



CITY PLAN COMMISSION STAFF REPORT

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

November 7th, 2023

UMKC Vacation of 51st St
Project Name

Docket #13

Request

CD-ROW-2022-00002
Vacation of ROW

Applicant

Matt Haase
UMKC
5115 Oak St

Troy Lillebo
UMKC
5115 Oak St

Location 700 E 51st St
Area About 0.8 acres
Zoning R-5
Council District 6th
County Jackson
School District KCMO 110

Surrounding Land Uses

North: Civic Uses, zoned R-5
South: Civic Uses, zoned R-5
East: Civic Uses, zoned R-5
West: Civic Uses, zoned R-5

Major Street Plan

At this location, East 51st Street is not listed on the Major Street Plan.

Land Use Plan

The Midtown/Plaza Area Plan recommends Institutional uses for the subject property.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 1/12/2022. Scheduling deviations from 2022 Cycle E have occurred.

- Applicant was gathering utility comments

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification was sent to the surrounding property owners within 300 feet of the subject site. The subject site is located within the boundaries of 49/63 Coalition, the association was notified.

REQUIRED PUBLIC ENGAGEMENT

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

EXISTING CONDITIONS

The existing street serves students and staff of UMKC facilities. The school of computing and engineering and Linda Hall Library is on the southern side of E 51st Street. On the northern side of the street is Miller Nichols Library, a recreational stadium along with other civic buildings. There is currently a crosswalk to provide pedestrian access to both buildings.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a vacation of East 51st Street in District R-5 (Residential) on about 0.8 acres generally located between Cherry Street and Rockhill Road.

CONTROLLING CASE

There is no controlling case.

PROFESSIONAL STAFF RECOMMENDATION

Docket #13 Recommendation: Approval with Conditions

VACATION REVIEW

East 51st Street at this location is a heavy pedestrian area which serves the Robert W. Plaster Free Enterprise and Research Center and the Miller Nichols Library along with other civic buildings. If the vacation is approved all properties in the area will continue to have access to public right of way but will be blocked off to automotive traffic. The applicant (UMKC) owns property on both sides of the right of way requested to be vacated except the portion of Linda Hall Library. However, the applicant plans to put removable bollards to allow for emergency access as needed. The removable bollards will be placed at 51st and Cherry St and 51st and Rockhill Road. Approval of this vacation will convert the current right of way into a pedestrian only path, removing potential conflict between pedestrians and vehicular traffic.

88-560-06-A – Requires that 75% of the property owners fronting or abutting the right of way to be vacated provides notarized consent. The applicant owns approximately 100% of the abutting right of way.

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 East 51st Street between the blocks of Rockhill Road and Cherry 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.

East 51st Street is surrounded by private streets and its primary use is for the students and faculty members of UMKC, East 51st Street serves no current purpose and no future useful public purpose is 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 but will have a small impact on the physical connectivity. Approval of this vacation will enhance pedestrian connectivity.

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, as the entirety of East 51st Street between Rockhill Road and Cherry Street is proposed for vacation.

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.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,



Justin Smith
Planner



Plan Conditions

Report Date: November 01, 2023

Case Number: CD-ROW-2022-00002

Project: UMKC

Condition(s) by City Planning and Development Department. Contact Justin Smith at (816)513-8823 / Justin.Smith@kcmo.org with questions.

1. That the applicant retains a utility easement and protect facilities for AT & T utilities located in the right-of-way.
2. KCMO Streetlights will waive objections to the vacation of E. 51st between Cherry St. and Rockhill Rd. if the applicant calls Evergy and coordinates a payment plan to take over the streetlights once the transfer of ownership is complete and that the applicant notifies KCMO Streetlights when transfer of ownership has taken place so they can remove streetlights from billing system.
3. That the applicant retains a utility easement and protect facilities for Spectrum utilities located in the right-of-way.
4. That the applicant retains a utility easement and protect facilities for Spire utilities located in the right-of-way. The applicant shall also provide an authenticated copy of the KCMO ordinance if 51st St is vacated.
5. That the applicant retains a utility easement, protect facilities and retain truck access to facilities for Evergy utilities located in the right-of-way.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

