

# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
<a href="https://www.kcmo.gov/cpc">www.kcmo.gov/cpc</a>

May 8, 2024

## Project Name Bally's Right of Way Vacation

### Docket #5

### Request

CD-ROW-2024-00005 Vacation of Public Right of Way

## **Applicant**

Nelson Willoughby Olsson

## **Developer**

Troy Davis Bally's Kansas City

**Location** 1800 E Front Street **Area** About 1.85 acres

Zoning MPD
Council District 4<sup>th</sup>
County Jackson

School District Kansas City 110

### **Surrounding Land Uses**

North: Bally's Casino, Zoned MPD South: Industrial, Zoned M1-5 East: Bally's Casino, Zoned MPD West: Bally's Casino, Zoned MPD

## **KC Spirit Playbook Alignment**

Not Applicable

#### Land Use Plan

The Riverfront Industrial Area Plan recommends Commercial uses for the subject property.

#### **Major Street Plan**

The City's Major Street Plan identifies Front Street as a thoroughfare with 4 lanes at this location.

### APPROVAL PROCESS



#### **PROJECT TIMELINE**

The application for the subject request was filed on April 1, 2023. No scheduling deviations from 2024 Cycle 5.1 have occurred.

#### **NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**

A public hearing notification is not required for Vacations of Public Right of Way therefore notice is not sent.

### REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

#### **EXISTING CONDITIONS**

The subject right of way which is proposed to be vacated is the entrance drive to Bally's Casino. It does not serve as the primary access to any parcel other than the casino, which is located to the north, east, and west of the right of way. To the south is the KCS/IMRL Railroad.

## **SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a Vacation of Public Right of Way in District MPD on about 80,783 SF generally located north of East Front street at the vehicular entrance to Bally's Casino.

### **CONTROLLING CASE**

Case No. CD-CPC-2020-00196 – Ordinance 210569- On July 15, 2021 City Council approved a request to rezone from District M1-5 to District MPD to allow for renovation of the existing casino to a mixed use development that includes retail and hotel, on about 30 acres in an area generally located at the northeast corner of East Front Street and Interstate 29/35.

#### PROFESSIONAL STAFF RECOMMENDATION

Docket #5 Recommendation: Approval Subject to Conditions

#### **VACATION REVIEW**

The street requested to be vacated is currently an improved street which dead ends to the north at a previously vacated portion of the former Front Street which was vacated when the on/off ramps for Interstate 35/29 was improved and rerouted Front Street/Berkley Parkway. Land uses on the Bally's Casino site include a casino, retail, and dining establishments. Case 1713V vacated the right of way north of this proposed vacation.

This vacation is a requirement of the controlling plan which serves as the preliminary plat. Once vacated the land which the casino resides will be platted as one lot to allow for future development as shown in the controlling plan.

There are public and private utilities within the Public Right of Way. Public Utilities include KCMO Water Mains. Private Utilities include AT&T and Evergy.

#### **SPECIFIC REVIEW CRITERIA**

### 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.

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.

The street stub in question does not serve any current or future public purpose.

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 and will not have an impact on the physical connectivity.

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 half the width of 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.

#### **ATTACHMENTS**

- 1. Conditions Report
- 2. Applicants Submittal
  - a. Exhibit
  - b. Legal Description
  - c. Petition to Vacate
  - d. Consent to Vacate
  - e. Utility Comment Sheets

## PROFESSIONAL STAFF RECOMMENDATION

City staff recommends Approval Subject to Conditions as stated in the conditions report.

