

COMMUNITY PROJECT/REZONING

Ordinance Number

Ordinance Fact Sheet

Case No. CD-ROW-2019-00026

A request to vacate a portion of N. Airworld Drive, generally located north of NW 112th Street in between N. Ambassador Drive to the west and N. Pomona Avenue to the east, all in Kansas City, Platte County, Missouri. (Case No. CD-ROW-2019-00026)

Details

Location: generally located north of NW 112th Street in between N. Ambassador Drive to the west and N. Pomona Avenue to the east, all in Kansas City, Platte County, Missouri.

Reason for Legislation: A request to approve a vacation of a portion of N. Airworld Drive, generally located north of NW 112th Street in between N. Ambassador Drive to the west and N. Pomona Avenue to the east, all in Kansas City, Platte County, Missouri.

The Commission recommended that this application be approved without conditions.

See Staff Report for more information.
CITY PLAN COMMISSION STAFF REPORT

February 16, 2021 Docket # 19

CASE NO: CD-ROW-2019-00026

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 street vacation.

PURPOSE
Applicant is proposing develop the site which requires approval of the above-referenced request.

EXISTING CONDITIONS
The area to be vacated is currently undeveloped. The area to be vacated is a portion of N. Airworld Drive.

NEARBY DEVELOPMENTS
Congress Corporate Center is related to this vacation. The final plat was approved on January 7, 2020 and showed this area of right-of-way to be vacated.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	generally located north of NW 112th Street in between N. Ambassador Drive to the west and N. Pomona Avenue to the east, all in Kansas City, Platte County, Missouri.
Applicants / Proponents	Applicant Department of City Planning and Development City Department City Planning & Development Other
Opponents	Groups or Individuals Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against: spot zoning; not in compliance with the area plan recommendation, etc.
Board or Commission Recommendation	City Plan Commission (7-0) 2-16-2021 By Allender, Baker, Beasley, Crawl, Enders, Rojas, Sadowski) <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation

KEY POINTS

- The applicant intends to vacate a portion of N. Airworld Drive.

PLAN REVIEW

The area to be vacated is a portion of N. Airworld Drive and is located just north of NW 112th Street. As previously mentioned, the Congress Corporate Center is related to this vacation. The final plat was approved on January 7, 2020 and showed this area of right-of-way to be vacated.

The intent for the vacation is to create a larger development area. KCMO Water Services, and Evergy have identified utilities within the right-of-way and have requested utility easements to maintain their facilities. In addition, the Fire Department has requested that the fire hydrants along N. Airworld Drive be maintained.

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 KC Port Authority who will still have access to the site from N. Airworld Drive. This vacation will only vacate a small portion of the street and will retain access onto NW 112th Street.

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 for the general public and this vacation was recommended to allow for the development of the Congress Corporate Center.

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.

Hold

Do not pass

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.
 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
 The right-of-way provides access only to one property. It does not provide multi-modal access (only vehicular traffic) and serves only one property, yet it is the city's responsibility to maintain. The previously approved plat for Congress Corporate Center was approved in January 2020 and recognized the need for this vacation at that time. For these reasons, City Planning and Development Staff recommends approval subject to the following conditions:

1. Retain a utility easement and maintain all Evergy facilities.
2. Access to the public fire hydrants along N. Airworld Drive shall be maintained. (IFC-2018 § 507.5.4)
3. Retain a utility easement and protect facilities for all KCMO Waters Services facilities.

Respectfully Submitted,

Zach Nelson
 Planner

Continued from Page 1

Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
Operational Impact Assessment	

Finances

Cost & Revenue Projections –	
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	Including Indirect Costs	
	Financial Impact	
	Funding Source(s) and Appropriation Account Codes	

Fact Sheet Prepared By: **Date:** 2/25/2021

Xue Wood
Planner

Reviewed By: **Date:** 2/25/2021

Joe Rexwinkle, AICP
Division Manager
Development Management

Initial Application Filed: 12/16/2019

City Plan Commission: 2/16/2021

Revised Plans Filed: N/A

Reference Numbers:

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