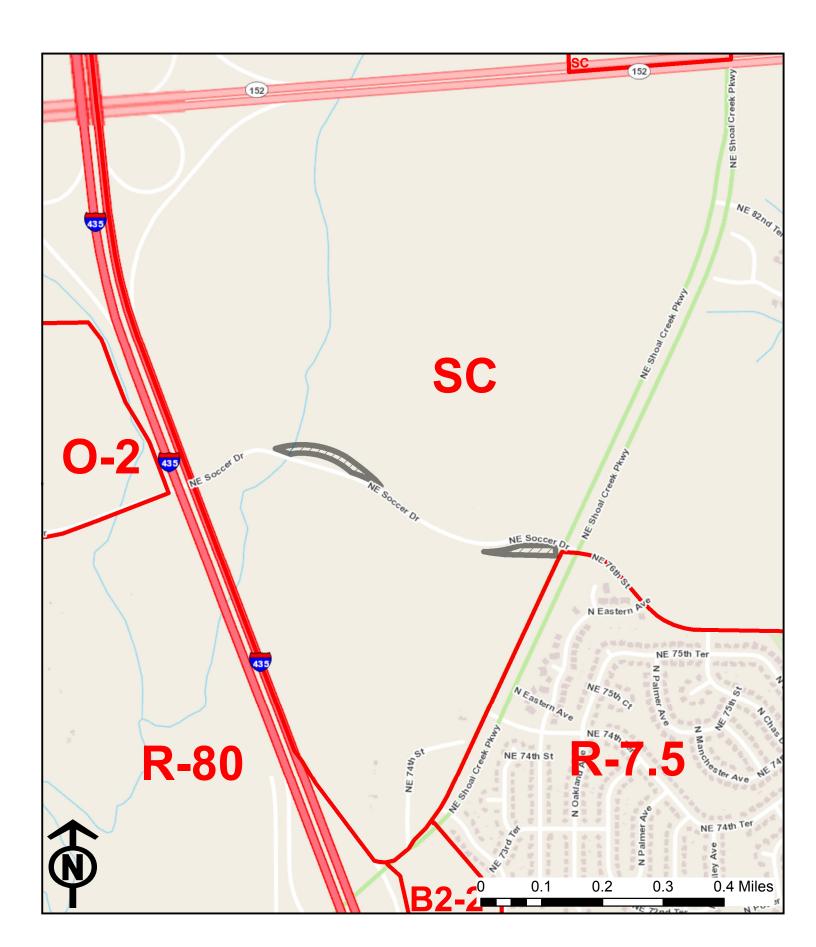
01-21-14 02-04-14 02-18-14

Case No. 1680-V - Proposed vacation of two portions of NE Soccer Drive between I_435 and Shoal Creek Parkway.





City Planning & Development Department

Development Management Division

15th Floor, City Hall 414 East 12th Street

Kansas City, Missouri 64106-2795

816 513-2846 Fax 816 513-2838

STAFF REPORT February 18, 2014 (11)

RE: **Case No. 1680-V**

APPLICANT: Hunt Midwest Real Estate Development, Inc.

8300 NE Underground Dr. Kansas City, MO 64161

PROPERTY OWNER Property Reserve, Inc. c/o Doug Holmberg

5 Triad Center, Suite 650 Salt Lake City, UT 84180

CONTACT: Aaron Schmidt

Hunt Midwest Real Estate Development, Inc.

8300 NE Underground Dr.

LOCATION: NE Soccer Drive between I-435 and Shoal Creek

Parkway

REQUEST: to vacate two portions of right of way.

SURROUNDING

LAND USE: North – vacant land

South – vacant land

East – Shoal Creek Parkway, Multi-family residential

West - Interstate 435, vacant land

LAND USE PLAN: The Shoal Creek Valley Area Plan recommends "mixed

use" uses for this site.

MAJOR STREET PLAN: Shoal Creek Parkway is a Parkway and Soccer Drive is

classified as a local link road by the City's Major Street

Plan.

ARTERIAL STREET

IMPACT FEE: This site is located within Northland Impact Fee District

C. There is no category for vacant land to be assessed

a fee.

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PREVIOUS CASES: None known.

PLAN REVIEW/ANALYSIS:

The two portions of right of way to be vacated are on the segment of NE Soccer Drive between Interstate 435 on the west and NE Shoal Creek Parkway on the east. The portion of NE Soccer Drive between these two roadways is approximately 3,500 feet and gradually moves southward from its intersection with I-435. The width of the right of way is 80 feet.

Shoal Creek Parkway has recently been re-aligned between I-435 and NE Shoal Creek Parkway. After the re-alignment was completed, several remnants of previously dedicated right of way remained. The applicant is now petitioning to eliminate these remaining portions of roadway that no longer exist.

There is only one property owner along the pieces of right of way to be vacated, and the proper consent and petition forms have been received. All utility comment sheets have been received and all indicate no objection to the vacations.

Staff confirms that no negative effects will result from the vacation of these pieces of right of way. In fact, the realignment of NE Soccer Drive enhances the safety and ease of travel throughout the City as a whole.

RECOMMENDATIONS:

Staff recommends approval of Case No. 1680-V without conditions.

Respectfully submitted,

Sarah Anzicek, AICP

Staff Planner