Respectfully Submitted,

Matthew Barnes

Planner



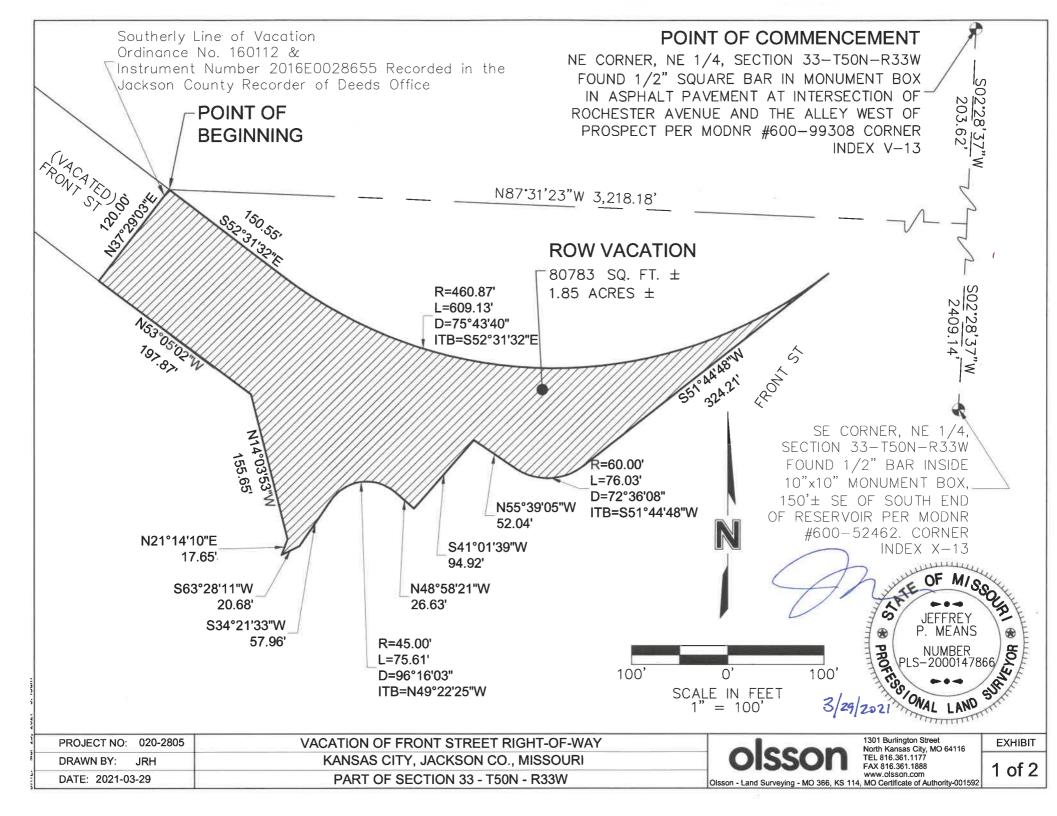
## **Plan Conditions**

Report Date: May 01, 2024

Case Number: CD-ROW-2024-00005 Project: Bally's Right of Way Vacation

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

- 1. That the applicant retains a utility easement and protect facilities for AT&T utilities located in the right-of-way.
- 2. That the applicant retains a utility easement and protect facilities for Evergy utilities located in the right-of-way.
- 3. That the applicant retains a utility easement, protect facilities, and provides access for KCMO Water Services utilities located in the right-of-way.



Front Street Right-Of-Way Vacation Olsson No. 020-2805 March 29, 2021

Right—Of—Way Vacation Description:

A tract of land in Section 33, in Township 50 North, Range 30 West of the 5th Principal Meridian in Jackson County, Kansas City, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as a Right-Of-Way vacation as follows: Commencing at the Northeast corner of said Section 33; thence South 02°28'37" West alona the East line of said Section 33, 203.62 feet; thence leaving said East line. North 87°31'23" West 3,218.18 feet to the Point of Beginning of the tract of land to be herein described; thence South 52°31'32" East, 150.55 feet; thence Easterly along a curve to the left being tangent to the last described course with a radius of 460.87 feet, a central angle of 75°43'40" and an arc distance of 609.13 feet; thence South 51°44'48" West, 324.21 feet; thence Northwesterly along a curve to the right being tangent to the last described course with a radius of 60.00 feet, a central angle of 72°36'08" and an arc distance of 76.03 feet; thence North 55°39'05" West, 52.04 feet; thence South 41°01'39" West, 94.92 feet; thence North 48'58'21" West, 26.63 feet; thence Westerly along a curve to the left having an initial tangent bearing of North 49°22'25" West with a radius of 45.00 feet, a central angle of 96°16'03" and an arc distance of 75.61 feet; thence South 34°21'33" West, 57.96 feet; thence South 63°28'11" West, 20.68 feet; thence North 21°14'10" East, 17.65 feet; thence North 14°03'53" West, 155.65 feet; thence North 53°05'02" West, 197.87 feet to a point on the Southerly line of Right-Of-Way vacation as ordinance number 160112 and recorded as instrument number 2016E0028655 in the Jackson County Recorder of Deeds Office; thence on said Southerly line, North 37°29'03" East, 120.00 feet to the Point of Beginning. Containing 80,783 square feet or 1.85 acres, more or less.



