



# CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri  
City Planning & Development Department  
[www.kcmo.gov/cpc](http://www.kcmo.gov/cpc)

April 16, 2024

**Project Name**  
16<sup>th</sup> & Broadway Alley Vacation

**Docket #2**

**Request**  
CD-ROW-2023-00050  
Vacation of Public Right of Way

**Applicant**  
Tyler Wysong  
Kimley-Horn

**Location** 1650 Washington  
**Area** About 7,800 SF  
**Zoning** M1-5  
**Council District** 4<sup>th</sup>  
**County** Jackson  
**School District** Kansas City 110

**Surrounding Land Uses**  
**North:** I-35, Zoned M1-5  
**South:** Surface Parking, Zoned M1-5  
**East:** Surface Parking, Zoned M1-5  
**West:** Entertainment Venue, Zoned M1-5

**KC Spirit Playbook Alignment**  
Not Applicable

**Land Use Plan**  
The Greater Area Plan recommends Downtown Mixed Use uses for the subject property.

**Major Street Plan**  
The City's Major Street Plan does not identify and streets at this location.

## APPROVAL PROCESS



## PROJECT TIMELINE

The application for the subject request was filed on December 01, 2023. Scheduling deviations from 2024 Cycle 1.2 have occurred.

- Utility Comment Sheets needed.

## 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 a improved street which currently dead-ends at Interstate 35. It does not serve as the primary access to any parcel. To the south and east of the site is surface parking. Land to the north and west is MoDOT right of way.

## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Vacation of Public Right of Way in District M1-5 (Manufacturing) of about 647 feet in length generally located between Washington Street and Broadway Boulevard north of West 17<sup>th</sup> Street.

## CONTROLLING CASE

There is no controlling case for the subject site.

## PROFESSIONAL STAFF RECOMMENDATION

Docket #X Recommendation: **Approval Subject to Conditions**

## VACATION REVIEW

The street requested to be vacated is currently an unimproved alley which dead ends at Interstate-35. Land uses to the west are undeveloped with the exception of surface parking. To the east of the alley is an entertainment venue. Land to the north is within Missouri Department of Transportation Right of Way.

There are public and private utilities within the Public Right of Way. Public Utilities include a Water Main. The applicant is responsible for removing and relocating the Water Main if the vacation is approved as required by KCMO Water Services. Evergy and AT&T have Private Utilities within the right of way. The applicant is required to retain all utility easements and protect facilities for AT&T utilities. Additionally, with the vacation a pedestal will need to be redesigned. The requestor is responsible for costs of the designed refeed.

Conditions imposed must be completed by the applicant post recording of the vacation ordinance.

## 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.**

This right of way vacation is for alley north of West 17<sup>th</sup> Street between Broadway Avenue and Washington Street. If approved adjacent property owners will retain legal access to public right-of-way after consolidation of their lots.

**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 alley in question does not serve any current or future public purpose as it dead ends currently at Interstate-35

**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 a small impact on the physical connectivity.

**88-560-10-E. The vacation shall not result in a dead-end street or alley.**

This alley currently ends in a dead end. This vacation will not create a new dead end street. The applicant is providing a public access easement which creates a path for traffic to exit onto public right of way.

**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 Comments/Conditions

**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: April 10, 2024

Case Number: CD-ROW-2023-00050

Project: 16th and Broadway Alley Vacation

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

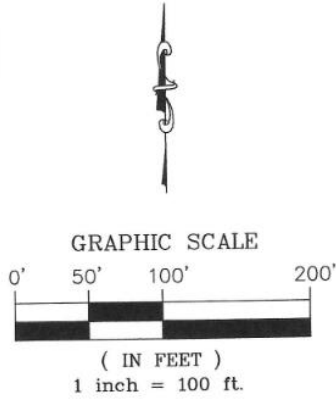
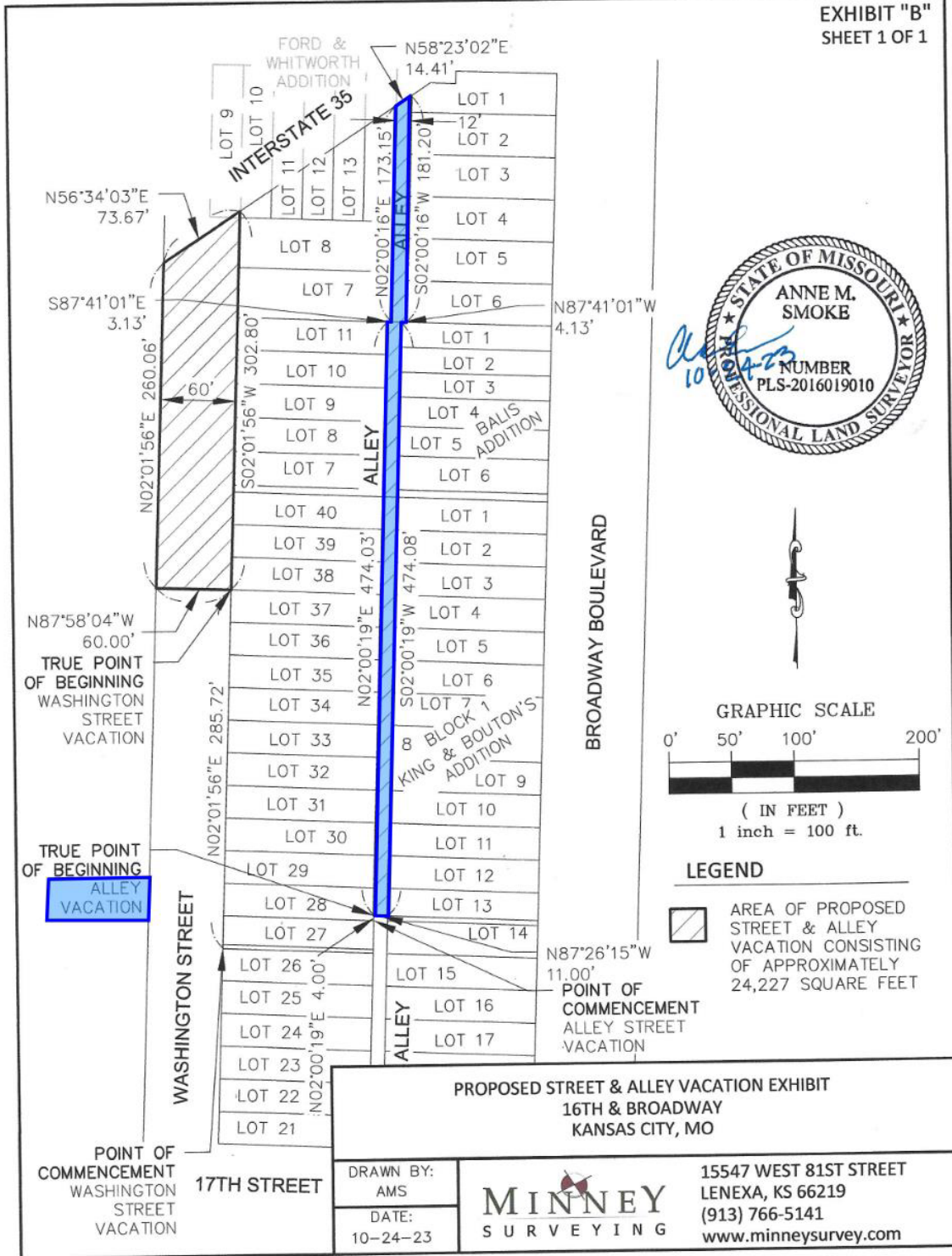
1. The applicant shall relocate facilities required by KCMO Water Services.
2. The applicant shall retain all utility easements and protect facilities required by Evergy and that the streetlight pedestal requires a redesign to refeed the pedestal that the requestor is responsible for costs of the designed refeed.
3. The applicant shall retain all utility easements and protect facilities or relocate facilities at the applicant's expense as required by ATT.



# PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

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

EXHIBIT "B"  
SHEET 1 OF 1



**PROPOSED STREET & ALLEY VACATION EXHIBIT**  
**16TH & BROADWAY**  
**KANSAS CITY, MO**

DRAWN BY: AMS		15547 WEST 81ST STREET LENEXA, KS 66219 (913) 766-5141 <a href="http://www.minneysurvey.com">www.minneysurvey.com</a>
DATE: 10-24-23		

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**STREET VACATION-WASHINGTON STREET & ALLEY**

WASHINGTON STREET VACATION

That portion of Washington Street (60 feet wide), lying Southerly of Interstate 35 and Northerly of 17<sup>th</sup> Street, situated in the Southeast quarter of Section 6, Township 49 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, described as follows:

**COMMENCING** for reference at the Southwest corner of Lot 27 in Block 1 of King & Bouton's Addition, a subdivision in the City of Kansas City, said point lying on the East right-of-way line of Washington Street; Thence, along the West line of Lots 27 through 37 in Block 1 of said King & Bouton's Addition, North 02°01'56" East, 285.72 feet to the **TRUE POINT OF BEGINNING**;

Thence, North 87°58'04" West, 60.00 feet to a point on the West right-of-way line of Washington Street;

Thence, along the West right-of-way line of Washington Street, North 02°01'56" East, 260.06 feet to a point on the Southerly right-of-way line of Interstate 35;

Thence, along the Southerly right-of-way line of Interstate 35, North 56°34'03" East, 73.67 feet to a point on the East right-of-way line of Washington Street, also being a point on the West line of Lot 10 of Ford & Whitworth Addition, a subdivision in the City of Kansas City;

Thence, along the East right-of-way line of Washington Street, and along the West line of Lots 7, 8 and 10 of said Ford & Whitworth Addition, and along the West line of Lots 7 through 11 of Balis Addition, a subdivision in the City of Kansas City, and along the West line of lots 37 through 40 in Block 1 of said King & Bouton's Addition, South 02°01'56" West, 302.80 feet to the **TRUE POINT OF BEGINNING**, Prepared by Anne M. Smoke, Missouri PLS 2016019010, on October 24, 2023.

ALLEY VACATION

That portion of the North-South Alley (12 feet wide) as shown on Ford & Whitworth Addition, a subdivision in the City of Kansas City, the North-South Alley (11 feet wide) as shown on Balis Addition, a subdivision in the City of Kansas City, and a portion of the North-South (11 feet wide) Alley in Block 1 of King & Bouton's Addition, a subdivision in the City of Kansas City, situated in the Southeast quarter of Section 6, Township 49 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, described as follows:

**COMMENCING** for reference at the Southeast corner of Lot 28 in Block 1 of said King & Bouton's Addition; Thence, along the East line of said Lot 28, North 02°00'19" East, 4.00 feet to the **TRUE POINT OF BEGINNING**;

Thence, along the West line of said Alley, and along the East line of Lots 28 through 40 in Block 1 of said King & Bouton's Addition, and along the East lines of Lots 7 through 11 of said Balis Addition, North 02°00'19" East, 474.03 feet to a point on the North line of said Lot 11;

Thence, along the North line of said Lot 11, South 87°41'01" East, 3.13 feet to the Southeast corner of Lot 7 of said Ford & Whitworth Addition;

Thence, along the West line of said Alley, and along the East lines of Lot 7, 8 and 14 of said Ford & Whitworth Addition, North 02°00'16" East, 173.15 feet to a point on the Southerly line of Interstate 35;

