



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri

Department of City Planning and Development  
Development Management Division

414 E 12<sup>th</sup> Street, 15<sup>th</sup> Floor  
Kansas City, Missouri 64108  
[www.kcmo.org/planning](http://www.kcmo.org/planning)

## Project

**Vacation of Portion of E. 95<sup>th</sup> St**

**Hearing Date** August 18, 2020

Item	Case	Request
#3	CD-ROW-2019-00009	Vacation

Item	Staff Recommendation(s)
#3	Approval

## Applicant

Michael Ballard  
1301 Burlington Street  
North Kansas City, MO 64116

**Location** Area south of 1900 E.  
Bannister Road

**Area** About 8.3 acres

**Zoning** M3-5

**Council District** 5th

**County** Jackson

**School District** Center

## Surrounding Land Uses

**North:** Bannister Federal Complex, zoned M3-5

**East:** Union Pacific Railroad, zoned M3-5

**South:** Bannister Rd, zoned R-7.5

**West:** Bannister Federal Complex, zoned M3-5

## Land Use Plan

The Red Bridge Area Plan recommends Industrial land uses. The request conforms to this recommendation.

## Major Street Plan

Bannister Road is identified as a Thoroughfare on the Major Street Plan.

## APPROVAL PROCESS



## PUBLIC HEARING REQUIRED

Yes

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing is not required for vacations, therefore notice is not sent.

## 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 street vacation.

## PURPOSE

Applicant is proposing redevelop the site which requires approval of the above-referenced request.

## EXISTING CONDITIONS

The area to be vacated is currently developed. E. 95<sup>th</sup> Street is paved and currently functions as a parking lot for the former Bannister Federal Complex to the immediate north.

## NEARBY DEVELOPMENTS

The former Bannister Federal Complex facility is currently in the process of being redeveloped.

## KEY POINTS

- The applicant intends to vacate a portion of E. 95<sup>th</sup> Street.

## PLAN REVIEW

The area to be vacated is located just north of Bannister Road and to the immediate south of the former Bannister Federal Complex facility. The existing right-of-way is part of E. 95<sup>th</sup> Street. However, it is not currently being used as a public roadway. The existing public right-of-way in this area is through an area that was granted as an access easement from the United States of America to the City of Kansas City by a 1980 Grant of Easement. The applicant is also requesting that the Grant of Easement be retained. The applicant is not dedicating right-of-way at this time. All utilities within the right-of-way have been relocated, therefore no utility easement is needed for the future.



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

The proposed vacation will not result in a dead-end street or alley.

**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 full width of the streets will be vacated.

**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**

The right-of-way provides access only to one property and the owner of that property is the petitioner. It does not provide multi-modal access (only vehicular traffic) and serves only one property, yet it is the city's responsibility to maintain. For these reasons, City Planning and Development Staff **recommends approval without conditions.**

Respectfully Submitted,



Zach Nelson  
Staff Planner