CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00088

Kentucky Road Deannexation

August 5, 2026

Docket # 6

Request
Annexation (Deannexation)

Applicant
Nicolas Bosonetto
City Engineer, PWD
City of Kansas City, MO

Owner
City of Kansas City, MO

Site Information

Location	E. Kentucky Rd Bridge
Area	0.63 Acres
Zoning	R-2.5/ M1-5
Council District	4th
County	Jackson
School District	Kansas City 33

Surrounding Land Uses
North: vacant land, zoned M 3-5, R-80.
South: City of Independence, UP railroad.
East: City of Independence, UP railroad.
West: Salvage, Railroads, Zoned M 3-5.

Land Use Plan
The Riverfront Industrial Area Plan recommends Light and Heavy Land Use for this location.

Major Street Plan
East Kentucky Road/ Avenue is not identified on the Major Street Plan.

Approval Process

Overview
The applicant seeks to deannex (detach) approximately 0.63 acre of right of way from the corporate limits of the City of Kansas City, Missouri to permit subsequent annexation by the City of Independence, Missouri.

Existing Conditions
The site is the existing E. Kentucky Road bridge located on the eastern borders of Kansas City and the City of Independence, Missouri.

Neighborhood(s)
This site is not located within a registered neighborhood or homes association.

Required Public Engagement
Section 88-505-12, Public Engagement does not apply to this request.

Controlling
The property was annexed into the City of Kansas City with Ordinance No. 16136 (sub), passed on August 27, 1954.

Related Cases
Case No. 100-AN-16 – on July 16, 2013, the City Plan Commission recommended approval to deannex about 8 acres from KCMO and annexation by Independence, MO. No City Council action.

Project Timeline
The application was filed on June 22, 2026. Scheduling deviations have occurred to ensure reciprocal action by City of Independence, MO.

Professional Staff Recommendation
Docket # Approval with condition

KANSAS CITY
Planning & Dev

VICINITY MAP

PLAN REVIEW

The request is to deannex (detach) approximately 0.63 acres of right of way for E. Kentucky Road (Avenue) from the corporate limits of the City of Kansas City, Missouri to permit subsequent annexation by the City of Independence, Missouri. At the subject site, the north half of the roadway is within Kansas City, and the south half is within the City of Independence. To the north of the right of way is a pump station and vacant properties zoned residential and industrial and to the south are existing Union Pacific and Kansas City Southern railroad tracks. Abutting property owners include the City of Independence, Kirk McDowel-Shafer and C. M. Buckley.

The current bridge structure has deteriorated to a point where it is no longer usable and has been closed for several years now. Efforts to apply for interjurisdiction corporative agreements to fund the repair of the bridge have been challenging. Both municipalities agreed that a transfer of the entire right of way will speed up the process of obtaining funds to fix this bridge. The City of Independence wants to control the bridge because it provides direct access to their largest sanitary sewer pump station.

Annexation is a process in which land is transferred from one unit of government to another. Commonly, annexations can connect services, increase population and local tax base, or extend planning and zoning authority for the receiving municipality (APA Quick Notes No. 67). The city has been performing annexation since 1853 when it annexed the River Market area and northern part of

the downtown loop. Annexation of the rest of the Downtown Core, West Bottoms and part of the Crossroads followed in 1859. There is no mention of annexation in the City's Zoning and Development codes, so staff have relied on Missouri Revised Statute 71.011. The most recent deannexation was approved by Ordinance No. 260338 on April 16, 2026, detaching approximately 4.5 acres, zoned R-80, generally located at the northwest corner of NE 104th Street and N. Church Road from the corporate limits of the City of Kansas City, Missouri to permit subsequent annexation by the City of Liberty, Missouri.

ANALYSIS

The parcel is within the 4th Council District in Kansas City, and within the 1st Council District in the City of Independence, MO.

- **Zoning** – The area abutting the right of way is zoned R-2.5 and M1-5 in KCMO.
- **Use** –The de-annexation will not affect the use. The annexation will not create a "void" of space within either municipality.
- **Use of building** – There are no buildings, rather the E. Kentucky bridge will be completely with the municipal corporate limits of the City of Independence.
- **Building & PWD Permit** – Inspection and permitting will be by the City of Independence.
- **Annexation process** - Public hearing and approval by Planning Commission, and City Council in both jurisdictions.

