



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

November 6, 2024

Project Name
North Winchester Avenue Street
Vacation

Docket #7

Request
CD-ROW-2024-00024
Vacation of Public Right of Way

Applicant
Jacob Hodson
Olsson

Owner
Aaron Young
Hunt Midwest

Location City PIN: 283310
Area About 30,000 SF
Zoning M1-5/US
Council District 2nd
County Clay
School District North Kansas City

Surrounding Land Uses

North: Undeveloped, Zoned M1-5/US
South: Undeveloped, Zoned M1-5/US
East: Undeveloped, Zoned M1-5/US
West: Undeveloped, Zoned M1-5/US

Land Use Plan

The Briarcliff/Winnwood Area Plan recommends Light Industrial uses for the subject property.

Major Street Plan

The City's Major Street Plan does not identify North Winchester Ave.

APPROVAL PROCESS



SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Vacation of Public Right-of-Way in District M1-5/US (Manufacturing/Underground Space) of about 30,000 square feet generally located at North Winchester Drive between North Corrington Avenue and North Bennington Avenue.

PROJECT TIMELINE

The application for the subject request was filed on August 22, 2024. Scheduling deviations from 2024 Cycle 10.1 have occurred due to the amount of time it takes to organize utility companies and obtain consent. Applicant provided all required documentation on October 10, 2024.

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 an improved cul-de-sac. It serves as the primary access to several parcels within the existing industrial development.

CONTROLLING CASE

There is no controlling case for this application.

PROFESSIONAL STAFF RECOMMENDATION

Docket #7 Recommendation: **Approval Subject to Conditions**

VICINITY MAP**VACATION REVIEW**

The street requested for vacation is currently an improved street that terminates approximately 415 feet to the southwest of NE Parvin Road. Surrounding land use is designated for industrial purposes. Case CD-CPC-2018-00234 approved a preliminary plat, indicating the dedication of the public right-of-way southward from NE Parvin Road. This street which dead-ends in a cul-de-sac serves as access to three parcels which are planned for light industrial uses. This vacation will allow for the applicant to consolidate all lots.

The right-of-way contains both public and private utilities. Water Services has a water main within the right-of-way and requires both a relocation of this main and a permit for fire hydrant placement. Everygy has requested that the applicant retain a utility easement to protect existing facilities. City Planning Staff is requiring that a cross access easement is recorded or the lots are consolidated to ensure that all properties retain legal access to public right-of-way.

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 through the required cross access easement if the lots are not consolidated after the vacation occurs.

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 existing street only serves parcels within the approved development. Existing lots and development to the south prohibit the street from being extended further to the south.

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 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, as the entirety of the alley is proposed for vacation.

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,

A handwritten signature in black ink, appearing to read "Matthew Barnes", with a large, stylized loop at the end.