PROJECT NO: 020-2805	VACATION OF FRONT STREET - LEGAL	
DRAWN BY: JRH	KANSAS CITY, JACKSON CO., MISSOURI	
DATE: 2021-03-29	PART OF SECTION 33 - T50N - R33W	c





## PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795 Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

To the Honorable Council of Kansas City, Missouri:

The undersigned, being an owner of real estate fronting and abutting on the portion of the area hereinafter described, for the vacation of which this petition is filed, does hereby petition the Council of Kansas City to pass an ordinance vacating:

A tract of land in Section 33, in Township 50 North, Range 30 West of the 5th Principal Meridian in Jackson County, Kansas City, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as a Right-Of-Way vacation as follows: Commencing at the Northeast corner of said Section 33; thence South 02°28'37" West along the East line of said Section 33. 203.62 feet; thence leaving said East line, North 87°31'23" West 3,218.18 feet to the Point of Beginning of the tract of land to be herein described; thence South 52°31'32" East, 150.55 feet; thence Easterly along a curve to the left being tangent to the last described course with a radius of 460.87 feet, a central angle of 75°43'40" and an arc distance of 609.13 feet; thence South 51°44'48" West, 324.21 feet; thence Northwesterly along a curve to the right being tangent to the last described course with a radius of 60.00 feet, a central angle of 72°36'08" and an arc distance of 76.03 feet; thence North 55°39'05" West, 52.04 feet; thence South 41°01'39" West, 94.92 feet; thence North 48°58'21" West, 26.63 feet; thence Westerly along a curve to the left having an initial tangent bearing of North 49°22'25" West with a radius of 45.00 feet, a central angle of 96°16'03" and an arc distance of 75.61 feet; thence South 34°21'33" West, 57.96 feet; thence South 63°28'11" West, 20.68 feet; thence North 21°14'10" East, 17.65 feet; thence North 14°03'53" West, 155.65 feet; thence North 53°05'02" West, 197.87 feet to a point on the Southerly line of Right-Of-Way vacation as ordinance number 160112 and recorded as instrument number 2016E0028655 in the Jackson County Recorder of Deeds Office: thence on said Southerly line. North 37°29'03" East. 120.00 feet to the Point of Beginning. Containing 80,783 square feet or 1.85 acres, more or less.

The undersigned petitioner agrees in consideration of the vacation that if, because of said vacation, any public improvements are to be made, or repaired, or made or repaired by the City on any street, avenue, alley, thoroughfare or public property intersected by the area to be vacated, the cost of such improvements or repairs shall be paid by the undersigned petitioner upon demand from the City.

Filed	20	
	by	
City Clerk	Deputy	-



## PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

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Following are the names of the property owners owning or claiming to own all the property abutting said area proposed to be vacated:

Legal description of property Residence of owner Owner's name City of Kansas City reference KeMO LEYING (attach additional sheets if required) STATE OF HISSOUT COUNTY OF JACKSON On this 25 day of April in the year 2024 before me, a Notary Public in and for said state, personally appeared Ashley Wise. , known to me to be the person who executed the within instrument and acknowledged to me that he/she executed the same for the purposes therein stated, and that he/she knows personally that the persons named on the above and foregoing petition are the persons owning or claiming to own the property set opposite their names, and that they own or claim to own all the property abutting said area to be vacated. Subscribed and sworn to before me on this 25 day of April Notary Public in and for Said County and State M INDELICAT My Commission Expires: 4/3/27 NOTARY SEAL



## CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795 Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

#### Case No. CD-ROW-2021-00011

In the matter of the vacation of:

A tract of land in Section 33, in Township 50 North, Range 30 West of the 5th Principal Meridian in Jackson County, Kansas City, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as a Right-Of-Way vacation as follows: Commencing at the Northeast corner of said Section 33: thence South 02°28'37" West along the East line of said Section 33, 203.62 feet; thence leaving said East line, North 87°31'23" West 3,218.18 feet to the Point of Beginning of the tract of land to be herein described; thence South 52°31'32" East, 150.55 feet; thence Easterly along a curve to the left being tangent to the last described course with a radius of 460.87 feet, a central angle of 75°43'40" and an arc distance of 609.13 feet; thence South 51°44'48" West, 324.21 feet; thence Northwesterly along a curve to the right being tangent to the last described course with a radius of 60.00 feet, a central angle of 72°36'08" and an arc distance of 76.03 feet; thence North 55°39'05" West, 52.04 feet; thence South 41°01'39" West, 94.92 feet; thence North 48°58'21" West, 26.63 feet; thence Westerly along a curve to the left having an initial tangent bearing of North 49°22'25" West with a radius of 45.00 feet, a central angle of 96°16'03" and an arc distance of 75.61 feet; thence South 34°21'33" West, 57.96 feet; thence South 63°28'11" West, 20.68 feet; thence North 21°14'10" East, 17.65 feet; thence North 14°03'53" West, 155.65 feet; thence North 53°05'02" West, 197.87 feet to a point on the Southerly line of Right-Of-Way vacation as ordinance number 160112 and recorded as instrument number 2016E0028655 in the Jackson County Recorder of Deeds Office; thence on said Southerly line, North 37°29'03" East, 120.00 feet to the Point of Beginning. Containing 80,783 square feet or 1.85 acres, more or less.