Thence, along the Southerly line of Interstate 35, North 58°23'02" East, 14.41 feet to the East line of said Alley, said point lying on the West line of Lot 1 of said Ford & Whitworth Addition;

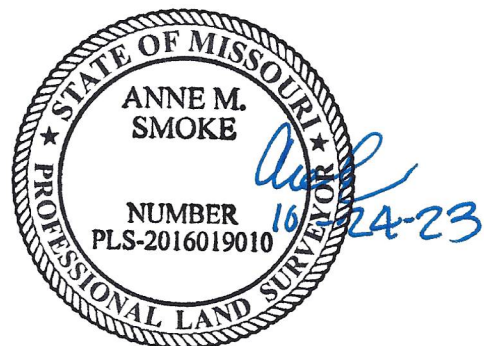
Thence, along the East line of said Alley, and along the West lines of Lot 1 through 6 of said Ford & Whitworth Addition, South 02°00'16" West, 181.20 feet to a point on the North line of Lot 1 in said Balis Addition;

Thence, along the North line of said Lot 1, North 87°41'01" West, 4.13 feet to the Northwest corner of said Lot 1;

Thence, along the East line of said Alley, and along the West lines of Lots 1 through 6 of said Balis Addition, and along the West lines of Lots 1 through 13 in Block 1 of said King & Bouton's Addition, South 02°00'19" West, 474.08 feet to a point 4.00 feet North of the Southwest corner of said Lot 13;

Thence, North 87°26'15" West, 11.00 feet to the **TRUE POINT OF BEGINNING**, Prepared by Anne M. Smoke, Missouri PLS 2016019010, on October 24, 2023.

Contains 24,227 square feet, more or less.





## PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

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

### ALLEY VACATION

**That portion of the North-South Alley (12 feet wide) as shown on Ford & Whitworth Addition, a subdivision in the City of Kansas City, the North-South Alley (11 feet wide) as shown on Balis Addition, a subdivision in the City of Kansas City, and a portion of the North-South (11 feet wide) Alley in Block 1 of King & Bouton's Addition, a subdivision in the City of Kansas City, situated in the Southeast quarter of Section 6, Township 49 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, described as follows:**

**COMMENCING for reference at the Southeast corner of Lot 28 in Block 1 of said King & Bouton's Addition; Thence, along the East line of said Lot 28, North 02°00'19" East, 4.00 feet to the TRUE POINT OF BEGINNING;**

**Thence, along the West line of said Alley, and along the East line of Lots 28 through 40 in Block 1 of said King & Bouton's Addition, and along the East lines of Lots 7 through 11 of said Balis Addition, North 02°00'19" East, 474.03 feet to a point on the North line of said Lot 11;**

**Thence, along the North line of said Lot 11, South 87°41'01" East, 3.13 feet to the Southeast corner of Lot 7 of said Ford & Whitworth Addition;**

**Thence, along the West line of said Alley, and along the East lines of Lot 7, 8 and 14 of said Ford & Whitworth Addition, North 02°00'16" East, 173.15 feet to a point on the Southerly line of Interstate 35;**

**Thence, along the Southerly line of Interstate 35, North 58°23'02" East, 14.41 feet to the East line of said Alley, said point lying on the West line of Lot 1 of said Ford & Whitworth Addition;**

**Thence, along the East line of said Alley, and along the West lines of Lot 1 through 6 of said Ford & Whitworth Addition, South 02°00'16" West, 181.20 feet to a point on the North line of Lot 1 in said Balis Addition;**

**Thence, along the North line of said Lot 1, North 87°41'01" West, 4.13 feet to the Northwest corner of said Lot 1;**

**Thence, along the East line of said Alley, and along the West lines of Lots 1 through 6 of said Balis Addition, and along the West lines of Lots 1 through 13 in Block 1 of said King & Bouton's Addition, South 02°00'19" West, 474.08 feet to a point 4.00 feet North of the Southwest corner of said Lot 13;**

**Thence, North 87°26'15" West, 11.00 feet to the TRUE POINT OF BEGINNING, Prepared by Anne M. Smoke, Missouri PLS 2016019010, on October 24, 2023.**