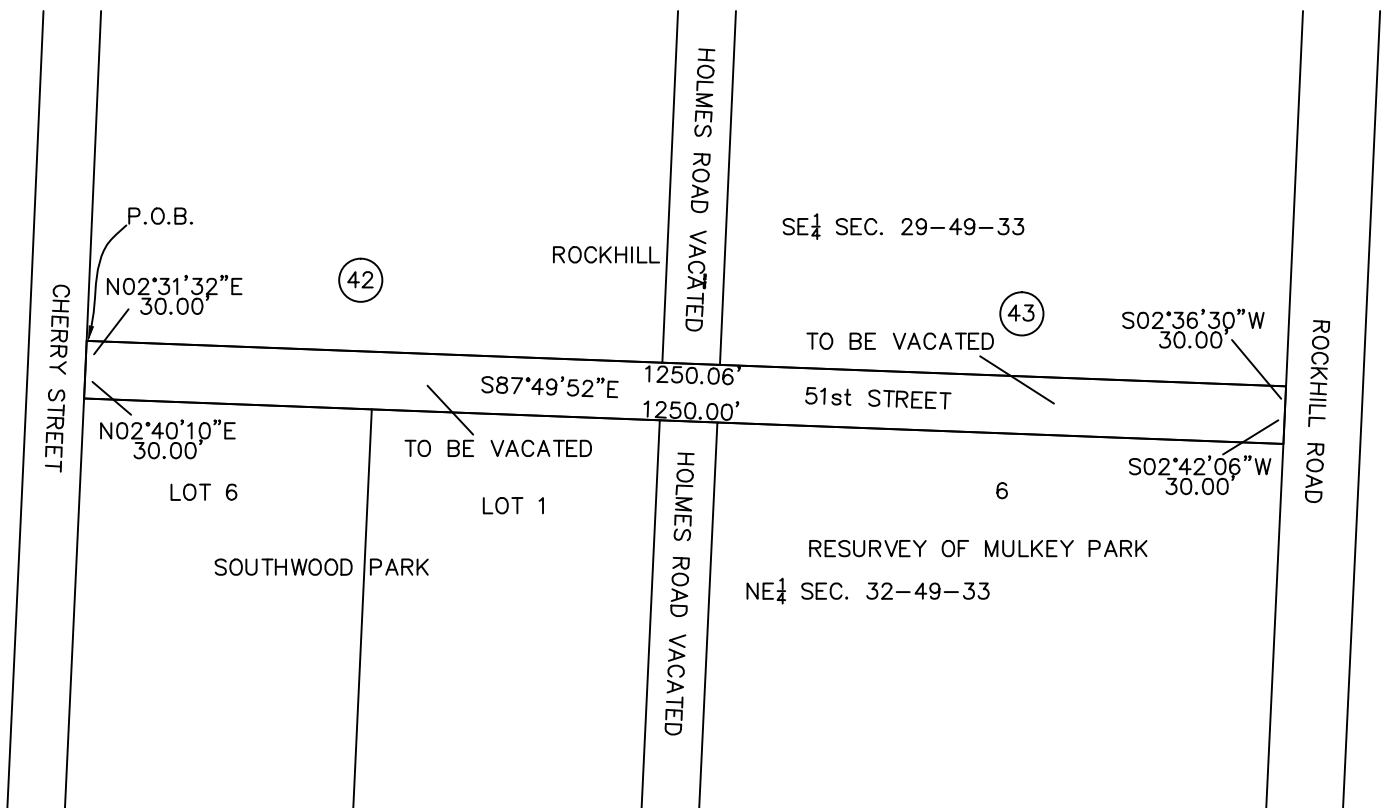
6. Retain utility easement and protect facilities.

EXHIBIT

VACATION OF 51ST STREET



SCALE 1"=200'



51ST STREET VACATION DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 29, AND THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 49 NORTH, RANGE 33 WEST, IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 42, OF ROCKHILL, A SUBDIVISION OF LAND IN SAID CITY OF KANSAS CITY, POINT ALSO BEING ON THE EAST LINE OF CHERRY STREET; THENCE SOUTH 87°49'52" EAST ALONG THE SOUTH LINE OF SAID ROCKHILL SUBDIVISION AND ALONG THE NORTH LINE OF 51ST STREET, 1250.06 FEET TO THE SOUTHEAST CORNER OF BLOCK 43 OF SAID ROCKHILL SUBDIVISION, SAID POINT ALSO BEING ON THE WEST LINE OF ROCKHILL ROAD; THENCE SOUTH 02°36'30" WEST 30.00 FEET TO THE CENTER OF SAID 51ST STREET; THENCE SOUTH 02°42'06" WEST 30.00 FEET TO A POINT ON THE EAST LINE OF LOT 6 OF THE RESURVEY OF MULKEY PARK A SUBDIVISION IN SAID CITY OF KANSAS CITY, SAID POINT BEING 5.00 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 6 OF SAID RESURVEY OF MULKEY PARK AND ON THE WEST LINE OF ROCKHILL ROAD; THENCE NORTH 87°49'52" WEST ALONG THE SOUTH LINE OF 51ST STREET AS NOE EXISTS , 1250.00 FEET TO THE NORTHWEST CORNER OF LOT 6 OF SOUTHWOOD PARK A SUBDIVISION IN SAID CITY OF KANSAS CITY, SAID POINT ALSO BEING ON THE EAST LINE OF CHERRY STREET; THENCE NORTH 02°40'10" EAST 30.00 FEET TO THE CENTER OF SAID 51ST STREET; THENCE NORTH 02°31'32" EAST 30.00 FEET TO THE POINT OF BEGINNING. CONTAINING 75002 SQUARE FEET OR 1.72 ACRES OF LAND MORE OR LESS