Matthew Barnes, AICP
Lead Planner



Plan Conditions

Report Date: October 30, 2024

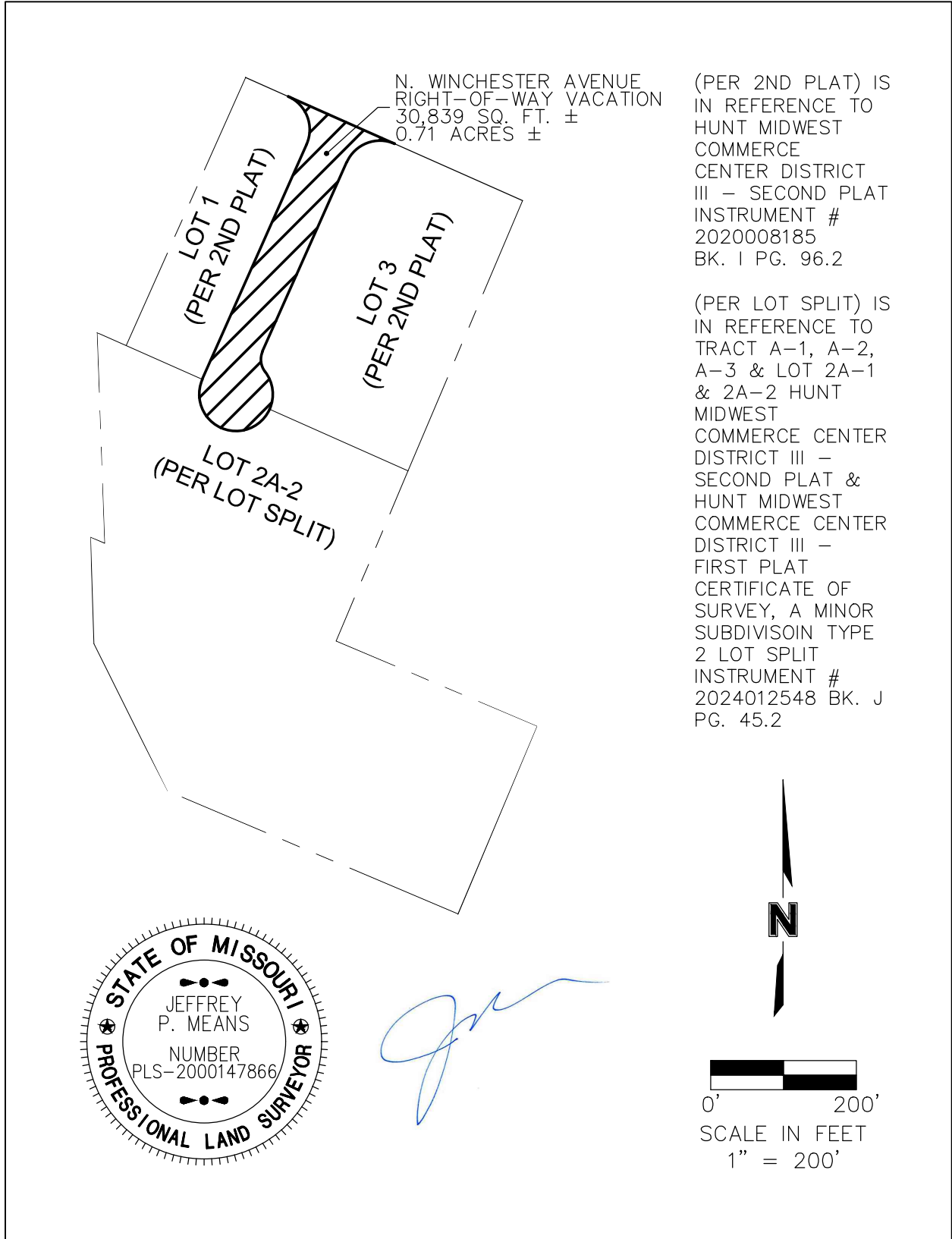
Case Number: CD-ROW-2024-00024

Project: North Winchester Avenue Street 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 shall abandon or privatize the sewers within the vacation area, obtain permit for water line relocation, and obtain a permit for fire hydrant location as required by KCMO Water Services.
2. That the applicant shall retain all utility easements and protect facilities required by Evergy.
3. That the applicant provide a cross access easement or consolidate lots to ensure that all properties within the development retain legal access to public right-of-way.

DWG: F:\2023\00001-00500\023-00066\40-Design\Survey\SRVY\Sheets\ROW Vacation\023-00066 N.Winchester Ave ROW Vacation.dwg
 DATE: Aug 22, 2024 10:49am
 USER: nwilloughby



PROJECT NO: 023-00066 BILLING NO. C23-00066	N. WINCHESTER AVENUE RIGHT-OF-WAY VACATION OVERALL EXHIBIT	olsson 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592	EXHIBIT
DRAWN BY: NRW	HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT		1 of 3
DATE: 2024-08-22	SE 1/4, SEC 4, T50N, R32W - KANSAS CITY, CLAY COUNTY, MISSOURI		