**Contains 24,227 square feet, more or less.**



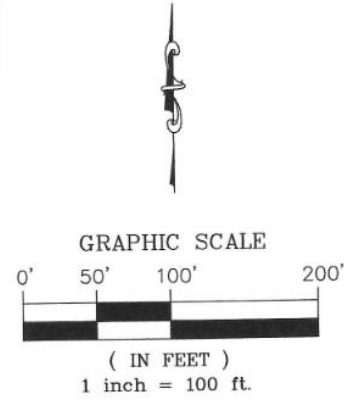
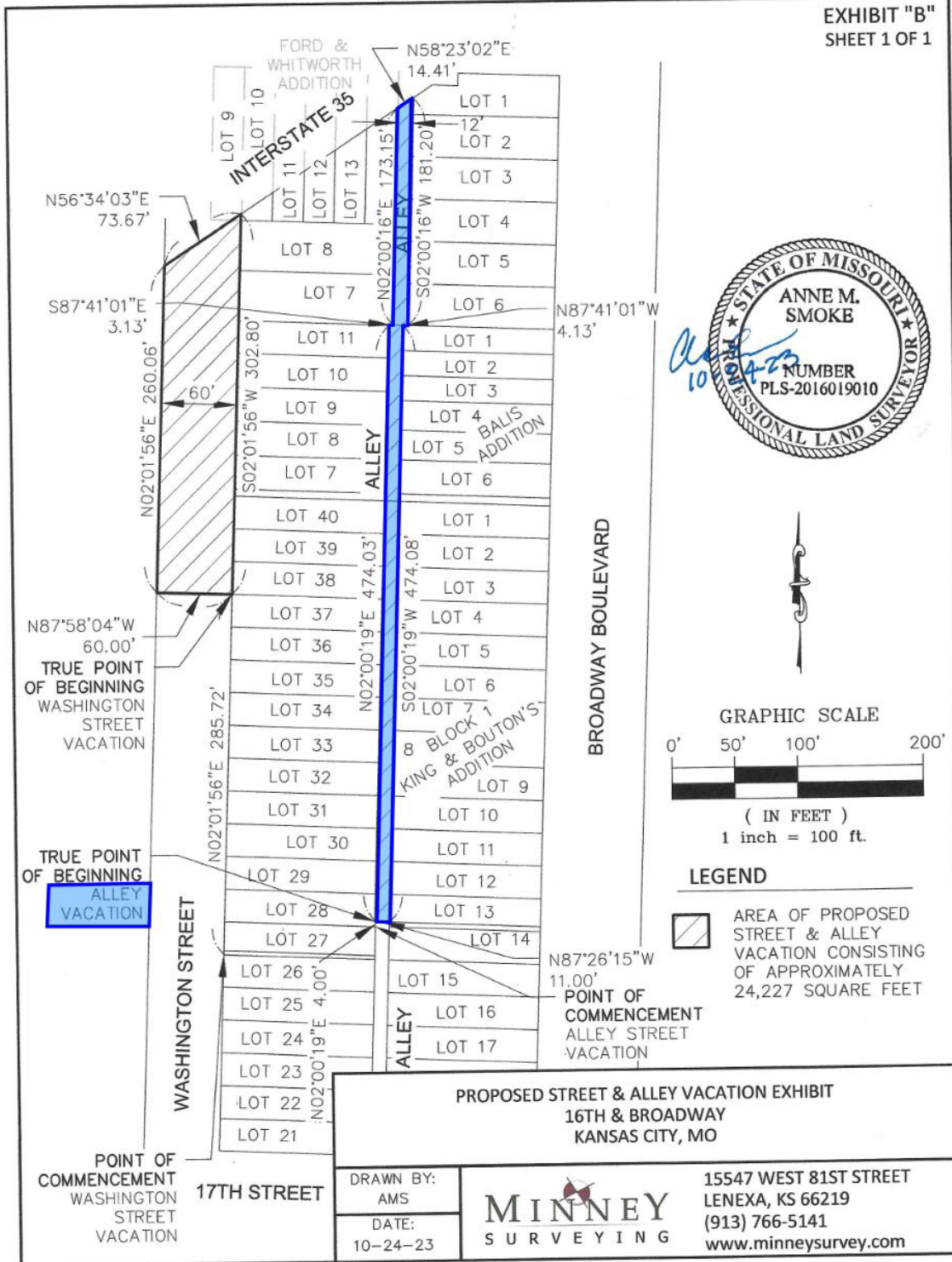


KANSAS CITY MISSOURI

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EXHIBIT "B"  
SHEET 1 OF 1



**LEGEND**

AREA OF PROPOSED STREET & ALLEY VACATION CONSISTING OF APPROXIMATELY 24,227 SQUARE FEET

**PROPOSED STREET & ALLEY VACATION EXHIBIT**  
**16TH & BROADWAY**  
**KANSAS CITY, MO**

DRAWN BY: AMS		15547 WEST 81ST STREET LENEXA, KS 66219 (913) 766-5141 <a href="http://www.minneysurvey.com">www.minneysurvey.com</a>
DATE: 10-24-23		



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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\_\_\_\_

\_\_\_\_\_  
City Clerk

by \_\_\_\_\_  
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:

Owner	Owner's Name	Legal Description	Address of Owner
1	B16 Land II, LLC	See Enclosed Exhibit	8001 Metcalf Ave, Suite 300 Overland Park, KS 66204
2	GDC FINANCIAL GROUP LLC & B16 CAPITAL LLC	See Enclosed Exhibit	4706 Broadway, Suite 240 Kansas City, MO 64112

  
 \_\_\_\_\_  
 Petitioner  
 B16 LAND II, LLC

STATE OF Kansas )  
 ) ss.  
 COUNTY OF Johnson )

On this 30 day of January in the year 2024 before me, a Notary Public in and for said state, personally appeared Austin Bradley, 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 30 day of January, 2024

Notary Public in and for Said County and State

  
 \_\_\_\_\_  
 Notary Public

My Commission Expires: 1/27/2026





## CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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In the matter of the vacation of:

### **ALLEY VACATION**

**That portion of the North-South Alley (12 feet wide) as shown on Ford & Whitworth Addition, a subdivision in the City of Kansas City, the North-South Alley (11 feet wide) as shown on Balis Addition, a subdivision in the City of Kansas City, and a portion of the North-South (11 feet wide) Alley in Block 1 of King & Bouton's Addition, a subdivision in the City of Kansas City, situated in the Southeast quarter of Section 6, Township 49 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, described as follows:**

**COMMENCING for reference at the Southeast corner of Lot 28 in Block 1 of said King & Bouton's Addition; Thence, along the East line of said Lot 28, North 02°00'19" East, 4.00 feet to the TRUE POINT OF BEGINNING;**

**Thence, along the West line of said Alley, and along the East line of Lots 28 through 40 in Block 1 of said King & Bouton's Addition, and along the East lines of Lots 7 through 11 of said Balis Addition, North 02°00'19" East, 474.03 feet to a point on the North line of said Lot 11;**

**Thence, along the North line of said Lot 11, South 87°41'01" East, 3.13 feet to the Southeast corner of Lot 7 of said Ford & Whitworth Addition;**

**Thence, along the West line of said Alley, and along the East lines of Lot 7, 8 and 14 of said Ford & Whitworth Addition, North 02°00'16" East, 173.15 feet to a point on the Southerly line of Interstate 35;**

