



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 1612 Jefferson Condominium Plat
Hearing Date August 17, 2021

Item #	Case	Request
#4	CD-ROW-2019-00026	Vacation

Item #	Staff Recommendation(s)
#4	Approval with conditions

Applicant

Michael Dube
deVries & Associates, P.C.
8930 Oak Street
Kansas City, MO 64114

Location	1612 Jefferson St.
Area	About 0.15 acres
Zoning	R-1.5
Council District	4th
County	Jackson
School District	KCMO 110

Surrounding Land Uses

North: Apartments, zoned B1-1
East: Single-family residential, zoned R-2.5
South: Single-family residential, zoned R-6
West: Single-family residential, zoned R-2.5

Land Use Plan

The Greater Downtown Area Plan recommends Residential Medium Density land uses. The request conforms to this recommendation.

Major Street Plan

There are no adjacent streets identified on the Major Street Plan.

APPROVAL PROCESS



PUBLIC HEARING REQUIRED

Yes

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to the Northend Neighborhood Association and the Westside Planning Committee.

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 plat vacation.

PURPOSE

Applicant has no current or future intent to use the property as a condominium complex or condominium units which requires approval of the above-referenced request.

EXISTING CONDITIONS

The existing plat for the condominium building on the site was originally recorded in 2011. The building will remain, only the plat itself will be vacated.

NEARBY DEVELOPMENTS

There have been several new single-family homes recently constructed in this neighborhood.

KEY POINTS

- The applicant intends to vacate the 1612 Jefferson Condominium Plat.

PLAN REVIEW

The applicant has stated that there is no current or future intent to use the property as a condominium complex or condominium units which requires approval of the above-referenced request. The existing plat for the condominium building on the site was originally recorded in 2011. The building will remain, only the plat itself will be vacated.

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.

This plat vacation will not vacate any right-of-way and will only vacate the 1612 Jefferson Plat itself. All adjacent property owners will retain legal access to public right-of-way.

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.

No public right-of-way will be affected by this vacation.

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.

This vacation will not vacate any street or alley.

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 requested vacation of the 1612 Jefferson plat will not affect any public rights-of-way and complies with all vacation approval criteria. Therefore, City Planning and Development Staff **recommends approval subject to the following conditions:**

1. Retain a utility easement and maintain all AT&T facilities.
2. Retain a utility easement and maintain all Evergy facilities.
3. That streetlight facilities are not affected.

Respectfully Submitted,



Zach Nelson
Staff Planner