Know all men by these presents: That the undersigned, being owners of the real estate described below set opposite our names respectively and immediately adjoining the area for the vacation of which a petition has been filed, do as such abutting owners hereby consent that said area may be vacated in manner and form, as set out in said petition. We severally own the property set opposite our names printed and signed below.

Filed	, 20	
City Clerk	Deputy	



# CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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## **CONSENT OF CORPORATIONS**

Case No.

0			
Owner's name	Legal description of property		
Yolanda McKinzy (print)  (sign)  Director, General Services Dept.  (print)  (sign)	Separate Exhibit		
ecretary (if no corporate seal) also to be notarized)			
Corporate seal above			
(additional sheets attached as rec	quired)		
STATE OF MISSOURI	) } ss. }		
On this 28 day of February, 20 personally known, who being of feether of feether the seal affixed to the foregoing is said instrument was signed and seal Directors, and said Director	before me, appeared Yolanda Milkinzy, to me by me personally sworn, did say that he/she is the cess Dept. of KC., a municipal corporation, and that instrument is the corporate seal of said corporation, and that ealed in behalf of said corporation by authority of its Board of acknowledged said instrument to be the free proporation.		
ON EVOLUTION ON EXPERIMENTAL EX	efore me on this 28 day of February, 2024  Notary Public in and for said County and State  Signa M. Maelicato  Notary Public		



# UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795 Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

Address

	1 Hone (616) 313-2046   Tax (616) 31	
CASE NO.	CD-ROW-2021-00011	UTILITY CO. AT&T
		Missouri  , being owners of real estate abutting on the below the City of Kansas City, Missouri to pass an ordinance vacating:
unded and desc mmencing at th ving said East I °31'32" East, 15 gle of 75°43'40" ng tangent to th °39'05" West, 5: having an initia t; thence South °03'53" West, 19 mber 160112 ar rth 37°29'03" E	cribed by or under the direct supervision in Northeast corner of said Section 33; the Northeast corner of said Section 33; the North 87°31'23" West 3,218.18 feet 50.55 feet; thence Easterly along a curve and an arc distance of 609.13 feet; thence last described course with a radius of 2.04 feet; thence South 41°01'39" West, all tangent bearing of North 49°22'25" West and 34°21'33" West, 57.96 feet; thence South 55.65 feet; thence North 53°05'02" West and recorded as instrument number 2016 ast, 120.00 feet to the Point of Beginning	e 30 West of the 5th Principal Meridian in Jackson County, Kansas City, Missouri being of Jeffrey P. Means P.L.S. 2000147866, as a Right-Of-Way vacation as follows: hence South 02°28'37" West along the East line of said Section 33, 203.62 feet; thence at to the Point of Beginning of the tract of land to be herein described; thence South to the left being tangent to the last described course with a radius of 460.87 feet, a centrative country of 50.00 feet, a central angle of 72°36'08" and an arc distance of 76.03 feet; thence North, 94.92 feet; thence North 48°58'21" West, 26.63 feet; thence Westerly along a curve to the st with a radius of 45.00 feet, a central angle of 96°16'03" and an arc distance of 75.61 with 63°28'11" West, 20.68 feet; thence North 21°14'10" East, 17.65 feet; thence North t, 197.87 feet to a point on the Southerly line of Right-Of-Way vacation as ordinance as E0028655 in the Jackson County Recorder of Deeds Office; thence on said Southerly line g. Containing 80,783 square feet or 1.85 acres, more or less.
	ity/agency has facilities or interest wi Yes (proceed to #2)	ithin this right of way:
	will waive objections subject to the ☐ Relocate facilities	t waive objection under any conditions (describe below) following conditions (describe below) t protect facilities
	return this form to the applicant withi	
	Jeremy Watson	
	Authorized Represer	ntative Date
Return this fo	orm to:	
	Nelson Willoughby	(816)-442-6067
	Applicant Name	Phone
Olsson		
4004 Dl	ington #100 North Kansas Cit	v MO 64116 nwilloughby@olsson.com

Email



City Planning & Development Department City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795 Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

