

# COMMUNITY PROJECT/REZONING

**210393**

## Ordinance Fact Sheet

Ordinance Number

**Case No.** CD-ROW-2019-00015

### Brief Title

Vacation of a portion of right-of-way generally located at the northeast corner of Bi State Drive and the state line boundary

### Details

**Location:**  
Generally located at the northeast corner of Bi State Drive and the state line boundary.

**Reason for Legislation:**  
To allow for the applicant to improve and maintain the existing parking lot within the right-of-way.

**CITY PLAN COMMISSION**  
The City Plan Commission heard this case on April 20, 2021. The Commission recommended approval of the vacation with two conditions.

**BRIEF PROJECT DESCRIPTION**  
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.

The City Plan Commission recommended approval of this vacation, subject to two conditions.

**RECOMMENDATION:**  
The City Plan Commission recommended approval of Case No. CD-ROW-2019-00015 with the following conditions:

1. That the applicant submits a receipt of new easements for existing water main and sanitary sewer mains, reviewed for compliance by KC Water Services, then recorded by the applicant. A recorded copy must be returned to KC Water Services within 30 days of recording of ordinance.
2. That all streetlight facilities are retained and are not affected.

### Positions/Recommendations

|                                                 |                                                                                                                                                                                                                    |
|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Sponsors</b>                                 | Jeffrey Williams, AICP, Director<br>Department of City Planning & Development                                                                                                                                      |
| <b>Programs, Departments or Groups Affected</b> | 4th District (Shields, Bunch)                                                                                                                                                                                      |
| <b>Applicants / Proponents</b>                  | <b>Applicant</b><br>Kyle Ferden<br>Stinson LLP<br>1201 Walnut Street, Suite 2900<br>Kansas City, MO 64106<br><br><b>City Department</b><br>City Planning & Development                                             |
| <b>Opponents</b>                                | <b>Groups or Individuals</b>                                                                                                                                                                                       |
|                                                 | <b>Basis of Opposition</b>                                                                                                                                                                                         |
| <b>Staff Recommendation</b>                     | <input checked="" type="checkbox"/> For                                                                                                                                                                            |
|                                                 | <input type="checkbox"/> Against<br><br><b>Reason Against</b>                                                                                                                                                      |
| <b>Board or Commission Recommendation</b>       | City Plan Commission (8-0) 04-20-21<br>By Allender, Baker, Beasley, Crowl, Enders, Hill, Rojas, Sadowski<br><input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken |
|                                                 | <input checked="" type="checkbox"/> For, with revisions or conditions<br>(see details column for conditions)                                                                                                       |
| <b>Council Committee Actions</b>                | <input type="checkbox"/> Do Pass                                                                                                                                                                                   |
|                                                 | <input type="checkbox"/> Do Pass (as amended)                                                                                                                                                                      |
|                                                 | <input type="checkbox"/> Committee Sub.                                                                                                                                                                            |
|                                                 | <input type="checkbox"/> Without Recommendation                                                                                                                                                                    |
|                                                 | <input type="checkbox"/> Hold                                                                                                                                                                                      |
|                                                 | <input type="checkbox"/> Do not pass                                                                                                                                                                               |

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| <b>Policy or Program Change</b>      | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <b>Operational Impact Assessment</b> |                                                          |

**Finances**

|                                                                  |  |
|------------------------------------------------------------------|--|
| <b>Cost &amp; Revenue Projections – Including Indirect Costs</b> |  |
| <b>Financial Impact</b>                                          |  |
| <b>Funding Source(s) and</b>                                     |  |

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| Appropriation<br>Account Codes |  |
|--------------------------------|--|
|                                |  |

Continued from Page 2

**Fact Sheet Prepared By:**      **Date:** 04-26-21

Zach Nelson  
Staff Planner

**Reviewed By:**                      **Date:** 04-26-21

Zach Nelson  
Planner  
Development Management

**Initial Application Filed:**                                      05-29-19

**Reference Numbers:**

Case No. CD-ROW-2019-00015