**Thence, along the Southerly line of Interstate 35, North 58°23'02" East, 14.41 feet to the East line of said Alley, said point lying on the West line of Lot 1 of said Ford & Whitworth Addition;**

**Thence, along the East line of said Alley, and along the West lines of Lot 1 through 6 of said Ford & Whitworth Addition, South 02°00'16" West, 181.20 feet to a point on the North line of Lot 1 in said Balis Addition;**

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**Thence, North 87°26'15" West, 11.00 feet to the TRUE POINT OF BEGINNING, Prepared by Anne M. Smoke, Missouri PLS 2016019010, on October 24, 2023.**

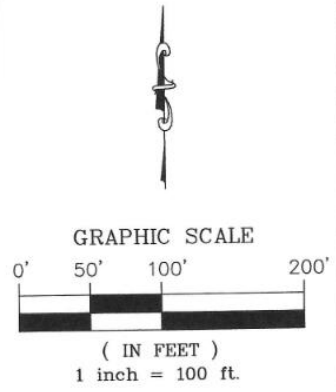
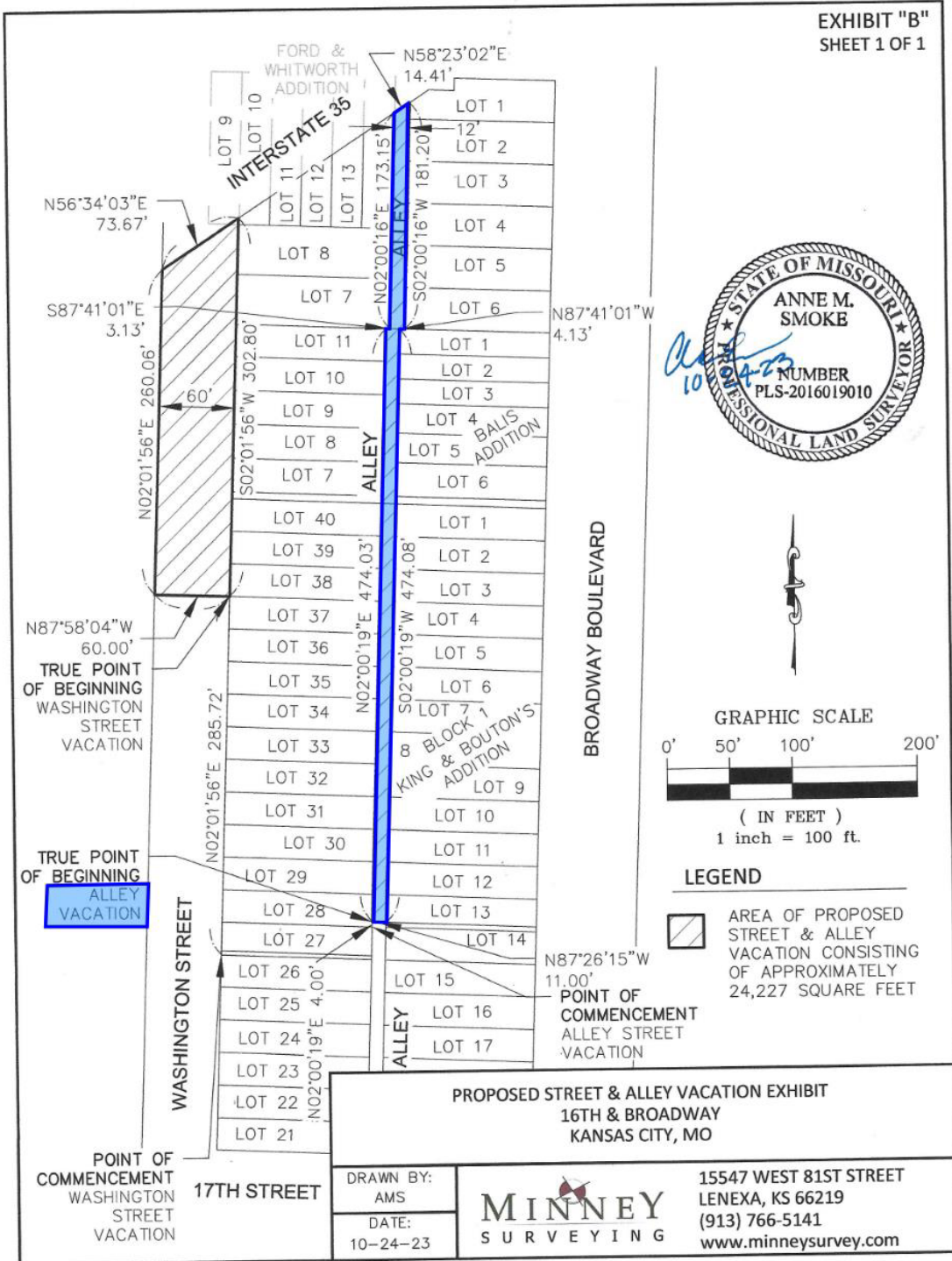
**Contains 24,227 square feet, more or less.**



# CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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EXHIBIT "B"  
 SHEET 1 OF 1



**LEGEND**

AREA OF PROPOSED STREET & ALLEY VACATION CONSISTING OF APPROXIMATELY 24,227 SQUARE FEET

**PROPOSED STREET & ALLEY VACATION EXHIBIT**  
**16TH & BROADWAY**  
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DRAWN BY: AMS		15547 WEST 81ST STREET LENEXA, KS 66219 (913) 766-5141 <a href="http://www.minneysurveying.com">www.minneysurveying.com</a>
DATE: 10-24-23		



## CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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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\_\_\_\_

\_\_\_\_\_ by \_\_\_\_\_


City Clerk Deputy



# CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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## CONSENT OF LIMITED LIABILITY COMPANIES