1301 Burlington #100 North Kansas City, MO 64116
Address

CASE NO. CD-ROW-2021-00011 UTILITY CO. EVERGY	
Be it known thatCity of Kansas City, Missouri, being owners of real estate abutting on the below described street, alley or piat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:	
A tract of land in Section 33, in Township 50 North, Range 30 West of the 5th Principal Meridian in Jackson County, Kansas City, Missouri bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as a Right-Of-Way vacation as follows: Commencing at the Northeast corner of said Section 33; thence South 02°28'37" West along the East line of said Section 33, 203.62 feet; the leaving said East line, North 87°31'23" West 3,218.18 feet to the Point of Beginning of the tract of land to be herein described; thence South 52°31'32" East, 150.55 feet; thence Easterly along a curve to the left being tangent to the last described course with a radius of 460.87 feet angle of 75°43'40" and an arc distance of 609.13 feet; thence South 51°44'48" West, 324.21 feet; thence Northwesterly along a curve to the being tangent to the last described course with a radius of 60.00 feet, a central angle of 72°36'08" and an arc distance of 76.03 feet; thence 55°39'05" West, 52.04 feet; thence South 41°01'39" West, 94.92 feet; thence North 48°58'21" West, 26.63 feet; thence Westerly along a cleft having an initial tangent bearing of North 49°22'25" West with a radius of 45.00 feet, a central angle of 96°16'03" and an arc distance of feet; thence South 34°21'33" West, 57.96 feet; thence South 63°28'11" West, 20.68 feet; thence North 21°14'10" East, 17.65 feet; thence Nath 14°03'53" West, 155.65 feet; thence North 53°05'02" West, 197.87 feet to a point on the Southerly line of Right-Of-Way vacation as ordinar number 160112 and recorded as instrument number 2016E0028655 in the Jackson County Recorder of Deeds Office; thence on said Sout North 37°29'03" East, 120.00 feet to the Point of Beginning. Containing 80,783 square feet or 1.85 acres, more or less. for the following purpose: to consolidate the adjacent parcels for future development of the site.	hence h , a centra right North urve to th 75.61 orth ce
<ul> <li>Our utility/agency has facilities or interest within this right of way:</li> <li>Yes (proceed to #2)</li> <li>No (form complete)</li> </ul>	
<ul> <li>Our utility/agency:         <ul> <li>has no objections</li> <li>objects to the vacation and will not waive objection under any conditions (describe below)</li> <li>will waive objections subject to the following conditions (describe below)</li> <li>Retain utility easement and protect facilities</li> <li>Relocate facilities</li> <li>Other:</li> </ul> </li> </ul>	
<ul> <li>Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form.</li> <li>Please return this form to the applicant within 30 days.</li> </ul>	
$\sim$ 1	
AMAR CHEENA WILLIAM 03/29/2024  Authorized Representative  Date	
Return this form to:	
Nelson Willoughby (816)-442-6067	-
Applicant Name Phone  Olsson	

nwilloughby@olsson.com

Email



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	1 11011e (010) 313-2040   1 dx (010) 313-2030   <u>www.kem</u>	
CASE NO.	CD-ROW-2021-00011 ut	TILITY CO
	n that <u>City of Kansas City, Missouri</u> street, alley or plat desires to petition the City of Kansa	
		h Principal Meridian in Jackson County, Kansas City, Missouri being
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		angent to the last described course with a radius of 460.87 feet, a central 8" West, 324.21 feet; thence Northwesterly along a curve to the right
		tral angle of 72°36'08" and an arc distance of 76.03 feet; thence North e North 48°58'21" West, 26.63 feet; thence Westerly along a curve to the
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		t, 20.68 feet; thence North 21°14'10" East, 17.65 feet; thence North point on the Southerly line of Right-Of-Way vacation as ordinance
number 160112 a		ackson County Recorder of Deeds Office; thence on said Southerly line,
for the follo	owing purpose: to consolidate the adjacent parcels for	or future development of the site.
1. Our util	lity/agency has facilities or interest within this right of w	vav:
	Yes (proceed to #2)	(form complete)
	lity/agency:	
	has no objections objects to the vacation and will not waive objection	under any conditions (describe below)
	will waive objections subject to the following condition	ons (describe below)
	□ Retain utility easement and protect facilities □ Relocate facilities	
	□Other:	
	discuss objections or conditions with applicant and/or	r City Staff Prior to returning this form.
• Please	return this form to the applicant within 30 days.	
John 1 S	์ โหลน≲Johnny Strauss - Right of Way Repre	sentative for Spire 3/13/2024
0010120	Authorized Representative	Date
	·	
Return this t	form to:	
	Nelson Willoughby	(816)-442-6067
	Applicant Name	Phone
Olsson		
1301 Bur	lington #100 North Kansas City, MO 64116	nwilloughby@olsson.com
1001 001	Address	Email



City Planning & Development Department City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795 Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

