



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 Portion of NE Barnes Rd
Hearing Date January 21, 2020

Item #	Case	Request
4	CD-ROW-2019-00017	Vacation

Item #	Staff Recommendation(s)
	Approval with Conditions

Applicant

Rudy Jacobs
6610 NE 156th Street
Smithville, MO 64089

Location Area north of 5102 NE Barnes Road

Area About 10,500 square feet

Zoning R-5

Council District 1st

County Clay

School District KCMO

Surrounding Land Uses

North: Undeveloped land, I-35, zoned R-5

East: Single-family residential, zoned R-5

South: North Brighton Church of God, zoned R-5

West: Interstate 35, zoned R-6

Land Use Plan

The Briarcliff/Winnwood Area Plan recommends Low Density Residential land uses. The request conforms to this recommendation.

Major Street Plan

There are no adjacent streets identified on the Major Street Plan.

APPROVAL PROCESS



PUBLIC HEARING REQUIRED

Yes

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

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

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 street vacation.

PURPOSE

Applicant is proposing to combine the property to the north and the south of the subject site which requires approval of the above-referenced requests.

EXISTING CONDITIONS

The area to be vacated is currently undeveloped. NE Barnes Road ends in a stub street to the immediate east of the site. The area has several trees and is overgrown with other plants and weeds.

NEARBY DEVELOPMENTS

There are no nearby developments currently.

KEY POINTS

- The applicant intends to vacate a portion of right-of-way of NE Barnes Road.
- The vacation is being requested to allow the applicant to combine the properties to the north and south of the site.

PLAN REVIEW

The area to be vacate is located along NE Barnes Road and is currently unpaved. The section of road in this area ends in a stub street and is undeveloped. There is an existing church to the south and undeveloped land to the north, also owned by the church. The applicant represents

the church to the south and is requesting to vacate the subject site in order to combine the properties to the north and south.

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 the church and will retain legal access from NE Barnes Road.

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 current right-of-way serves no current purposes and there is no future purpose anticipated.

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.

NE Barnes already ends in a dead-end street at this location.

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 full width of the street will be vacated.

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

City Planning and Development Staff **recommends approval subject to the following conditions:**

1. Retain a utility easement and protect all Spire facilities.
2. The applicant shall maintain Fire Department access to the public fire hydrant located on the remaining distal end of NE Barnes Road (Ordinance 190202 § 26-507.5.5).

Respectfully Submitted,



Zach Nelson
Staff Planner