



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri

Department of City Planning and Development
Development Management Division

414 E 12th Street, 15th Floor
Kansas City, Missouri 64108
www.kcmo.org/planning

Project

Vacation of ROW - 2nd & Delaware
Hearing Date April 20, 2021

Item #	Case	Request
#7	CD-ROW-2020-00022	Vacation

Item #	Staff Recommendation(s)
#7	Approval with Conditions

Applicant

Patricia Jensen
Rouse Frets White Goss Gentile Rhodes
4510 Belleview Ave, Suite 300
Kansas City, MO 64111

Location Generally located at 2nd and Delaware

Area About 275 square feet

Zoning UR

Council District 4th

County Jackson

School District KCMO 110

Surrounding Land Uses

North: Second + Delaware Apts, zoned UR

East: Apartments, zoned UR

South: Apartments, zoned UR

West: Apartments, zoned M1-5

Land Use Plan

The Greater Downtown Area Plan recommends Downtown Mixed Use land uses. The request conforms to this recommendation.

Major Street Plan

There are no adjacent streets identified on the Major Street Plan.

APPROVAL PROCESS



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 right-of-way vacation.

PURPOSE

Applicant is proposing to acquire the subject site to gain this merge with the parcel to the east in order to relocate their dumpster which requires approval of the above-referenced request.

EXISTING CONDITIONS

The area to be vacated is currently unused and is zoned UR. It is located just south of 2nd Street.

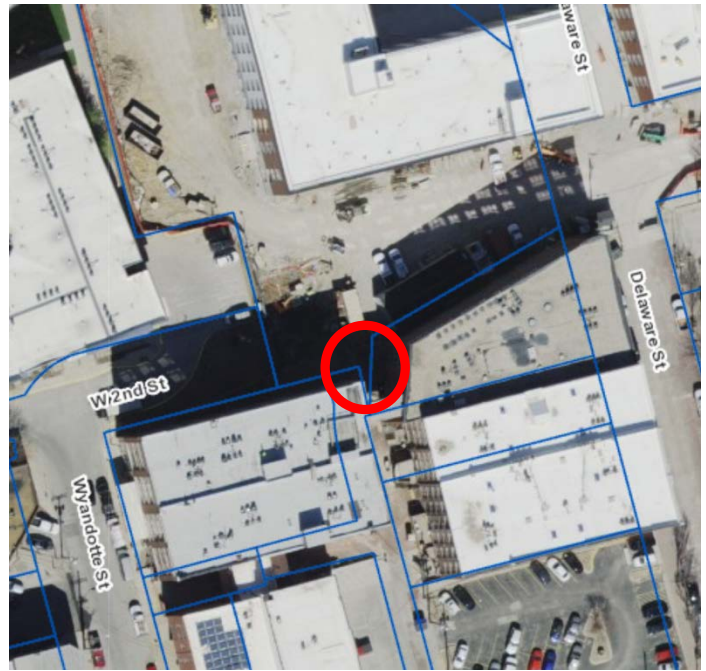
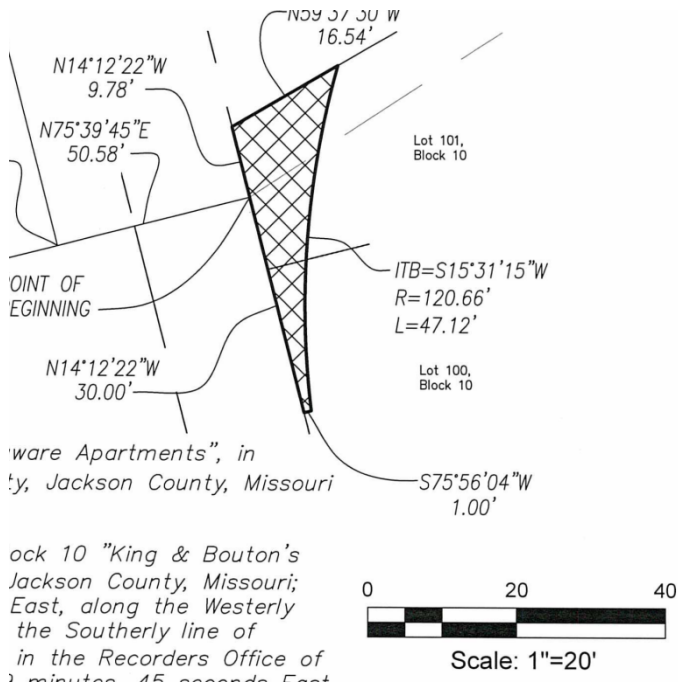
KEY POINTS

- The applicant intends to vacate in order to expand their site and use the area in order to relocate their dumpster.

PLAN REVIEW

The area to be vacated is a small triangular piece of right-of-way located south of W. 2nd Street. The subject site does

not currently serve any useful purpose. The Second + Delaware Apartments to the north were recently approved by Ordinance 200613 and one of the conditions of that plat (CLD-FnPlat-2020-00001) was for the developer to dedicate right-of-way to connect 2nd Street in this area and to vacate this portion of right-of-way. In addition, this area to be vacated will not serve any useful purpose in the near future. The adjacent property owner to the east intends to acquire this piece in order to relocate their trash enclosure.



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.

All adjacent property owners will retain legal access to public rights-of-way and 2nd Street is intended to be dedicated to the north in order to provide more connectivity in this area.

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 area to be vacated currently serves no purposes 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 constructed street network or reduce physical connectivity.

88-560-10-E. The vacation shall not result in a dead-end street or alley.

The proposed vacation will not result in any dead-end streets or alleys.

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 vacation will vacate the full width of the right-of-way.

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

Staff believes that this vacation request complies with the vacation criteria of the Zoning and Development Code. The right-of-way area to be vacated serves no current public purpose. For these reasons, City Planning and Development Staff **recommends approval subject to the conditions in the attached Conditions Report.**

Respectfully Submitted,



Zach Nelson
Staff Planner