	CASE NO.	CD-ROW-2021-00011	UTILITY CO	KCMO Water Services	
A t		street, alley or plat desires to petition the C	ty of Kansas City, Misso	ners of real estate abutting on the below uri to pass an ordinance vacating: eridian in Jackson County, Kansas City, Missouri being	
bou lea 52° ang bei 55° left fee 14°	unded and des mmencing at t ving said East '31'32" East, 1 gle of 75°43'40 ng tangent to t '39'05" West, 4 having an init t; thence Sout '03'53" West, 1	scribed by or under the direct supervision of Jeiche Northeast corner of said Section 33; thence line, North 87°31'23" West 3,218.18 feet to the 50.55 feet; thence Easterly along a curve to the last described course with a radius of 60.00 52.04 feet; thence South 41°01'39" West, 94.92 ial tangent bearing of North 49°22'25" West with 34°21'33" West, 57.96 feet; thence South 63°155.65 feet; thence North 53°05'02" West, 197.6	frey P. Means P.L.S. 200 South 02°28'37" West all Point of Beginning of the left being tangent to the luth 51°44'48" West, 324 feet, a central angle of 7 feet; thence North 48°58 a a radius of 45.00 feet, a 28'11" West, 20.68 feet; 37 feet to a point on the \$	2014/7866, as a Right-Of-Way vacation as follows: ong the East line of said Section 33, 203.62 feet; thence a tract of land to be herein described; thence South last described course with a radius of 460.87 feet, a cer 21 feet; thence Northwesterly along a curve to the right '2°36'08" and an arc distance of 76.03 feet; thence North '21" West, 26.63 feet; thence Westerly along a curve to central angle of 96°16'03" and an arc distance of 75.61 thence North 21°14'10" East, 17.65 feet; thence North Southerly line of Right-Of-Way vacation as ordinance by Recorder of Deeds Office; thence on said Southerly line	ntral h the
Noi	rth 37°29'03" E	East, 120.00 feet to the Point of Beginning. Con- powing purpose: to consolidate the adjacen	taining 80.783 square fee	t or 1.85 acres, more or less.	ne,
	1. Ouruți	lity/agency has facilities or interest within th	is right of way:		
		Yes (proceed to #2)  lity/agency:	□ No (form con	plete)	
		has no objections objects to the vacation and will not waive will waive objections subject to the follow Retain utility easement and prote	objection under any on ng conditions (describ ct facilities, and po	conditions (describe below) e below) e ulde acces	
		□ Relocate facilities □ Other:			
	<ul><li>Please</li><li>Please</li></ul>	discuss objections or conditions with applications this form to the applicant within 30 do	ant and/or City Staff Pr ays.	for to returning this form.	
	0	Cond W. Kusi	5	03/22/202d	
	()	Authorized Representative		Date	
	Return this f	form to:			
	·	Nelson Willoughby		(816)-442-6067	
	Olsson	Applicant Name		Phone	
		ington #100 North Kansas City, MO	64116 n	willoughby@olsson.com	
		Address		Email	



City Planning & Development Department City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795 Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. CD-ROW-2021-00011 UTILITY CO. KCMO FIRE DEPARTMENT

Be it known that City of Kansas City, Missouri	
described street, alley or plat desires to petition the City of Kansas	,
A tract of land in Section 33, in Township 50 North, Range 30 West of the 5th bounded and described by or under the direct supervision of Jeffrey P. Means Commencing at the Northeast corner of said Section 33; thence South 02°28'3 leaving said East line, North 87°31'23" West 3,218.18 feet to the Point of Begi 52°31'32" East, 150.55 feet; thence Easterly along a curve to the left being tan angle of 75°43'40" and an arc distance of 609.13 feet; thence South 51°44'48" being tangent to the last described course with a radius of 60.00 feet, a centra 55°39'05" West, 52.04 feet; thence South 41°01'39" West, 94.92 feet; thence I left having an initial tangent bearing of North 49°22'25" West with a radius of 4 feet; thence South 34°21'33" West, 57.96 feet; thence South 63°28'11" West, 14°03'53" West, 155.65 feet; thence North 53°05'02" West, 197.87 feet to a ponumber 160112 and recorded as instrument number 2016E0028655 in the Jac North 37°29'03" East, 120.00 feet to the Point of Beginning. Containing 80,783 for the following purpose: to consolidate the adjacent parcels for	8 P.L.S. 2000147866, as a Right-Of-Way vacation as follows: 87" West along the East line of said Section 33, 203.62 feet; thence inning of the tract of land to be herein described; thence South agent to the last described course with a radius of 460.87 feet, a central West, 324.21 feet; thence Northwesterly along a curve to the right all angle of 72°36'08" and an arc distance of 76.03 feet; thence North North 48°58'21" West, 26.63 feet; thence Westerly along a curve to the 5.00 feet, a central angle of 96°16'03" and an arc distance of 75.61 20.68 feet; thence North 21°14'10" East, 17.65 feet; thence North point on the Southerly line of Right-Of-Way vacation as ordinance except the said Southerly line,
<ol> <li>Our utility/agency has facilities or interest within this right of war and the second s</li></ol>	y: (form complete)
2. Our utility/agency:	
has no objections objects to the vacation and will not waive objection u will waive objections subject to the following condition Retain utility easement and protect facilities Relocate facilities Other:	
<ul> <li>Please discuss objections or conditions with applicant and/or (</li> <li>Please return this form to the applicant within 30 days.</li> </ul>	City Staff Prior to returning this form.
7.15 /	
M Schroeder	3/14/2024
Authorized Representative	Date
Return this form to:	
Nelson Willoughby	(816)-442-6067
Applicant Name	Phone
Olsson	
1301 Burlington #100 North Kansas City, MO 64116	nwilloughby@olsson.com
Address	Email