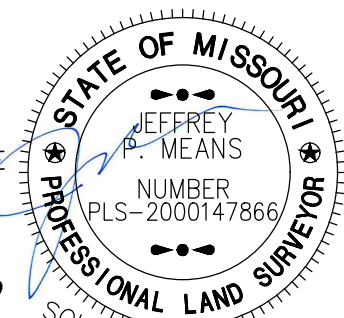
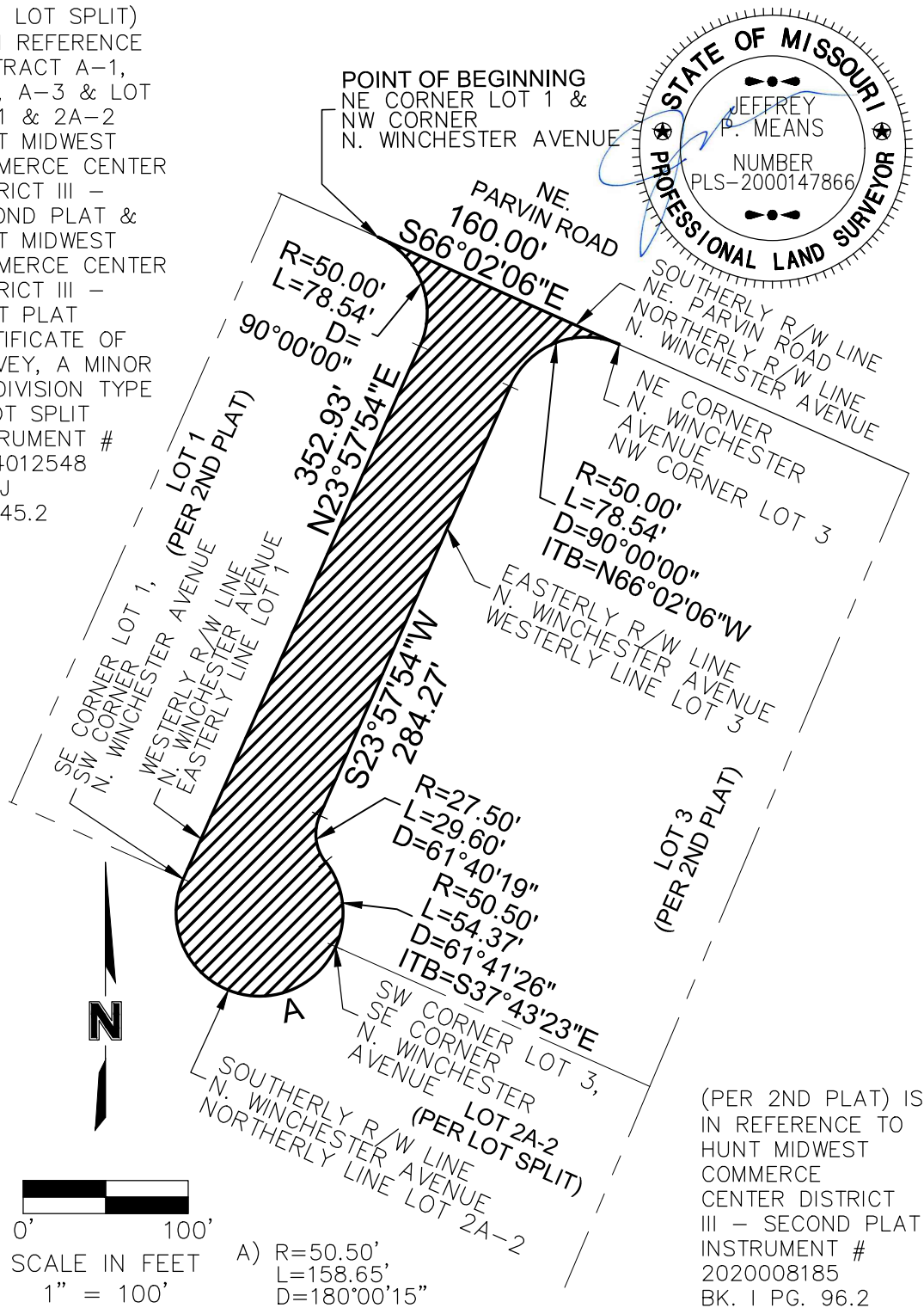
USER: nwilloughby

PROJECT: 023-00066

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DWG: 10:51am
DATE: Aug 22, 2024

(PER LOT SPLIT)
IS IN REFERENCE
TO TRACT A-1,
A-2, A-3 & LOT
2A-1 & 2A-2
HUNT MIDWEST
COMMERCE CENTER
DISTRICT III -
SECOND PLAT &
HUNT MIDWEST
COMMERCE CENTER
DISTRICT III -
FIRST PLAT
CERTIFICATE OF
SURVEY, A MINOR
SUBDIVISION TYPE
2 LOT SPLIT
INSTRUMENT #
2024012548
BK. J
PG. 45.2



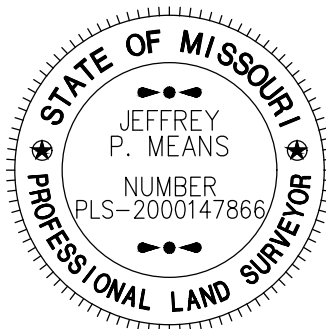
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DRAWN BY: NRW	HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT		2 of 3
DATE: 2024-08-22	SE 1/4, SEC 4, T50N, R32W - KANSAS CITY, CLAY COUNTY, MISSOURI		

