

# COMMUNITY PROJECT/REZONING

**210394**

## Ordinance Fact Sheet

Ordinance Number

**Case No.** CD-ROW-2020-00015

### Brief Title

Vacation of a portion of right-of-way in District KCIA generally located south of 11500 NW Prairie View Road to allow for the expansion of a parking lot.

### Details

**Location:**  
Generally located south of 11500 NW Prairie View Road.

**Reason for Legislation:**  
To allow for the expansion of a parking lot.

**CITY PLAN COMMISSION**  
The City Plan Commission heard this case on April 20, 2021. The Commission recommended approval of the vacation with two conditions.

**BRIEF PROJECT DESCRIPTION**  
The area to be vacated is located in a generally undeveloped area in between the KCI Airport to the west and Interstate 29 to the east. More specifically, the area proposed to be vacated is essentially a 40 foot wide strip that is approximately 2,610 feet long. This area is undeveloped and is wooded. The City of Kansas City is the only adjacent property owner and is intending to vacate the alley in order to consolidate all adjacent parcels into a single parcel and expand the parking lot that is to the north.

The City Plan Commission recommended approval of this vacation, subject to four conditions.

**RECOMMENDATION:**  
The City Plan Commission recommended approval of Case No. CD-ROW-2020-00019 with the following conditions:

1. That the applicant maintains all existing Spire facilities in the herein vacated area, and allows Spire to occupy said area with its own or contracted personnel and equipment whenever necessary to inspect, construct, reconstruct, replace, repair, and maintain all pipes, fixtures, and other appurtenances thereto. The owners of the herein vacated area, their successors or assigns, may have said facilities removed from the vacated area upon written request to Spire Missouri Inc., and by prepaying all costs of such removal and relocation of the facilities. Upon removal, Spire Missouri Inc. shall file for record in the office of the Recorder of Deeds a written instrument acknowledging the release of reserved easement. The owners of the area herein vacated, their successors and assigns are prohibited from constructing any buildings over the facilities of Spire Missouri Inc.
2. That the applicant works with Spire regarding any safety or relocation needs.

### Positions/Recommendations

<b>Sponsors</b>	Jeffrey Williams, AICP, Director Department of City Planning & Development
<b>Programs, Departments or Groups Affected</b>	2nd District (Loar, Fowler)
<b>Applicants / Proponents</b>	<b>Applicant</b> William Beck SK Design Group, Inc. 4600 College Blvd, Suite 100 Overland Park, KS 66211  <b>City Department</b> City Planning & Development
<b>Opponents</b>	<b>Groups or Individuals</b>
	<b>Basis of Opposition</b>
<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> <b>For</b>
	<input type="checkbox"/> <b>Against</b>
	<b>Reason Against</b>
<b>Board or Commission Recommendation</b>	City Plan Commission (8-0) 04-20-21 By Allender, Baker, Beasley, Crowl, Enders, Hill, Rojas, Sadowski <input type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <input type="checkbox"/> <b>No Action Taken</b>
	<input checked="" type="checkbox"/> <b>For, with revisions or conditions</b> (see details column for conditions)
<b>Council Committee Actions</b>	<input type="checkbox"/> <b>Do Pass</b>
	<input type="checkbox"/> <b>Do Pass (as amended)</b>
	<input type="checkbox"/> <b>Committee Sub.</b>
	<input type="checkbox"/> <b>Without Recommendation</b>
	<input type="checkbox"/> <b>Hold</b>
	<input type="checkbox"/> <b>Do not pass</b>

- 3. That a full-width utility easement be retained for the entire area to be vacated for all Spire facilities.
- 4. That the applicant retains a 30' wide sewer easement through the area to be vacated. The easement shall be centered on the existing 12" sewer.

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

**Finances**

<b>Cost &amp; Revenue Projections – Including Indirect Costs</b>	
<b>Financial Impact</b>	
<b>Funding Source(s) and</b>	

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Appropriation Account Codes	

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**Fact Sheet Prepared By:**      **Date:** 04-26-21

Zach Nelson  
Staff Planner

**Reviewed By:**                      **Date:** 04-26-21

Zach Nelson  
Planner  
Development Management

**Initial Application Filed:**                                      07-30-20

**Reference Numbers:**

Case No. CD-ROW-2020-00019