City Planning & Development Department City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795 Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning KCMO Public Works

Streets Lighting Services UTILITY CO.

CASE NO. CD-ROW-2021-00011

Be it known that _	City of	Kansas City, Mi	ssouri	_, being owners of real estate abutting on the below
described street,	alley or piat (	desires to petition the	e City of Kansas	City, Missouri to pass an ordinance vacating:

A tract of land in Section 33, in Township 50 North, Range 30 West of the 5th Principal Meridian in Jackson County, Kansas City, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as a Right-Of-Way vacation as follows: Commencing at the Northeast corner of said Section 33; thence South 02°28'37" West along the East line of said Section 33, 203.62 feet; thence leaving said East line, North 87°31'23" West 3,218.18 feet to the Point of Beginning of the tract of land to be herein described; thence South 52°31'32" East, 150.55 feet; thence Easterly along a curve to the left being tangent to the last described course with a radius of 460.87 feet, a central angle of 75°43'40" and an arc distance of 609.13 feet; thence South 51°44'48" West, 324.21 feet; thence Northwesterly along a curve to the right being tangent to the last described course with a radius of 60.00 feet, a central angle of 72°36'08" and an arc distance of 76.03 feet; thence North 55°39'05" West, 52.04 feet; thence South 41°01'39" West, 94.92 feet; thence North 48°58'21" West, 26.63 feet; thence Westerly along a curve to the left having an initial tangent bearing of North 49°22'25" West with a radius of 45.00 feet, a central angle of 96°16'03" and an arc distance of 75.61 feet; thence South 34°21'33" West, 57.96 feet; thence South 63°28'11" West, 20.68 feet; thence North 21°14'10" East, 17.65 feet; thence North 14°03'53" West, 155.65 feet; thence North 53°05'02" West, 197.87 feet to a point on the Southerly line of Right-Of-Way vacation as ordinance number 160112 and recorded as instrument number 2016E0028655 in the Jackson County Recorder of Deeds Office; thence on said Southerly line,

North 37°29'03" East, 120.00 feet to the Point of Beginning. Containing 80,783 square feet or 1.85 acres, more or less. for the following purpose: to consolidate the adjacent parcels for future development of the site. 1. Our utility/agency has facilities or interest within this right of way: ☐ Yes (proceed to #2) ✓ No (form complete) Our utility/agency: □ has no objections objects to the vacation and will not waive objection under any conditions (describe below) □ will waive objections subject to the following conditions (describe below) □ Retain utility easement and protect facilities □ Relocate facilities □Other: Please discuss objections or conditions with applicant and/or City Staff Prior to returning this form. Please return this form to the applicant within 30 days. 03/11/2024 Date

Return this form to:					
Nelson Willoughby	(816)-442-6067				
Applicant Name	Phone				
Olsson					
1301 Burlington #100 North Kansas City, MO 64116	nwilloughby@olsson.com				
Address	Email				