DWG: F:\2023\00001-00500\023-00066\40-Design\Survey\SRV\Sheets\ROW Vacation\023-00066 N.Winchester Ave ROW Vacation.dwg
DATE: Aug 22, 2024 10:52am
USER: nwilloughby

MIDWAY FORD
OLSSON PROJECT NO. 023-00066
OLSSON BILLING NO. C23-00066
N. WINCHESTER AVENUE RIGHT-OF-WAY VACATION
AUGUST 22, 2024

N. WINCHESTER AVENUE RIGHT-OF-WAY VACATION DESCRIPTION

ALL OF N. WINCHESTER AVENUE RIGHT-OF-WAY ESTABLISHED BY HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 50 NORTH, RANGE 32 WEST OF 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, CLAY COUNTY, MISSOURI RECORDED MARCH 17, 2020 AS INSTRUMENT NUMBER 2020008185 IN BOOK I AT PAGE 96.2 IN THE OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS P.L.S. 2000147866, AS RIGHT-OF-WAY VACATION AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID N. WINCHESTER AVENUE, ALSO BEING THE NORTHEAST CORNER OF LOT 1 OF SAID HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT, AND ALSO BEING A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF NE. PARVIN ROAD, AS NOW ESTABLISHED; THENCE SOUTH 66°02'06" EAST, ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF SAID N. WINCHESTER AVENUE AND SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, 160.00 FEET TO THE NORTHEAST CORNER OF SAID N. WINCHESTER AVENUE, ALSO BEING THE NORTHWEST CORNER OF LOT 3 OF SAID HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT; THENCE LEAVING SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, WESTERLY ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF SAID N. WINCHESTER AVENUE, ALSO BEING THE WESTERLY LINE OF SAID LOT 3, ON A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF NORTH 66°02'06" WEST WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 78.54 FEET; THENCE SOUTH 23°57'54" WEST, ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, 284.27 FEET; THENCE SOUTHERLY, ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE AND SAID WESTERLY LINE, ON A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF SOUTH 37°43'23" EAST WITH A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 61°41'26" AND AN ARC DISTANCE OF 54.37 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, ALSO BEING THE SOUTHEAST CORNER OF SAID N. WINCHESTER AVENUE AND ALSO BEING A POINT ON THE NORTHERLY LINE OF LOT 2A-2, OF TRACT A-1, A-2, A-3 & LOT 2A-1 & 2A-2 HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT & HUNT MIDWEST COMMERCE CENTER DISTRICT II - FIRST PLAT CERTIFICATE OF SURVEY, A MINOR SUBDIVISION TYPE 2 LOT SPLIT RECORDED JUNE 10, 2024 AS INSTRUMENT NUMBER 2024012548 IN BOOK J AT PAGE 45.2 IN SAID OFFICE OF RECORDER OF DEEDS, CLAY COUNTY, MISSOURI; THENCE NORTHWESTERLY, ON SAID NORTHERLY LINE, ALSO BEING THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF SAID N. WINCHESTER AVENUE, ON A CURVE TO THE RIGHT, BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 50.50 FEET, A CENTRAL ANGLE OF 180°00'15" AND AN ARC DISTANCE OF 158.65 FEET TO THE SOUTHWEST CORNER OF SAID N. WINCHESTER AVENUE, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, LEAVING SAID NORTHERLY LINE, NORTH 23°57'54" EAST, ON THE EASTERLY LINE OF SAID LOT 1, ALSO BEING THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF SAID N. WINCHESTER AVENUE, A DISTANCE OF 352.93 FEET; THENCE NORTHERLY, ON SAID EASTERLY LINE AND SAID EXISTING WESTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 78.54 FEET TO THE POINT OF BEGINNING. CONTAINING 30,839 SQUARE FEET OR 0.71 ACRES, MORE OR LESS. ALL LYING ABOVE THE TOP OF WINTERSET LEDGE OF LIMESTONE ROCK.



