

CD-CPC-2024-00116

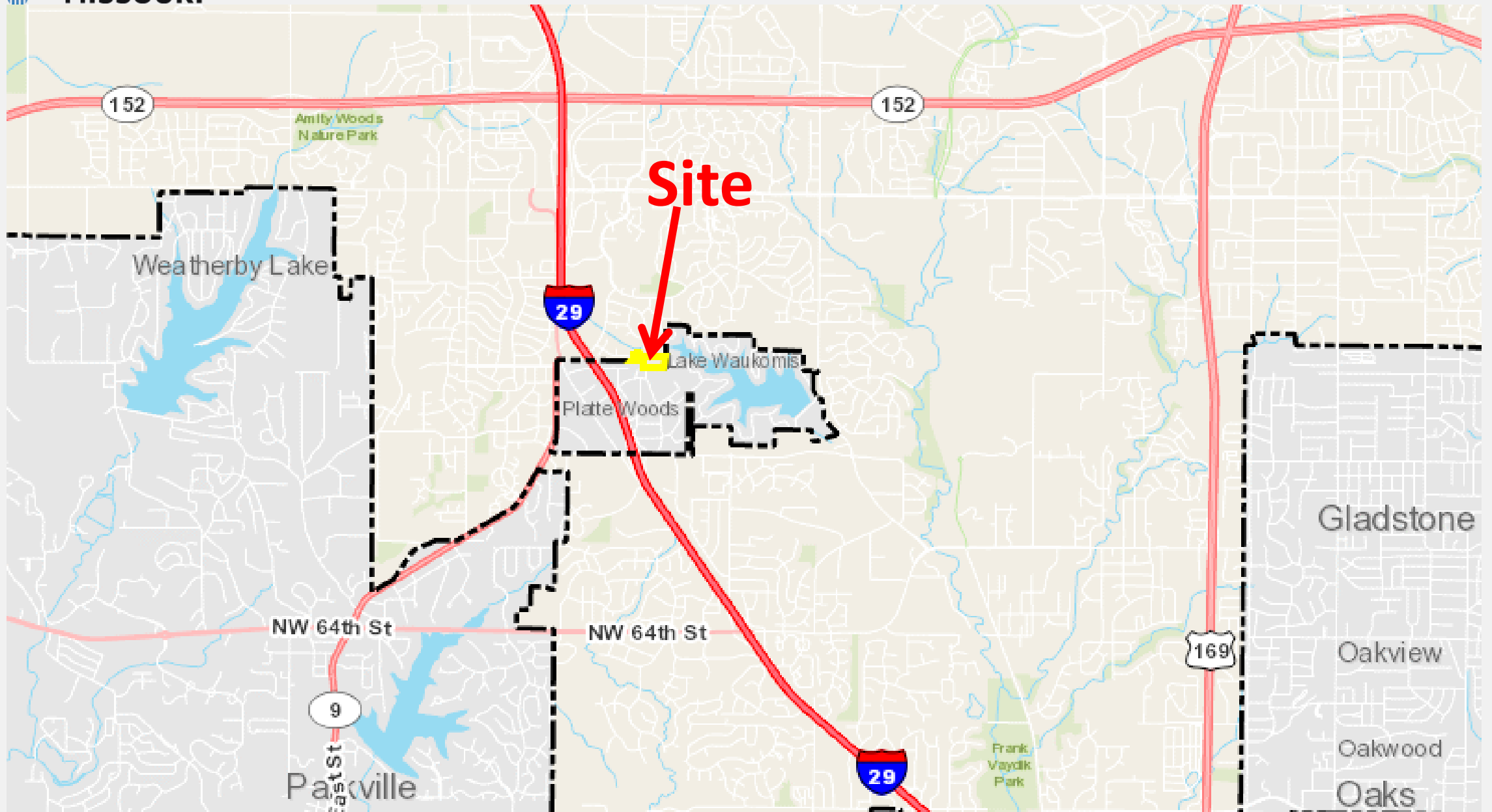
Sargent-Platte Woods De-Annexation

October 16, 2024

City Plan Commission



- **This is a request de-annex (detach) a 2.5-acre tract of land from the corporate limits of the City of Kansas City, Missouri to permit subsequent annexation by the City of Platte Woods, Missouri. See attached “Applicant Statement”.**
- **The principal structure is located within the City of Platte Woods with access and address on N. Tomahawk Lane. The parcel abuts North Lakes subdivision to the north and west, and Lake Waukomis to the east.**