Owner's name	Legal description of property
AUSTIN BRADLEY OF B16 LAND II, LLC  	SEE ENCLOSED EHXIBIT

(additional sheets attached as required)

STATE OF Kansas )  
 ) ss.  
 COUNTY OF Johnson )

On this 30 day of January, 2024 before me, a Notary Public in and for said state, personally appeared Austin Bradley who being by me duly sworn did say that he/she is the managing member of B16 Land II, LLC, a Missouri limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

Subscribed and sworn to before me on this 30 day of January, 2024

Notary Public in and for Said County and State

Gina Johnson  
 Notary Public

My Commission Expires: 1/27/2026






# CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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## CONSENT OF LIMITED LIABILITY COMPANIES

Owner's name	Legal description of property
DAN CARR OF GDC FINANCIAL GROUP LLC 	SEE ENCLOSED EHXIBIT

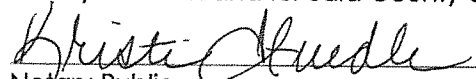
(additional sheets attached as required)

STATE OF Missouri )  
COUNTY OF Jackson ) ss.

On this 30<sup>th</sup> day of January, 2024, before me, a Notary Public in and for said state, personally appeared Daniel Carr, who being by me duly sworn did say that he/she is the managing member of GDC Financial Group a Delaware limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

Subscribed and sworn to before me on this 30<sup>th</sup> day of January, 2024

Notary Public in and for Said County and State

  
Notary Public

My Commission Expires: 11/4/25

KRISTI STUEDLE
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES NOVEMBER 4, 2025
CLAY COUNTY
COMMISSION #13473833





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

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UTILITY CO. Evergy

Be it known that B16 Land II, LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

### **ALLEY VACATION**

**That portion of the North-South Alley (12 feet wide) as shown on Ford & Whitworth Addition, a subdivision in the City of Kansas City, the North-South Alley (11 feet wide) as shown on Balis Addition, a subdivision in the City of Kansas City, and a portion of the North-South (11 feet wide) Alley in Block 1 of King & Bouton's Addition, a subdivision in the City of Kansas City, situated in the Southeast quarter of Section 6, Township 49 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, described as follows:**

**COMMENCING for reference at the Southeast corner of Lot 28 in Block 1 of said King & Bouton's Addition; Thence, along the East line of said Lot 28, North 02°00'19" East, 4.00 feet to the TRUE POINT OF BEGINNING;**

**Thence, along the West line of said Alley, and along the East line of Lots 28 through 40 in Block 1 of said King & Bouton's Addition, and along the East lines of Lots 7 through 11 of said Balis Addition, North 02°00'19" East, 474.03 feet to a point on the North line of said Lot 11;**

**Thence, along the North line of said Lot 11, South 87°41'01" East, 3.13 feet to the Southeast corner of Lot 7 of said Ford & Whitworth Addition;**

**Thence, along the West line of said Alley, and along the East lines of Lot 7, 8 and 14 of said Ford & Whitworth Addition, North 02°00'16" East, 173.15 feet to a point on the Southerly line of Interstate 35;**

**Thence, along the Southerly line of Interstate 35, North 58°23'02" East, 14.41 feet to the East line of said Alley, said point lying on the West line of Lot 1 of said Ford & Whitworth Addition;**

**Thence, along the East line of said Alley, and along the West lines of Lot 1 through 6 of said Ford & Whitworth Addition, South 02°00'16" West, 181.20 feet to a point on the North line of Lot 1 in said Balis Addition;**

**Thence, along the North line of said Lot 1, North 87°41'01" West, 4.13 feet to the Northwest corner of said Lot 1;**

**Thence, along the East line of said Alley, and along the West lines of Lots 1 through 6 of said Balis Addition, and along the West lines of Lots 1 through 13 in Block 1 of said King & Bouton's Addition, South 02°00'19" West, 474.08 feet to a point 4.00 feet North of the Southwest corner of said Lot 13;**

**Thence, North 87°26'15" West, 11.00 feet to the TRUE POINT OF BEGINNING, Prepared by Anne M. Smoke, Missouri PLS 2016019010, on October 24, 2023.**

**Contains 24,227 square feet, more or less.**



# 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](http://www.kcmo.gov/planning)

for the following purpose: of removing the existing alley within their property limits, to accommodate future development of a vertically mixed-use development. Anticipated uses are planned for future office, multi-family residential, retail, hotel, and associated parking structure.

**1. Our utility/agency has facilities or interest within this right of way:**

- Yes (proceed to #2)  No (form complete)

**2. 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: \_\_\_\_\_

MODOT has a street light pedestal fed from the deadend pole (STE0225533) located at the north end of the alley. Pedestal would require a design to refeed the pedestal. Requestor of easement vacation is responsible for the cost of the refeed.

- 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.

Michelle Bond  
Authorized Representative

2/22/2024  
Date

**Return this form to:**

Amanda Roller  
(Kimley-Horn & Associates, Inc.)  
On behalf of the Owner  
(B16 Land II, LLC)

816-652-0350

Applicant Name

Phone

805 Pennsylvania Ave, Suite 150  
Kansas City, MO 64105

[Amanda.Roller@Kimley-Horn.com](mailto:Amanda.Roller@Kimley-Horn.com)

Address

Email



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

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City Hall, 414 E. 12<sup>th</sup> Street, 15<sup>th</sup> floor; Kansas City, MO 64106-2795  
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UTILITY CO. Spire Energy

Be it known that B16 Land II, LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

### ALLEY VACATION

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Thence, along the North line of said Lot 11, South 87°41’01” East, 3.13 feet to the Southeast corner of Lot 7 of said Ford & Whitworth Addition;

Thence, along the West line of said Alley, and along the East lines of Lot 7, 8 and 14 of said Ford & Whitworth Addition, North 02°00’16” East, 173.15 feet to a point on the Southerly line of Interstate 35;

Thence, along the Southerly line of Interstate 35, North 58°23’02” East, 14.41 feet to the East line of said Alley, said point lying on the West line of Lot 1 of said Ford & Whitworth Addition;

Thence, along the East line of said Alley, and along the West lines of Lot 1 through 6 of said Ford & Whitworth Addition, South 02°00’16” West, 181.20 feet to a point on the North line of Lot 1 in said Balis Addition;

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Thence, North 87°26’15” West, 11.00 feet to the TRUE POINT OF BEGINNING, Prepared by Anne M. Smoke, Missouri PLS 2016019010, on October 24, 2023.

