

Ordinance No. 250029

CD-CPC-2024-00116

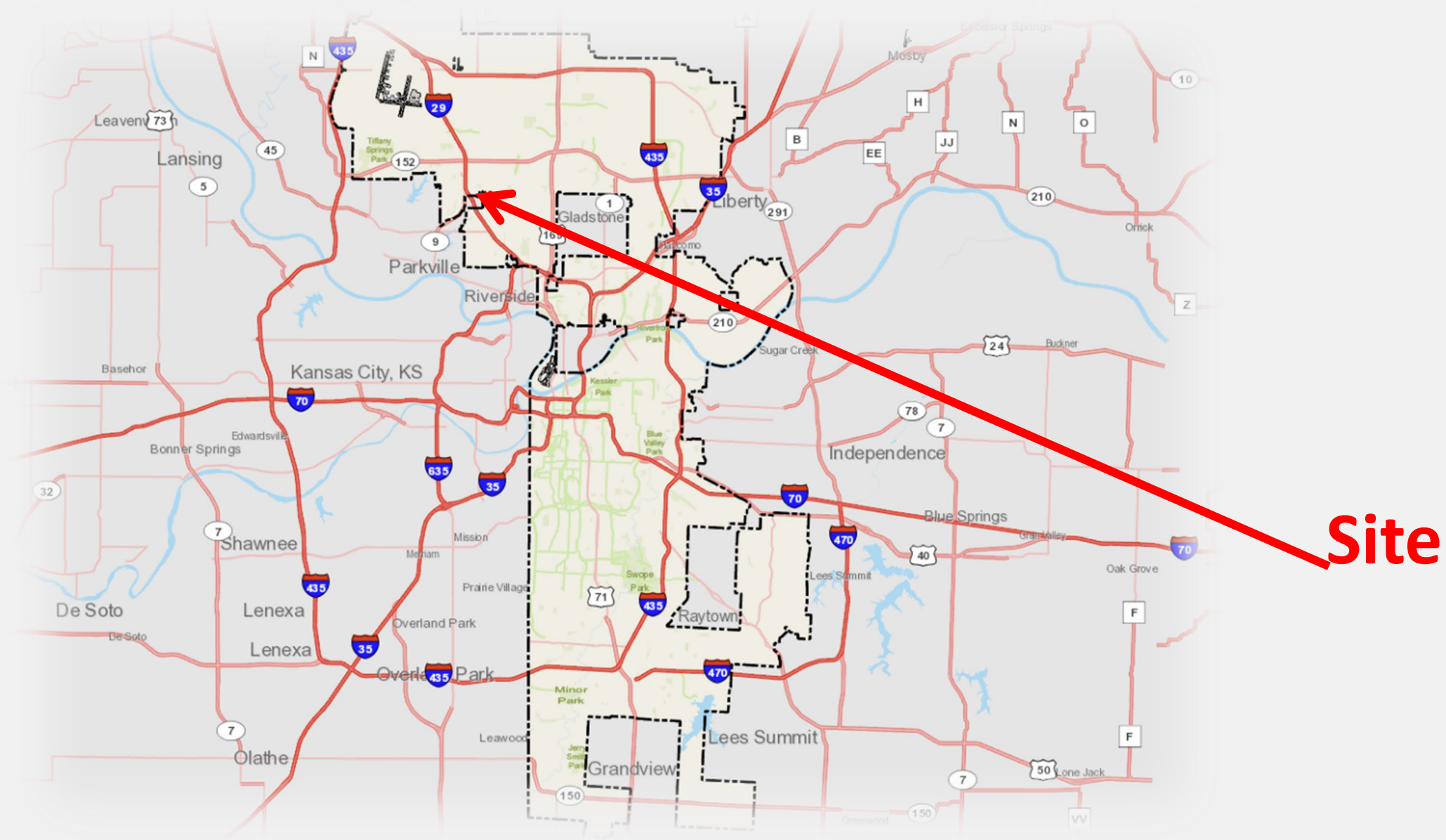
Annexation

5913 NW 77th Street

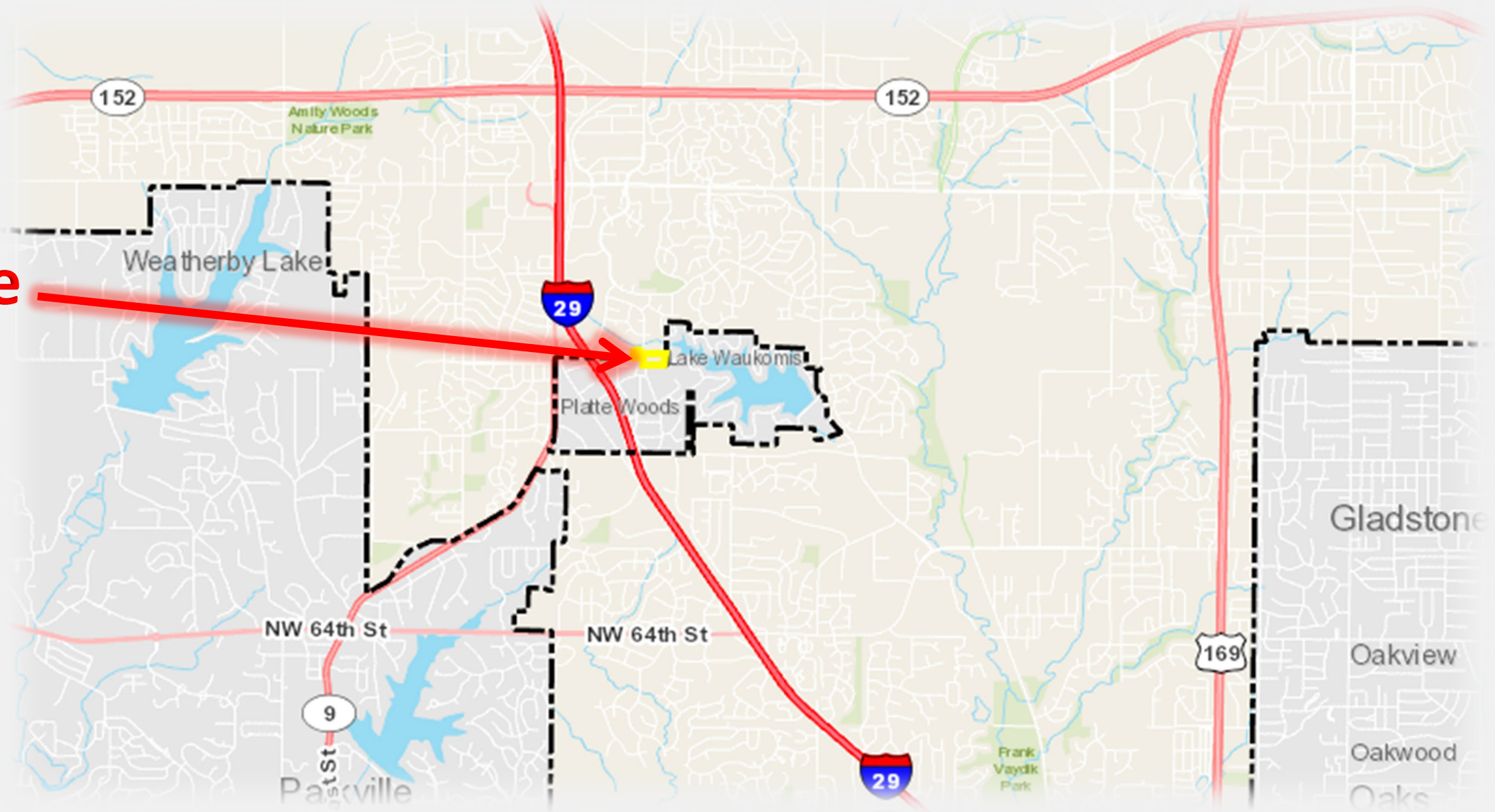
February 4, 2025

Neighborhood Planning and Development





Site

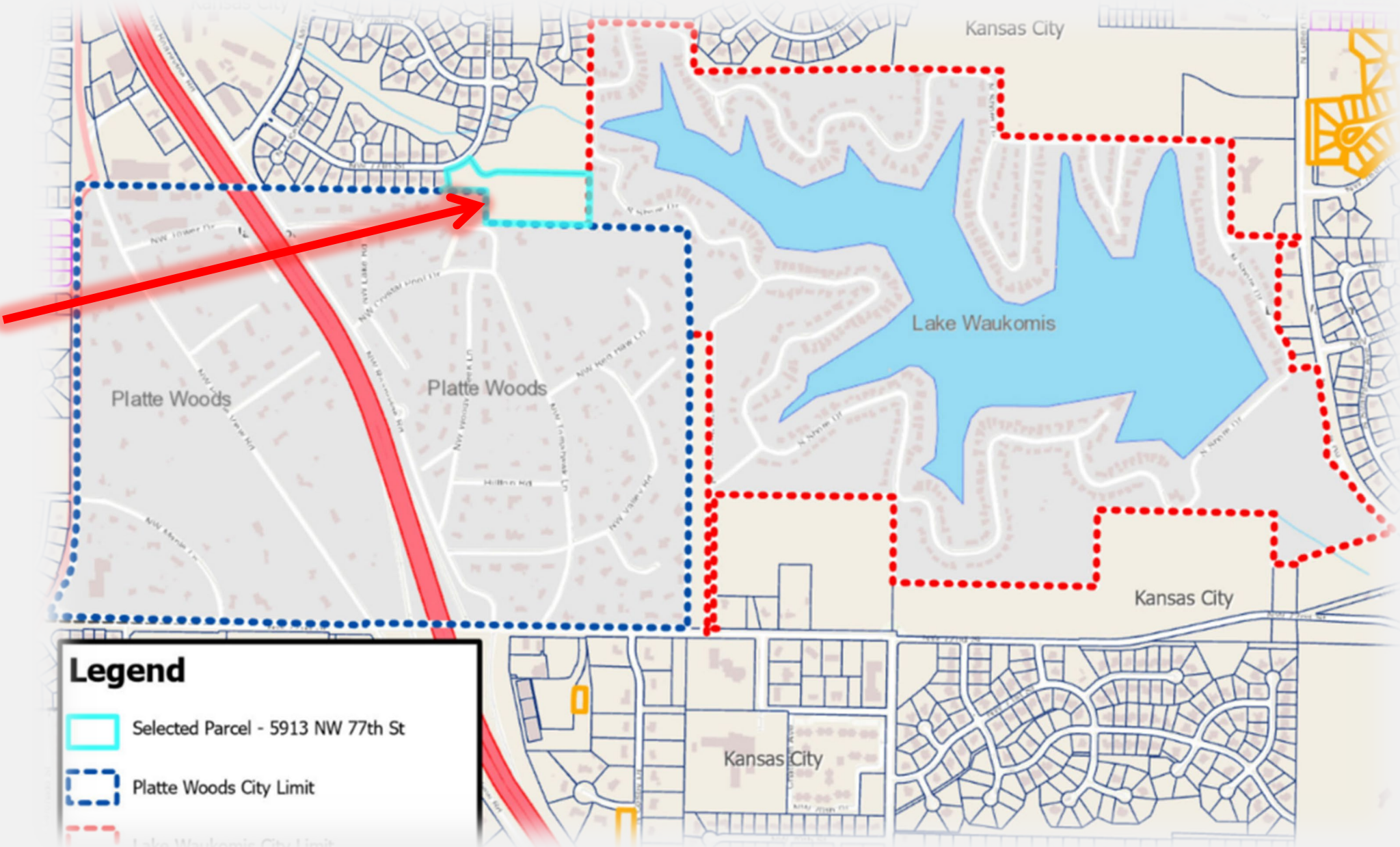


Site








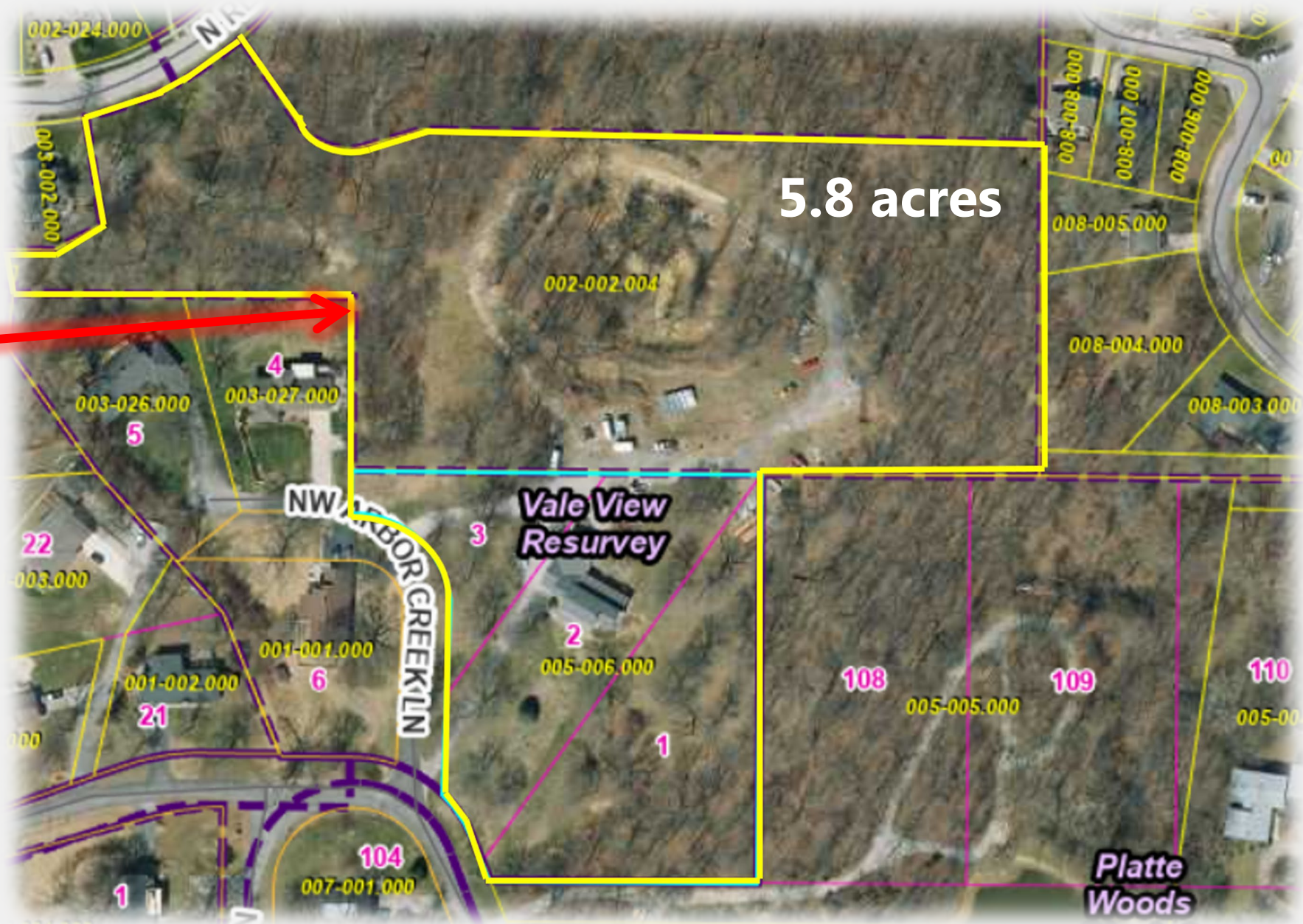
Site



Legend

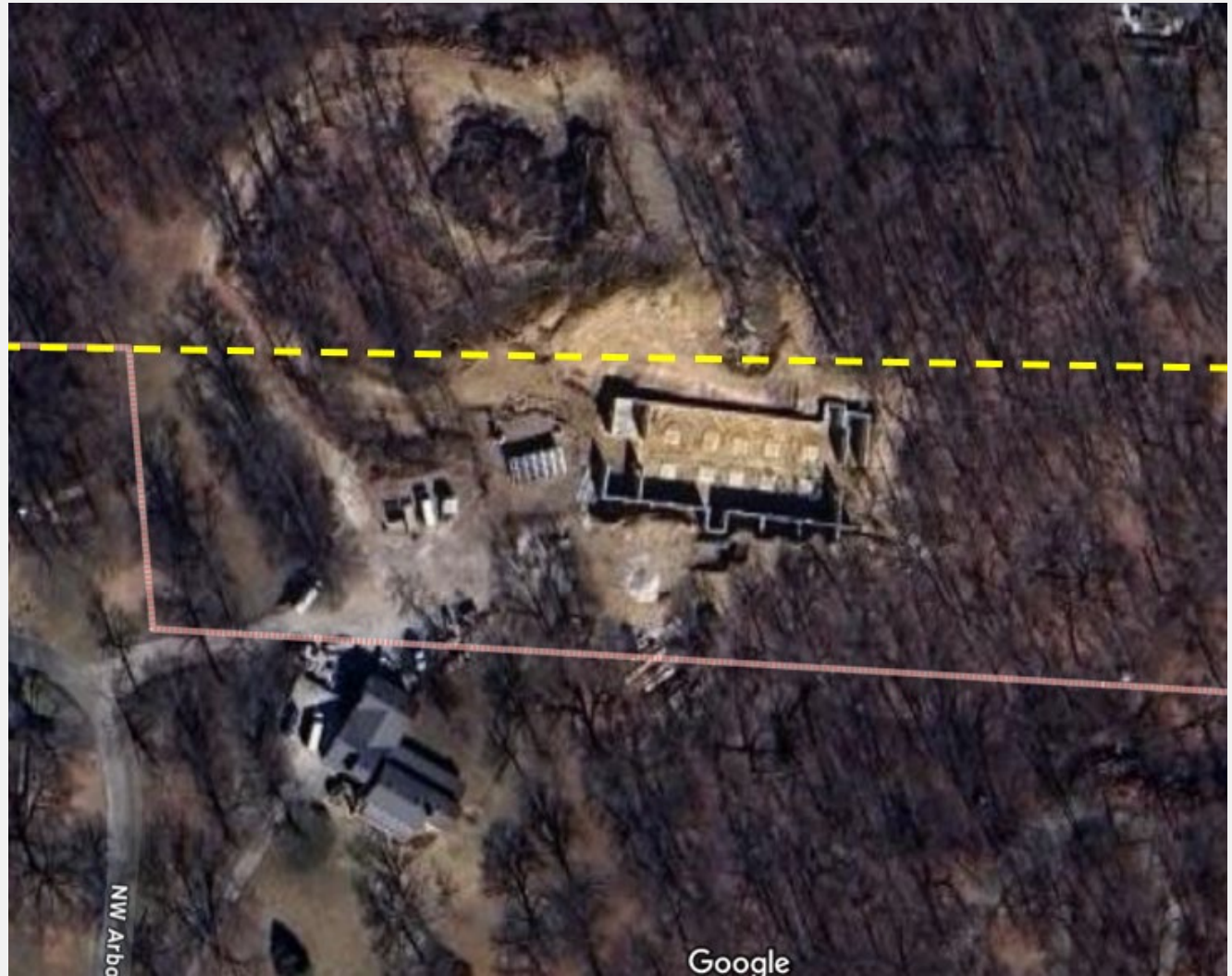
