CITY PLANNING AND DEVELOPMENT

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 Portion of E. 95th St Hearing Date August 18, 2020

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

00009

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

Staff Review

City Plan Commission

City Council

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. 95th Street is paved and currently functions as a parking lot for the former Bannister Federal Complex to the immediate north.

NEARBY DEVELOPMENTS

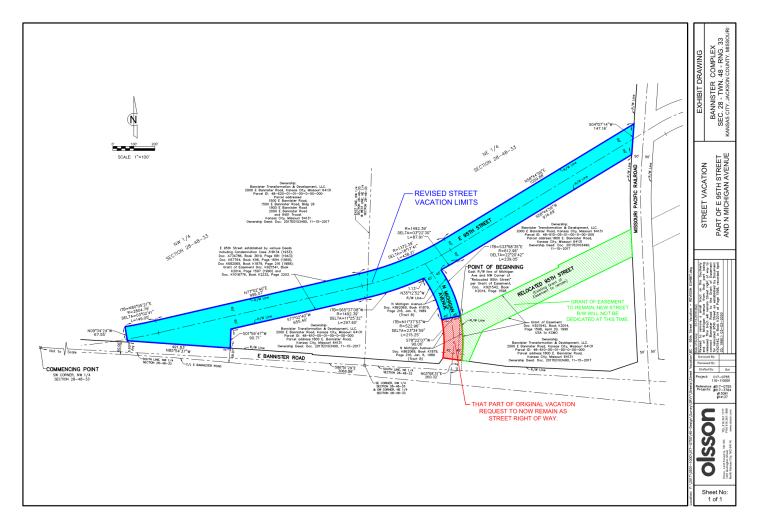
The former Bannister Federal Complex facility is currently in the process of being redeveloped.

KEY POINTS

• The applicant intends to vacate a portion of E. 95th 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. 95th 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.



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.

The only adjacent property owner is the applicant (Bannister Transformation and Development, LLC) and will still have access to the site from Bannister Road (further to the west), Troost Avenue, and Euclid Avenue.

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 current right-of-way serves no current purposes for the general public and there is no future purpose 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 street network or physical connectivity in any way.

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