Contains 24,227 square feet, more or less.



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

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for the following purpose: of removing the existing alley within their property limits, to accommodate future development of a vertically mixed-use development. Anticipated uses are planned for future office, multi-family residential, retail, hotel, and associated parking structure.

**1. Our utility/agency has facilities or interest within this right of way:**

- Yes (proceed to #2)  No (form complete)

**2. 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.

JohnnyStrauss - Right of Way Representative for Spire Johnny Strauss 1/19/2024  
Authorized Representative Date

**Return this form to:**

Amanda Roller  
(Kimley-Horn & Associates, Inc.)  
On behalf of the Owner  
(B16 Land II, LLC)

816-652-0350

Applicant Name

Phone

805 Pennsylvania Ave, Suite 150  
Kansas City, MO 64105

[Amanda.Roller@Kimley-Horn.com](mailto:Amanda.Roller@Kimley-Horn.com)

Address

Email



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

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UTILITY CO. AT&T

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Thence, along the Southerly line of Interstate 35, North 58°23'02" East, 14.41 feet to the East line of said Alley, said point lying on the West line of Lot 1 of said Ford & Whitworth Addition;

Thence, along the East line of said Alley, and along the West lines of Lot 1 through 6 of said Ford & Whitworth Addition, South 02°00'16" West, 181.20 feet to a point on the North line of Lot 1 in said Balis Addition;

Thence, along the North line of said Lot 1, North 87°41'01" West, 4.13 feet to the Northwest corner of said Lot 1;

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Thence, North 87°26'15" West, 11.00 feet to the TRUE POINT OF BEGINNING, Prepared by Anne M. Smoke, Missouri PLS 2016019010, on October 24, 2023.

Contains 24,227 square feet, more or less.



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

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for the following purpose: of removing the existing alley within their property limits, to accommodate future development of a vertically mixed-use development. Anticipated uses are planned for future office, multi-family residential, retail, hotel, and associated parking structure.

**1. Our utility/agency has facilities or interest within this right of way:**

- Yes (proceed to #2)  No (form complete)

**2. 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: att will either retain easement, and existing facilities will be protected, or builder will pay to re-route

- 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.

*Jeremy Watson*

1/23/24

Authorized Representative

Date

**Return this form to:**

Amanda Roller  
(Kimley-Horn & Associates, Inc.)  
On behalf of the Owner  
(B16 Land II, LLC)

816-652-0350

Applicant Name

Phone

805 Pennsylvania Ave, Suite 150  
Kansas City, MO 64105

[Amanda.Roller@Kimley-Horn.com](mailto:Amanda.Roller@Kimley-Horn.com)

Address

Email



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

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UTILITY CO. Spectrum Charter

Be it known that B16 Land II, LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

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Contains 24,227 square feet, more or less.



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

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**1. Our utility/agency has facilities or interest within this right of way:**

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- 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.

*Jason Rodick*

2-14-2024

Authorized Representative

Date

**Return this form to:**

Amanda Roller  
(Kimley-Horn & Associates, Inc.)  
On behalf of the Owner  
(B16 Land II, LLC)

816-652-0350

Applicant Name

Phone

805 Pennsylvania Ave, Suite 150  
Kansas City, MO 64105

[Amanda.Roller@Kimley-Horn.com](mailto:Amanda.Roller@Kimley-Horn.com)

Address

Email





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

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UTILITY CO. KCMO Water Services

Be it known that B16 Land II, LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

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- will waive objections subject to the following conditions (describe below)

~~retain utility easement and protect~~

- 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.

*James W. Kufner*  
\_\_\_\_\_  
Authorized Representative

*02/15/2024*  
\_\_\_\_\_  
Date

**Return this form to:**

Amanda Roller  
(Kimley-Horn & Associates, Inc.)  
On behalf of the Owner  
(B16 Land II, LLC)

816-652-0350

Applicant Name

Phone

805 Pennsylvania Ave, Suite 150  
Kansas City, MO 64105

[Amanda.Roller@Kimley-Horn.com](mailto:Amanda.Roller@Kimley-Horn.com)

Address

Email



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

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UTILITY CO. Kansas City Fire Department

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Contains 24,227 square feet, more or less.



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

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- 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.