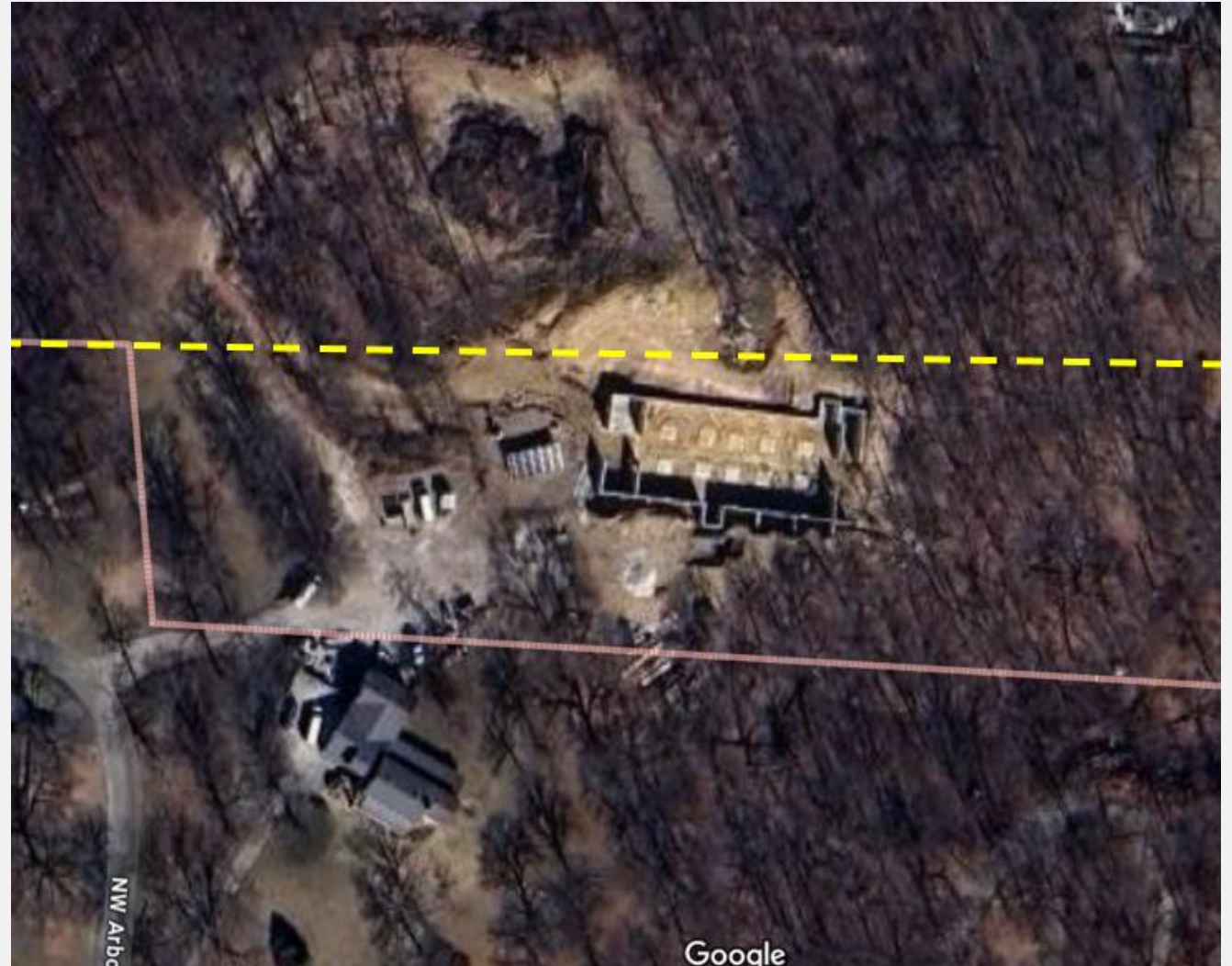






- ✓ **Overall 5.8 acres**
- ✓ **3.3 acres KCMO**
- ✓ **2.5 acres in Platte Woods**

