



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 Area South of Bi-State Drive
Hearing Date April 20, 2021

Item #	Case	Request
#5	CD-ROW-2019-00015	Vacation

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

Applicant

Kyle Ferden
Stinson LLP
1201 Walnut Street, Suite 2900
Kansas City, MO 64106

Location	2700 Bell Street
Area	About 6,000 square feet
Zoning	M1-5
Council District	4th
County	Jackson
School District	KCMO 110

Surrounding Land Uses

North: Undeveloped, zoned M1-5
East: Undeveloped, zoned M1-5
South: Commercial offices, zoned M1-5
West: City of Kansas City, KS

Land Use Plan

The Greater Downtown Area Plan recommends Industrial 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

Notice of the public hearing was sent to the Westside Neighborhood Association and the Westside Planning Committee.

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 vacate the right-of-way because a portion of the applicant's parking lot extends into the right-of-way which requires approval of the above-referenced request.

EXISTING CONDITIONS

The area to be vacated is partially paved and encroaches into the right-of-way. The area to be vacated is not used for public access along Bi-State Drive.

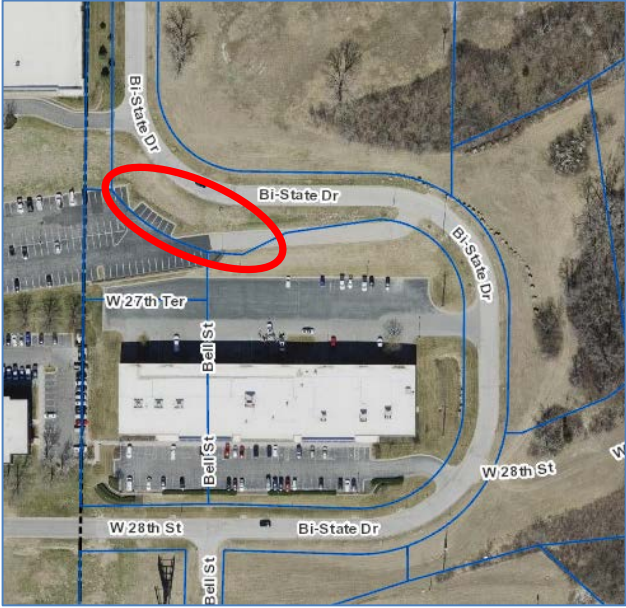
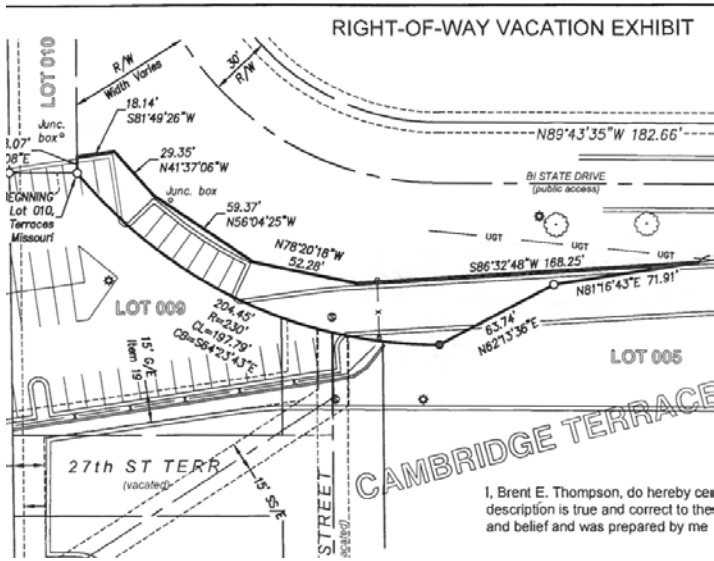
KEY POINTS

- The applicant intends to vacate in order to acquire a portion of right-of-way in order to maintain the existing parking lot.

PLAN REVIEW

- The area to be vacated is a small portion of right-of-

way located south of Bi-State Drive generally in the Westside area of the city. A portion of the area to be vacated is paved and serves as a parking lot for the businesses to the south. The applicant intends to vacate in order to acquire a portion of right-of-way to allow for maintenance of the existing parking lot and to essentially clean up the site in terms of property ownership. The area to be vacated is not used for public access along Bi-State Drive.



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 Bi-State Drive will not be affected or lose connectivity.

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.

A portion of the area to be vacated currently serves as a parking lot for the businesses to the south and is expected to continue to be used as such.

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.

This vacation will not vacate any streets or alleys.

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 and is currently used for parking for businesses to the south. 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