PROJECT NO: 023-00066 BILLING NO. C23-00066	N. WINCHESTER AVENUE RIGHT-OF-WAY VACATION LEGAL	 1301 Burlington Street North Kansas City, MO 64116 TEL 816.361.1177 FAX 816.361.1888 www.olsson.com Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592	EXHIBIT
DRAWN BY: NRW	HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT		
DATE: 2024-08-22	SE 1/4, SEC 4, T50N, R32W - KANSAS CITY, CLAY COUNTY, MISSOURI		3 of 3



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) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2024-00024

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

Owner's name	Legal description of property	Residence of owner
Aaron Schmidt, Senior Vice President, Hunt Midwest Real Estate Development, Inc.	Lot 1, Hunt Midwest Commerce Center District III - Second Plat, a subdivision of land in Kansas City, Clay County, Missouri recorded March 17, 2020 as Instrument Number 2020008185 in Book I at Page 96.2.	1881 Main Street, Ste 200 Kansas City, MO 64108


Petitioner

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 1st day of October in the year 2024, before me, a Notary Public in and for said state, personally appeared Aaron Schmidt, 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.

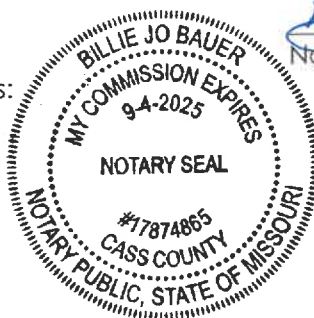
Subscribed and sworn to before me on this 1st day of October, 2024.

Notary Public in and for Said County and State


Notary Public

My Commission Expires:

9-4-2025





CONSENT 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) 513-8801 | www.kcmo.gov/planning

CONSENT OF CORPORATIONS

CASE NO CD-ROW-2024-00024

Owner's name	Legal description of property
<u>Wiley Meyer III</u> (print) <u>Wiley Meyer III</u> (sign) President Midway Ford Truck Center, Inc. (if no corporate seal) (also to be notarized) Corporate seal above	Lot 2A-2, of Tract A-1, A-2, A-3 & Lot 2A-1 & 2A-2 Hunt Midwest Commerce Center District III - Second Plat & Hunt Midwest Commerce Center District II - First Plat Certificate of Survey, a Minor Subdivision Type 2 Lot Split recorded June 10, 2024 as Instrument Number 2024012548 in Book J at Page 45.2.

STATE OF MISSOURI)
) ss.
COUNTY OF CLAY)

On this ____ day of _____, 2024, before me, appeared Wiley Meyer III, to me personally known, who being by me personally sworn, did say that he/she is the President of Midway Ford Truck Center, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said President acknowledged said instrument to be the free act and deed of said corporation.

Subscribed and sworn to before me on this ____ day of _____, 2024.

Notary Public in and for Said County and State

Notary Public

My Commission Expires:



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) 513-8801 | www.kcmo.gov/planning

CASE NO. CD-ROW-2024-00024

Owner's name	Legal description of property	Residence of owner
Wiley Meyer III, President, Midway Ford Truck Center, Inc.	Lot 2A-2, of Tract A-1, A-2, A-3 & Lot 2A-1 & 2A-2 Hunt Midwest Commerce Center District III - Second Plat & Hunt Midwest Commerce Center District II - First Plat Certificate of Survey, a Minor Subdivision Type 2 Lot Split recorded June 10, 2024 as Instrument Number 2024012548 in Book J at Page 45.2.	7601 NE 38th St Kansas City, MO 64161

Petitioner

STATE OF MISSOURI)
) ss.
COUNTY OF CLAY)

On this 26th day of August in the year 2024, before me, a Notary Public in and for said state, personally appeared Wiley Meyer III, 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 26th day of August, 2024.

Notary Public in and for Said County and State

Notary Public

C.A. CARLILE
Notary Public - Notary Seal
State of Missouri - Clay County
My Commission Expires 4/24/2026
Commission #14397024



CONSENT 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) 513-8801 | www.kcmo.gov/planning

CONSENT OF CORPORATIONS

CASE NO CD-ROW-2024-00024

Owner's name	Legal description of property
<u>Aaron Schmidt</u> (print)  (sign) Senior Vice President Hunt Midwest Real Estate Development, Inc. (if no corporate seal) (also to be notarized) Corporate seal above	Lot 1, Hunt Midwest Commerce Center District III - Second Plat, a subdivision of land in Kansas City, Clay County, Missouri recorded March 17, 2020 as Instrument Number 2020008185 in Book I at Page 96.2.

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 1st day of October, 2024, before me, appeared Aaron Schmidt, to me personally known, who being by me personally sworn, did say that he is the Senior Vice President of Hunt Midwest Real Estate, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Senior Vice President acknowledged said instrument to be the free act and deed of said corporation.