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Street & Traffic Division

C	CASE NO.	CD-ROW-20	21-00011	UTILITY CO	Street & Trainc Division
					ners of real estate abutting on the below ri to pass an ordinance vacating:
bounded Commileaving 52°31'3 angle of being t 55°39'0 left have feet; th 14°03'5 number North 3	ed and desencing at the said East 32" East, 1 of 75°43'40 angent to both the said East 32" West, 4 of 160112 at 37°29'03" East 33" West, 4 of 160112 at 37°29'03" East 37°29'03" East 38°29'03" East 38°29'03' East 38°29' East 3	scribed by or under the Northeast corn- line, North 87°31', 50.55 feet; thence or and an arc distathe last described 52.04 feet; thence tial tangent bearing th 34°21'33" West, 155.65 feet; thence and recorded as in	the direct supervision of Jeffrey P. er of said Section 33; thence South 023" West 3,218.18 feet to the Point Easterly along a curve to the left bence of 609.13 feet; thence South 51° course with a radius of 60.00 feet, a South 41°01'39" West, 94.92 feet; the f North 49°22'25" West with a radius 57.96 feet; thence South 63°28'11" North 53°05'02" West, 197.87 feet	Means P.L.S. 2000 22°28'37" West alor of Beginning of the ing tangent to the la 24'48" West, 324.2 central angle of 72 nence North 48°58'2 us of 45.00 feet, a West, 20.68 feet; th to a point on the So the Jackson County 80.783 square feet	ridian in Jackson County, Kansas City, Missouri being 1147866, as a Right-Of-Way vacation as follows: ing the East line of said Section 33, 203.62 feet; thence tract of land to be herein described; thence South ast described course with a radius of 460.87 feet, a central 11 feet; thence Northwesterly along a curve to the right 12°36'08" and an arc distance of 76.03 feet; thence North 21" West, 26.63 feet; thence Westerly along a curve to the central angle of 96°16'03" and an arc distance of 75.61 tence North 21°14'10" East, 17.65 feet; thence North 21°14'10" East,
1		ility/agency has t Yes (proceed to	facilities or interest within this right #2)	<b>t of way:</b> ( No (form comp	olete)
2	<b>X</b>	will waive obje □Retain □Reloca	ons vacation and will not waive object ctions subject to the following co utility easement and protect faci ate facilities	nditions (describe	
•			ns or conditions with applicant ar o the applicant within 30 days.	nd/or City Staff Pri	or to returning this form.
5	Sam Akı	ula, KCMO, P	ublic Works Dept,		3/22/2024
_			Authorized Representative		Date
R	eturn this	form to:			
"					/

Return this form to:	
Nelson Willoughby	(816)-442-6067
Applicant Name	Phone
Olsson	
1301 Burlington #100 North Kansas City, MO 64116	nwilloughby@olsson.com
Address	Email



# UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795 Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO	. CD-ROW-2021-00011	UTILITY CO. Charter
described	d street, alley or piat desires to petition the City of K n Section 33, in Township 50 North, Range 30 West of t	, being owners of real estate abutting on the below ansas City, Missouri to pass an ordinance vacating: he 5th Principal Meridian in Jackson County, Kansas City, Missouri being Means P.L.S. 2000147866, as a Right-Of-Way vacation as follows:
ommencing at aving said Ea 2°31'32" East, ngle of 75°43'	the Northeast corner of said Section 33; thence South st line, North 87°31'23" West 3,218.18 feet to the Point 150.55 feet; thence Easterly along a curve to the left be 40" and an arc distance of 609.13 feet; thence South 51	o2°28'37" West along the East line of said Section 33, 203.62 feet; thence of Beginning of the tract of land to be herein described; thence South ring tangent to the last described course with a radius of 460.87 feet, a centra °44'48" West, 324.21 feet; thence Northwesterly along a curve to the right central angle of 72°36'08" and an arc distance of 76.03 feet; thence North
5°39'05" West ft having an ir et; thence So 4°03'53" West umber 160112	, 52.04 feet; thence South 41°01'39" West, 94.92 feet; ti itial tangent bearing of North 49°22'25" West with a rad uth 34°21'33" West, 57.96 feet; thence South 63°28'11" , 155.65 feet; thence North 53°05'02" West, 197.87 feet and recorded as instrument number 2016E0028655 in	nence North 48°58'21" West, 26.63 feet; thence Westerly along a curve to the us of 45.00 feet, a central angle of 96°16'03" and an arc distance of 75.61 West, 20.68 feet; thence North 21°14'10" East, 17.65 feet; thence North to a point on the Southerly line of Right-Of-Way vacation as ordinance the Jackson County Recorder of Deeds Office; thence on said Southerly line
orth 37°29'03' for the fo	East, 120.00 feet to the Point of Beginning. Containing llowing purpose: to consolidate the adjacent parc	80,783 square feet or 1.85 acres, more or less. els for future development of the site.
	utility/agency has facilities or interest within this righ	
	Yes (proceed to #2)  Utility/agency:	No (form complete)
	has no objections  objects to the vacation and will not waive obje  will waive objections subject to the following co  Retain utility easement and protect fac  Relocate facilities  Other:	nditions (describe below) ilities
	e discuss objections or conditions with applicant a re return this form to the applicant within 30 days.	nd/or City Staff Prior to returning this form.
J	lason Rodick Jason Rodic	<b>ck</b> 3-25-2024
	Authorized Representative	Date
Return thi	s form to:	
	Nelson Willoughby	(816)-442-6067
	Applicant Name	Phone
Olssor	1	
1301 Bu	urlington #100 North Kansas City, MO 641	16 nwilloughby@olsson.com
	Address	Fmail