Staff recommend that the annexation process by the City of Independence be in progress prior to ordinance introduction to ensure that there is no lapse following the detachment. Staff also requested copies of the annexation application in the City of Independence, and evidence of the City of Independence's City Council meeting dates for the proposed annexation action.

This deannexation requires that the parcel be annexed by the City of Independence, MO concurrently or prior to passing of the deannexation ordinance by the City of Kansas City, MO. The applicant has reached out to the Councilperson of the district about the subject request.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal (Deannexation Exhibit)

KANSAS CITY
Planning & Dev

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL with conditions.

Respectfully Submitted,

Olofu Agbaji
Planner

Plan Conditions

Report Date: July 30, 2026

Case Number: CD-CPC-2026-00088

Project:

Condition(s) by City Planning and Development Department. Contact Olofu Agbaji at (816) 513-8815 / Olofu.Agbaji@kcmo.org with questions.

1. That the parcel be annexed by the City of Independence, MO, within 60 days following the deannexation by the City of Kansas City.

2. Pursuant to RsMo 7.-011, One certified copy of each ordinance shall be filed with the county clerk, with the county assessor, with the county recorder of deeds, and with the clerk of the circuit court of the county in which the property is located, whereupon the concurrent detachment and annexation shall be complete and final.

3. That the following occur prior to final action by the City Council:
   1. Provide copies of annexation application in the City of Independence, MO for the right of way to be annexed into their municipal boundary prior to KCMO City Council action.
   2. Provide City of Independence Planning and Zoning Commission, and the City Council meetings dates for the proposed annexation prior to KCMO City Council action.

Condition(s) by Water Services Department. Contact Kirk Rome at (816) 513-0368 / kirk.rome@kcmo.org with questions.