-  Selected Parcel - 5913 NW 77th St
-  Platte Woods City Limit
-  Waukomis City Limit

Site →





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.**
- **The most recent de-annexation 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 relies on RsMo 71.015 and the 1988 "Annexation Memo" from the Law Department as a guide in this process.**

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** - 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 Woods and Lake Waukomis by the applicant. Mayor of Platte Woods attended the CPC hearing.

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).**

Recorded in Platte County, Missouri



Recording Date/Time: 01/22/2025 at 12:55:54 PM

Book: 1414 Page: 740

Instr #: 2025000621

Pages: 3

Fee: \$30.00 S 20250000556

KEITH SARGENT



Christopher L. Wright
Recorder of Deeds

(space above for recorder's office)

NOW, THEREFORE, Declarant hereby declares that Declarant's detached garage on

Declarant's property shall be held, sold and conveyed subject to the following Restriction:

Declarant's detached garage on Declarant's property shall not be used for commercial use.

Vehicular access to and from Declarant's detached garage shall be from Declarant's existing driveway in Platte Woods, Missouri.

The Restriction shall remain in effect for a period of fifty (50) years from the recording of this Restriction.

DECLARATION OF RESTRICTION

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.**

Staff & CPC Recommendation

Case No. CD-CPC-2024-00116

Annexation

Approval with Conditions