Existing Condition. Violation - CPIN-PC-2023-00457



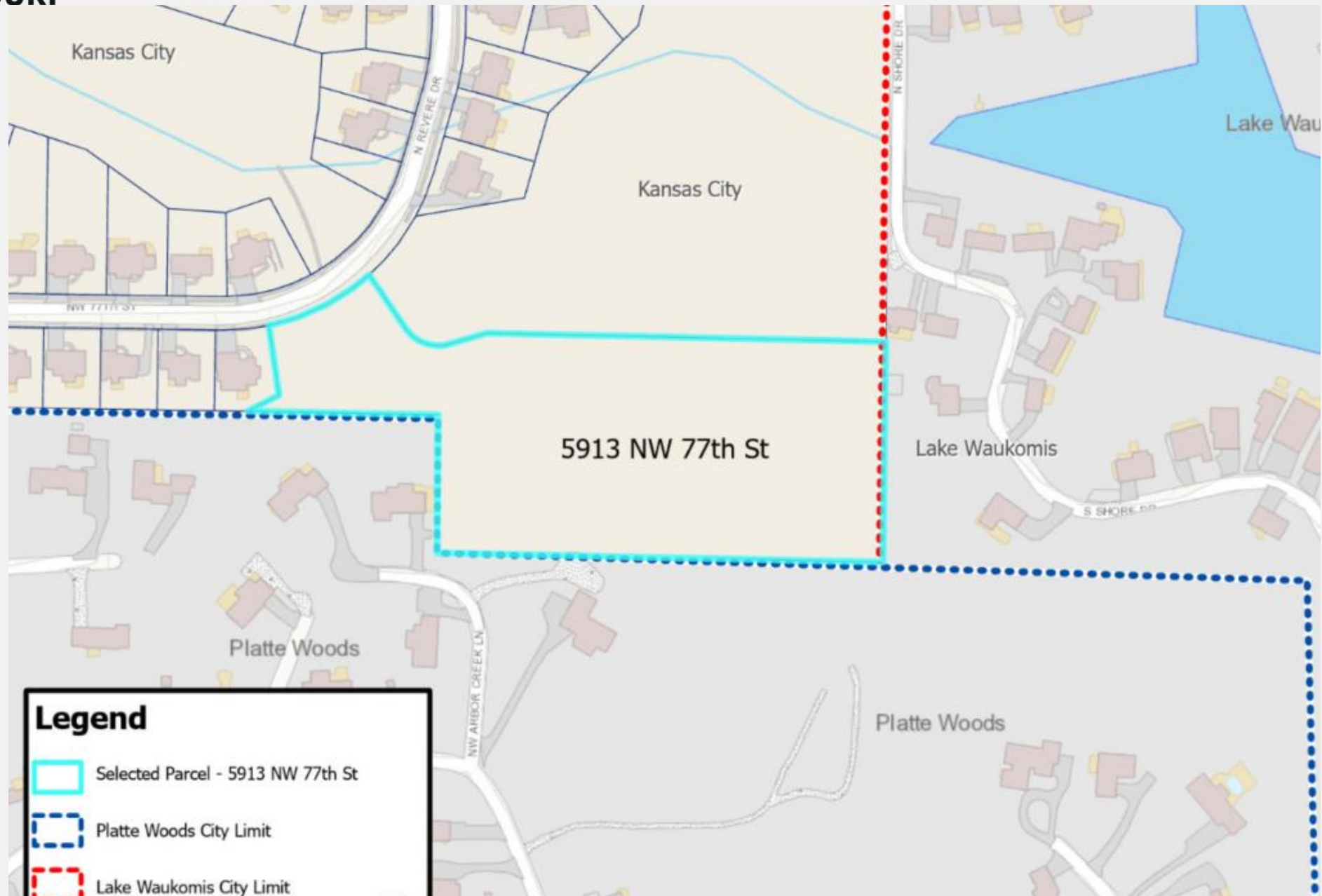


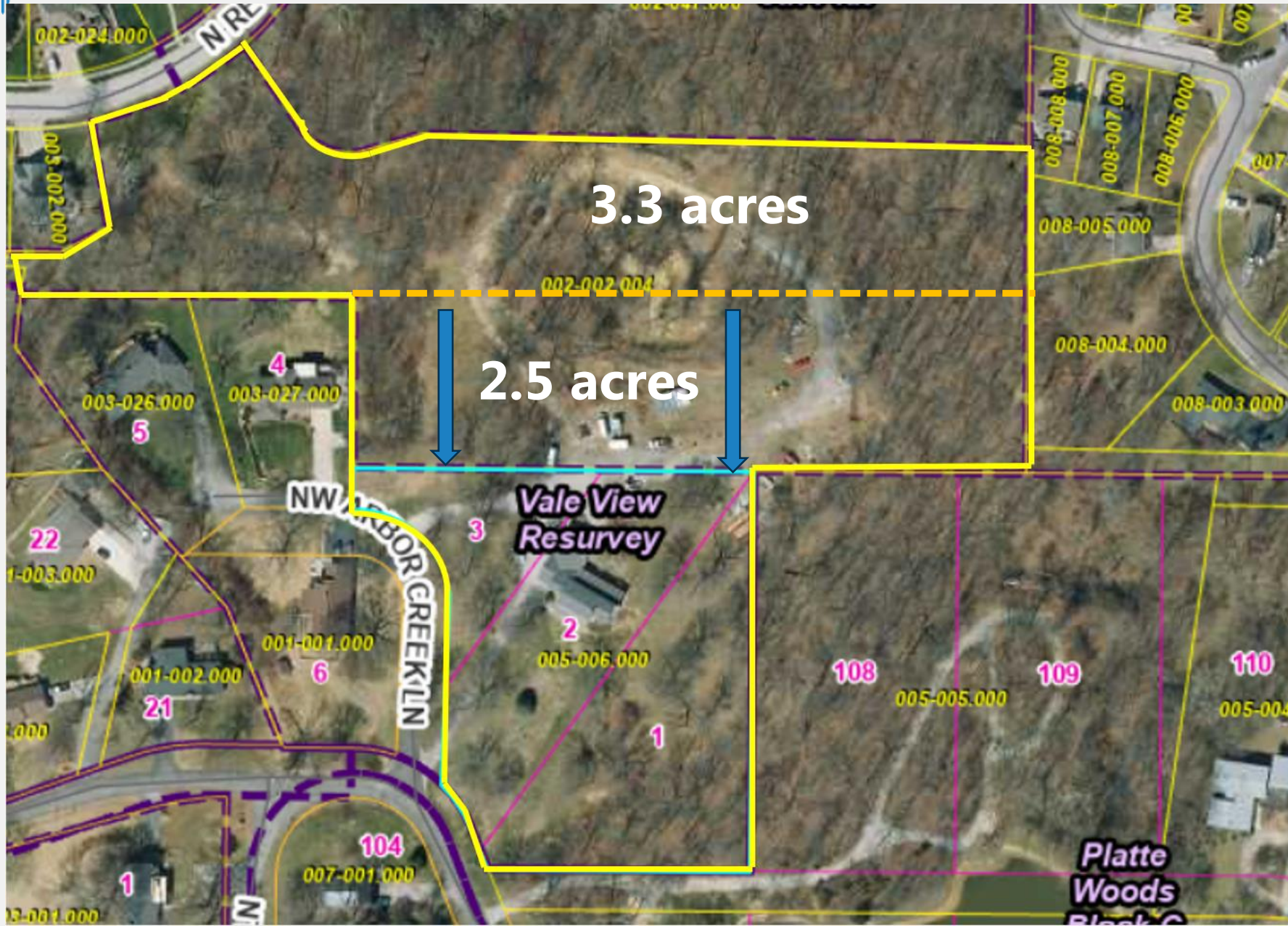




ANNEXATION/ DE-ANNEXATION

- The process in which land is transferred from one unit of government to another.
- It can be voluntary or involuntary. Instigated by the City or petition by a property owner.
- Can also be transfer of properties between municipalities. Examples – NKC, Children's Fountain. Gladstone, Happy Rock Park.
- 1853 - River Market area and northern part of the downtown loop.
- 1859 - Test of the Downtown Core, West Bottoms and part of the Crossroads.
- The most recent deannexation was approved to detach portions of the Belton Golf Course in the Spring of 2022 to the City of Belton.
- There is no mention of annexation in the City's Zoning and Development codes, so staff relied on RsMo 71.015 and the attached 1988 "Annexation Memo" from the Law Department as guide in this process.





3.3 acres is within KCMO

2.5 acres to Platte Woods.

ANALYSIS

The parcel is within 2nd Council District in KCMO (Rogers & French), and within both 1st and 2nd Ward in the City of Platte Woods.

- **ZONING** – The parcel is zoned R-6 in KCMO and residential in City of Platte Woods. The R-6 zoning requires a minimum lot area of 5,000 square feet per lot. The remaining parcel in KCMO will be 3.3 acres in size.
- **USE** – The R-6 zoning district allows for single family residence. The de-annexation will not affect the use.
- **USE OF BUILDING** - Potential for commercial operation out of this building. The applicant proposed to record a deed restriction. With the deannexation the use will be up to the City of Platte Woods.
- **PERMIT** – Inspection and permitting will be by the City of Platte Woods.
- **ANNEXATION PROCESS** - Public hearing and approval by Planning and Zoning Commission, and City Council.
- **OUTREACH** – Contact with the Cities of Platte Wood and Lake Waukomis by the applicant. Provide evidence of such.

COMMENTS

1. **At the pre-application meeting, the applicant also proposed a deed restriction on the parcel that restricts any commercial use.**
2. **Another restriction to be considered is to prohibit commercial vehicles from accessing the structure (parcel) from N. Revere Drive (NW 77th Street).**

RECOMMENDATION:

Approval subject to conditions

CONDITIONS

1. **That the parcel be annexed by the City of Platte Woods, MO concurrently or prior to passing of the deannexation ordinance by the City of Kansas City, MO.**
2. **That the parcel be platted via an interjurisdictional Minor Subdivision Lot Split along the new municipal boundary by March 15, 2025, or prior to issuance of building permit for the parcel within the City of Kansas City, MO.**

