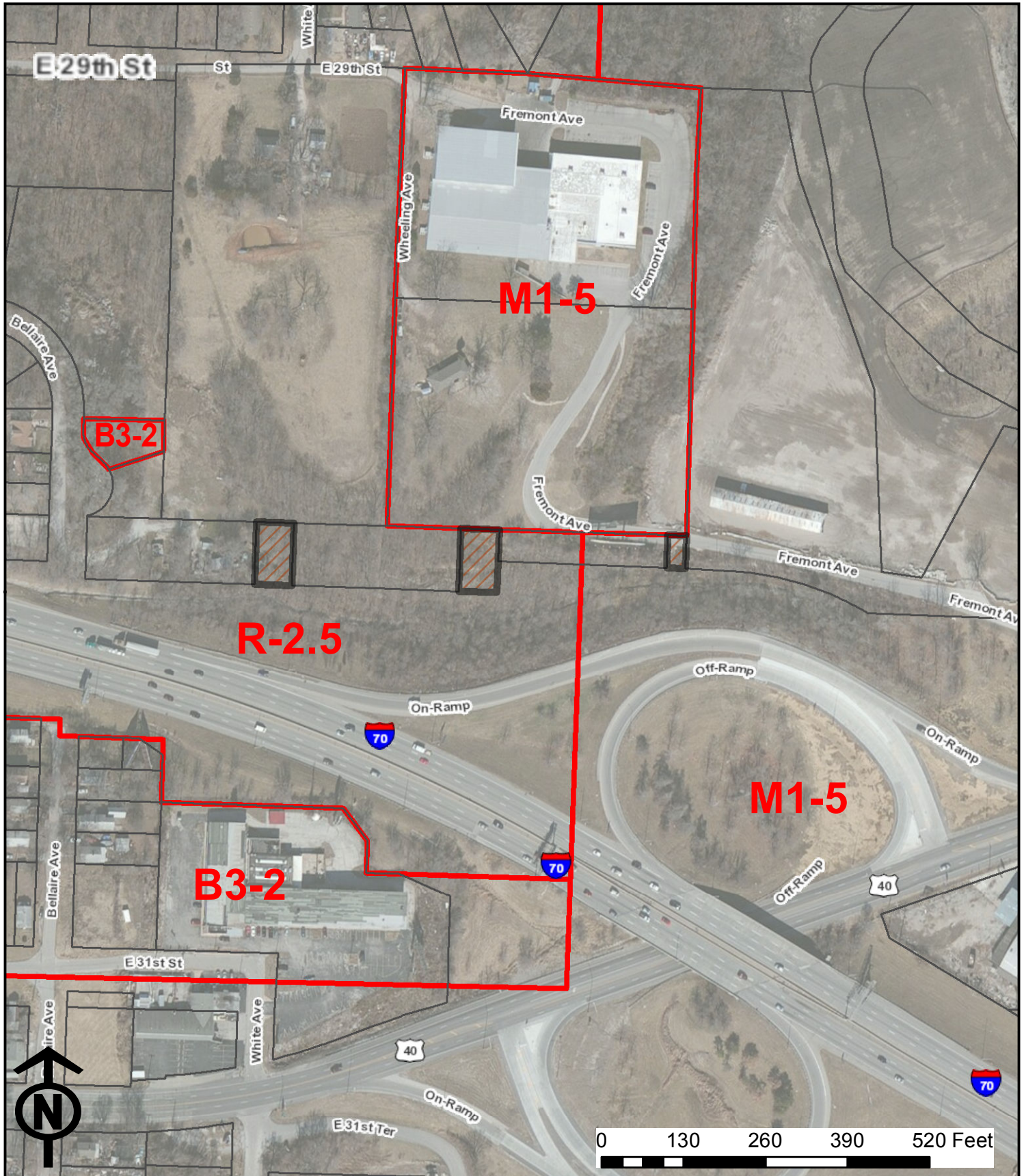


Case No. 1704-V – A request to vacate all of Wheeling Avenue, White Avenue and Belmont Avenue as established by the East Center Plat from the point of beginning south to Interstate I 70.