4. Retain full width easement for 12" water main.

1326-400013.01
Kentucky Ave_Bridge
04/02/2026
City of Independence

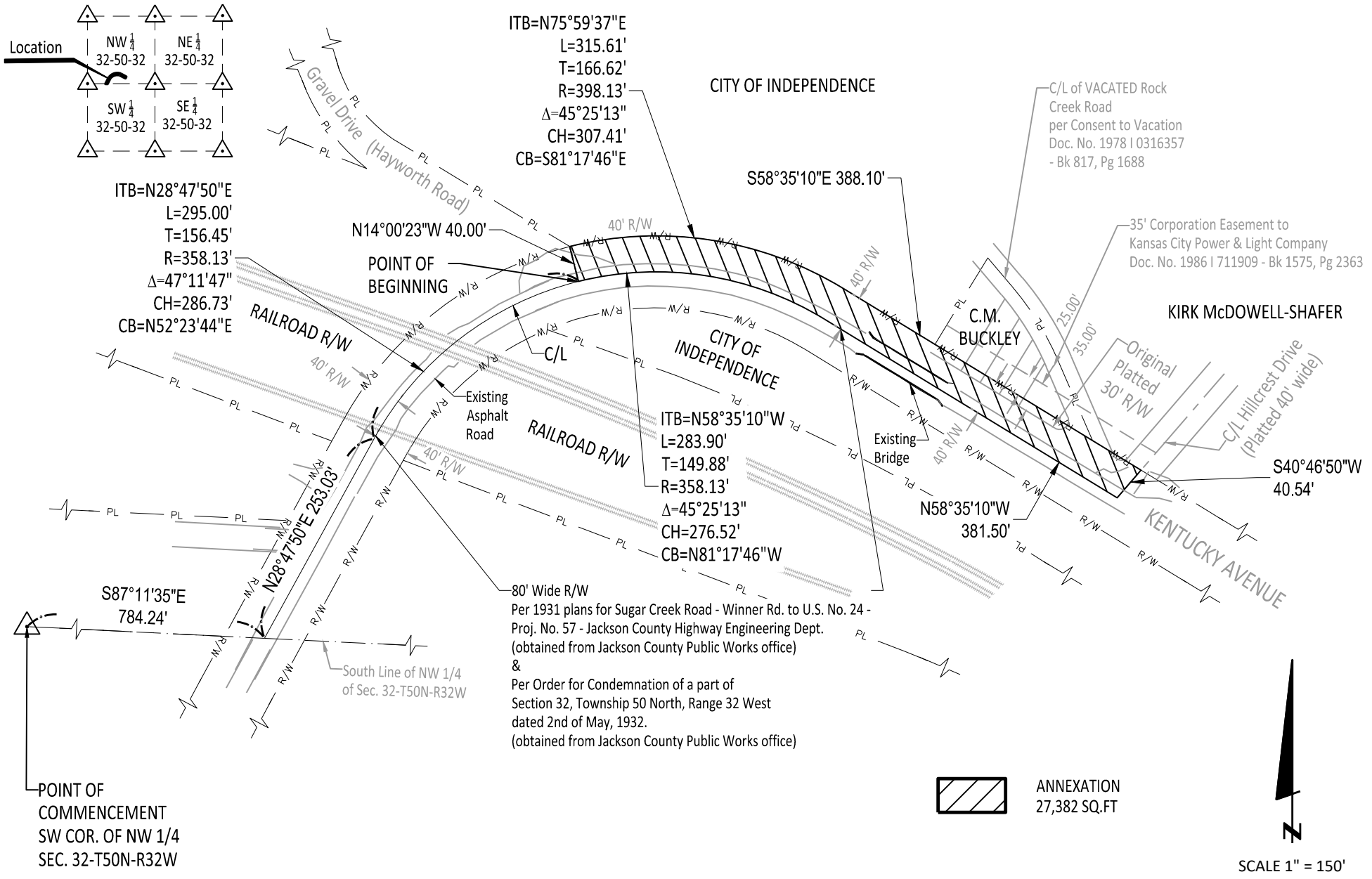
Exhibit A – Page 1 of 2
Annexation

Description:

A tract of land, being part of Kentucky Avenue as now exists and being in the Northwest Quarter of Section 32, Township 50 North, Range 32 West, in Jackson County, Missouri, and that portion of Kentucky Avenue formerly known as Sugar Creek Road established per 1931 plans titled 'Jackson County Highway Engineering Department – Plan and Profile of The Sugar Creek Road (Kentucky Ave.)-From Winner Road to U.S. RTE. NO. 24, obtained from Jackson County Public Works office. The description described herein is for a North portion of said Kentucky Avenue and is for annexation purposes only.

Commencing at the Southwest Corner of said Northwest Quarter of said Section 32; thence S 87°11'35" E along the South line of said Northwest Quarter, a distance of 784.24 feet to a point on the centerline of Kentucky Avenue per said plans; thence N 28°47'50" E along said centerline, a distance of 253.03 feet to a point of curvature; thence Northeasterly along a curve to the right being tangent to the last course and having a radius of 358.13 feet, a delta angle of 47°11'47", and an arc length of 295.00 feet to the Point of Beginning; thence N 14°00'23" W, a distance of 40.00 feet to a point on the North right-of-way of said Kentucky Avenue per said plans, said point also being approximately at the East side of a gravel drive commonly known as Hayworth Road; thence Easterly along a curve to the right having an initial tangent bearing of N 75°59'37" E , a radius of 398.13 feet, a delta angle of 45°25'13", and an arc length of 315.61 feet; thence S 58°35'10" E, a distance of 388.10 feet to the centerline of Hillcrest Drive, a road platted per the subdivision plat of Washington Park Annex filed as Document No. 1926I0211536 in Book 8, Page 62 at the Recorder of Deeds office of Jackson County; thence S 40°46'50" W along said centerline of said Hillcrest Drive, a distance of 40.54 feet to the intersection with the centerline of an 80 feet wide right-of-way of said Kentucky Avenue per said plans; thence N 58°35'10" W along centerline of said Kentucky Avenue, a distance of 381.50 feet to a point of curvature; thence Westerly along said centerline along a curve to the left being tangent to the last course and having a radius of 358.13 feet, a delta angle of 45°25'13", and an arc length of 283.90 feet to the Point of Beginning, and containing 27,382 square feet, more or less, less any part thereof already annexed into the limits of the City of Independence, Missouri.

ILLUSTRATION FOR EXHIBIT A



This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

ANNEXATION
CITY OF INDEPENDENCE
JACKSON COUNTY, MISSOURI

SHEET NO. 2 of 2