*M Schroeder*

Authorized Representative

1/30//2024

Date

**Return this form to:**

Amanda Roller  
(Kimley-Horn & Associates, Inc.)  
On behalf of the Owner  
(B16 Land II, LLC)

816-652-0350

Applicant Name

Phone

805 Pennsylvania Ave, Suite 150  
Kansas City, MO 64105

[Amanda.Roller@Kimley-Horn.com](mailto:Amanda.Roller@Kimley-Horn.com)

Address

Email



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

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UTILITY CO. KCMO Public Works - Streets

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### ALLEY VACATION

That portion of the North-South Alley (12 feet wide) as shown on Ford & Whitworth Addition, a subdivision in the City of Kansas City, the North-South Alley (11 feet wide) as shown on Balis Addition, a subdivision in the City of Kansas City, and a portion of the North-South (11 feet wide) Alley in Block 1 of King & Bouton's Addition, a subdivision in the City of Kansas City, situated in the Southeast quarter of Section 6, Township 49 North, Range 33 West, in the City of Kansas City, Jackson County, Missouri, described as follows:

COMMENCING for reference at the Southeast corner of Lot 28 in Block 1 of said King & Bouton's Addition; Thence, along the East line of said Lot 28, North 02°00'19" East, 4.00 feet to the TRUE POINT OF BEGINNING;

Thence, along the West line of said Alley, and along the East line of Lots 28 through 40 in Block 1 of said King & Bouton's Addition, and along the East lines of Lots 7 through 11 of said Balis Addition, North 02°00'19" East, 474.03 feet to a point on the North line of said Lot 11;

Thence, along the North line of said Lot 11, South 87°41'01" East, 3.13 feet to the Southeast corner of Lot 7 of said Ford & Whitworth Addition;

Thence, along the West line of said Alley, and along the East lines of Lot 7, 8 and 14 of said Ford & Whitworth Addition, North 02°00'16" East, 173.15 feet to a point on the Southerly line of Interstate 35;

Thence, along the Southerly line of Interstate 35, North 58°23'02" East, 14.41 feet to the East line of said Alley, said point lying on the West line of Lot 1 of said Ford & Whitworth Addition;

Thence, along the East line of said Alley, and along the West lines of Lot 1 through 6 of said Ford & Whitworth Addition, South 02°00'16" West, 181.20 feet to a point on the North line of Lot 1 in said Balis Addition;

Thence, along the North line of said Lot 1, North 87°41'01" West, 4.13 feet to the Northwest corner of said Lot 1;

Thence, along the East line of said Alley, and along the West lines of Lots 1 through 6 of said Balis Addition, and along the West lines of Lots 1 through 13 in Block 1 of said King & Bouton's Addition, South 02°00'19" West, 474.08 feet to a point 4.00 feet North of the Southwest corner of said Lot 13;

Thence, North 87°26'15" West, 11.00 feet to the TRUE POINT OF BEGINNING, Prepared by Anne M. Smoke, Missouri PLS 2016019010, on October 24, 2023.

Contains 24,227 square feet, more or less.



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

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

for the following purpose: of removing the existing alley within their property limits, to accommodate future development of a vertically mixed-use development. Anticipated uses are planned for future office, multi-family residential, retail, hotel, and associated parking structure.

**1. Our utility/agency has facilities or interest within this right of way:**

- Yes (proceed to #2)  No (form complete)

**2. 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.

Sam Akula, KCMO, Public Works Dept,

816-513-9861

2/14/2024

Authorized Representative

Date

**Return this form to:**

Amanda Roller  
(Kimley-Horn & Associates, Inc.)  
On behalf of the Owner  
(B16 Land II, LLC)

816-652-0350

Applicant Name

Phone

805 Pennsylvania Ave, Suite 150  
Kansas City, MO 64105

[Amanda.Roller@Kimley-Horn.com](mailto:Amanda.Roller@Kimley-Horn.com)

Address

Email



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

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UTILITY CO. Kanas City Street Lighting Services

Be it known that B16 Land II, LLC, being owners of real estate abutting on the below described street, alley or plat desires to petition the City of Kansas City, Missouri to pass an ordinance vacating:

### ALLEY VACATION

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Thence, along the West line of said Alley, and along the East line of Lots 28 through 40 in Block 1 of said King & Bouton's Addition, and along the East lines of Lots 7 through 11 of said Balis Addition, North 02°00'19" East, 474.03 feet to a point on the North line of said Lot 11;

Thence, along the North line of said Lot 11, South 87°41'01" East, 3.13 feet to the Southeast corner of Lot 7 of said Ford & Whitworth Addition;

Thence, along the West line of said Alley, and along the East lines of Lot 7, 8 and 14 of said Ford & Whitworth Addition, North 02°00'16" East, 173.15 feet to a point on the Southerly line of Interstate 35;

Thence, along the Southerly line of Interstate 35, North 58°23'02" East, 14.41 feet to the East line of said Alley, said point lying on the West line of Lot 1 of said Ford & Whitworth Addition;

Thence, along the East line of said Alley, and along the West lines of Lot 1 through 6 of said Ford & Whitworth Addition, South 02°00'16" West, 181.20 feet to a point on the North line of Lot 1 in said Balis Addition;

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Thence, North 87°26'15" West, 11.00 feet to the TRUE POINT OF BEGINNING, Prepared by Anne M. Smoke, Missouri PLS 2016019010, on October 24, 2023.

Contains 24,227 square feet, more or less.



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

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**2. Our utility/agency:**

- has no objections
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- 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.

Joseph Newton  
Authorized Representative

01/19/2024  
Date

**Return this form to:**

Amanda Roller  
(Kimley-Horn & Associates, Inc.)  
On behalf of the Owner  
(B16 Land II, LLC)

816-652-0350

Applicant Name

Phone

805 Pennsylvania Ave, Suite 150  
Kansas City, MO 64105

[Amanda.Roller@Kimley-Horn.com](mailto:Amanda.Roller@Kimley-Horn.com)

Address

Email





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

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UTILITY CO. Vicinity Energy

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- Please return this form to the applicant within 30 days.

Craig Mcniel,

*Craig Mcniel*

Authorized Representative

1/18/2024

Date

**Return this form to:**

Amanda Roller  
(Kimley-Horn & Associates, Inc.)  
On behalf of the Owner  
(B16 Land II, LLC)

816-652-0350

Applicant Name

Phone

805 Pennsylvania Ave, Suite 150  
Kansas City, MO 64105

[Amanda.Roller@Kimley-Horn.com](mailto:Amanda.Roller@Kimley-Horn.com)

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