City Planning & Development Department

Development Management Division

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STAFF REPORT

May 19, 2015

(7)

RE:

Case No. 1704-V

APPLICANT:

Steve May
May Technologies
2922 Wheeling Avenue
Kansas City, MO 64129

AGENT:

George Bukaty
4125 Warwick Boulevard
Kansas City, Mo 64111

LOCATION:

generally located north of I-70, between Bellaire to the west and the Blue River to the east.

REQUEST:

to vacate all of Wheeling Avenue and Belmont Avenue as established by the East Center Plat from the point of beginning south to Interstate I-70.

**SURROUNDING
LAND USE:**

North – industrial, single family residential
South – I-70, Highway 40, industrial, single family residential
East – industrial, Blue River
West – single family residential

LAND USE PLAN:

The Truman Plaza Area Plan recommends parks and open space uses in this location.

MAJOR STREET PLAN:

No adjacent streets.

**ARTERIAL STREET
IMPACT FEE:**

Not subject to fees as required by Chapter 39.

PREVIOUS CASES:

Case No. 8234-P – Rezoned 2.4 acres located at the southeast corner of E 29th Street and Wheeling Avenue from District R-2b (two family dwellings) and M-2a (heavy industrial) to District M-2a-p (heavy industrial, limited district). (Ordinance 51579 passed June 19, 1980)

Case No. 8234-P-1 – Rezoned 8 acres located at the southeast corner of E 29th Street and Wheeling Avenue from Districts M-2a-p, R-2b and M-2a to District M-2a. (Ordinance 980445 passed May 21, 1998)

Case No. 8234-PD-2 – Rezoned 8 acres located at the southeast corner of E 29th Street and Wheeling Avenue from District M-2a to District PD/M-2a and approved a development plan to allow construction of a 17,622 square foot building addition to an existing industrial building and the construction of two new buildings of 30,000 square feet and 5,000 square feet. (Ordinance 980446 passed May 21, 1998)

Case No. 8234-PD-3 – Amended a previously approved preliminary development plan in District PD/M-2a to allow the development of 75,486 square feet of industrial facilities on 8 acres located at the southeast corner of E 29th Street and Wheeling Avenue. (Ordinance 041135 passed on November 4, 2004) **(current approved plan)**

Case No. 8234-PD-4 – Approved a final plan in District PD/M-2a to allow a 10,166 square foot addition to an existing industrial building. (Approved by the city Plan Commission, December 7, 2004)

Case No. 8234-PD-5 – A request to approve a final plan in District PD/M-2a to allow construction of a 35,300 square foot addition to an existing manufacturing building. (Continued off the docket by the City Plan Commission on July 15, 2008, to allow for submittal of a plan amendment approving additional square footage.

Case No. 8234-PD-6 – Approved a plan amendment in District PD/M-2a (heavy industrial, planned development) to allow for a total of 92,260 square feet of existing and proposed industrial uses.

PLAN REVIEW/ANALYSIS:

Three rights-of-way are proposed to be vacated – Wheeling Avenue (the westernmost right-of-way), White Avenue and Belmont Avenue (the easternmost right-of-way). The rights-of-way are all unconstructed and terminate at the right-of-way for I-70. The rights-of-way were established by the East Center Plat which was recorded in 1924. At the time of the original plat the rights-of-way continued south and provided access to a residential area. It is assumed that the addition of I-70 terminated these rights-of-way.

The applicant, May Technologies, wishes to vacate these rights-of-way in order to extend an access drive from Fremont Avenue to their main facility. Access to the site is available through private Fremont Avenue and E 29th Street. A previously approved plan required that the site be accessed via Fremont to limit the impact on the surrounding residential properties. Vacating these rights-of-way will clean up the area and remove unusable right-of-way from City ownership.

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The vacation of this right-of-way will not affect traffic circulation or access availability within the block or Kansas City as a whole. The applicant received the required consent and petition of all but one of the adjacent property owners. The property owner of 5916 E 30th Street could not be located. The applicant received the required utility consents to vacate the rights-of-way. KCMO Water Services Department and ATT have utilities within the easements but will waive any objections subject to retention of an easement and that any existing facilities are protected.

Staff recommends approval of Case No. 1704-V with the following conditions:

1. That a full-width utility easement be retained.
2. That any existing facilities within the right of way be protected.

Respectfully submitted,

A handwritten signature in black ink that reads "Ashley Winchell". The signature is written in a cursive, flowing style.

Ashley Winchell
Staff Planner