Subscribed and sworn to before me on this 1st day of October, 2024.

Notary Public in and for Said County and State


Notary Public

My Commission Expires:

9-4-2025





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 | www.kcmo.gov/planning

CASE NO. CD-ROW-2024-00024

UTILITY/AGENCY: AT&T

Be it known that Hunt Midwest Real Estate Development, Inc. and Midway Ford Truck Center, Inc., 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:

All of N. Winchester Avenue right-of-way established by HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 4, Township 50 North, Range 32 West of 5th Principal Meridian in Kansas City, Clay County, Missouri recorded March 17, 2020 as Instrument Number 2020008185 in Book I at Page 96.2 in the Office of Recorder of Deeds, Clay County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as right-of-way vacation as follows: Beginning at the Northwest corner of said N. Winchester Avenue, also being the Northeast corner of Lot 1 of said HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT, and also being a point on the Existing Southerly right-of-way line of NE. Parvin Road, as now established; thence South 66°02'06" East, on the Existing Northerly right-of-way line of said N. Winchester Avenue and said Existing Southerly right-of-way line, 160.00 feet to the Northeast corner of said N. Winchester Avenue, also being the Northwest corner of Lot 3 of said HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT; thence leaving said Existing Southerly right-of-way line, Westerly on the Existing Easterly right-of-way line of said N. Winchester Avenue, also being the Westerly line of said Lot 3, on a curve to the left having an initial tangent bearing of North 66°02'06" West with a radius of 50.00 feet, a central angle of 90°00'00" and an arc distance of 78.54 feet; thence South 23°57'54" West, on said Existing Easterly right-of-way line and said Westerly line, 284.27 feet; thence Southerly, on said Existing Easterly right-of-way line and said Westerly line, on a curve to the left being tangent to the last described course with a radius of 27.50 feet, a central angle of 61°40'19" and an arc distance of 29.60 feet; thence Southerly, on said Existing Easterly right-of-way line and said Westerly line, on a curve to the right having an initial tangent bearing of South 37°43'23" East with a radius of 50.50 feet, a central angle of 61°41'26" and an arc distance of 54.37 feet to the Southwest corner of said Lot 3, also being the Southeast corner of said N. Winchester Avenue and also being a point on the Northerly line of Lot 2A-2, of TRACT A-1, A-2, A-3 & LOT 2A-1 & 2A-2 HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT & HUNT MIDWEST COMMERCE CENTER DISTRICT II - FIRST PLAT CERTIFICATE OF SURVEY, a Minor Subdivision Type 2 Lot Split recorded June 10, 2024 as Instrument Number 2024012548 in Book J at Page 45.2 in said Office of Recorder of Deeds, Clay County, Missouri; thence Northwesterly, on said Northerly line, also being the Existing Southerly right-of-way line of said N. Winchester Avenue, on a curve to the right, being tangent to the last described course, having a radius of 50.50 feet, a central angle of 180°00'15" and an arc distance of 158.65 feet to the Southwest corner of said N. Winchester Avenue, also being the Southeast corner of said Lot 1; thence along a line non-tangent to said curve, leaving said Northerly line, North 23°57'54" East, on the Easterly line of said Lot 1, also being the Existing Westerly right-of-way line of said N. Winchester Avenue, a distance of 352.93 feet; thence Northerly, on said Easterly line and said Existing Westerly right-of-way line on a curve to the left being tangent to the last described course with a radius of 50.00 feet, a central angle of 90°00'00" and an arc distance of 78.54 feet to the Point of Beginning. Containing 30,839 square feet or 0.71 acres, more or less. All lying above the top of Winterset Ledge of Limestone Rock.

for the following purpose: Further Development for Midway Ford Truck Center

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: _____



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 | www.kcmo.gov/planning

- 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.

Brian Davidson

Authorized Representative

9/9/2024

Date

Return this form to:

Jacob Hodson

816.442.6030

Applicant Name

Phone

1301 Burlington Street, North Kansas City, MO 64116

jhodson@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
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UTILITY/AGENCY: Evergy

Be it known that Hunt Midwest Real Estate Development, Inc. and Midway Ford Truck Center, Inc., 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:

All of N. Winchester Avenue right-of-way established by HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 4, Township 50 North, Range 32 West of 5th Principal Meridian in Kansas City, Clay County, Missouri recorded March 17, 2020 as Instrument Number 2020008185 in Book I at Page 96.2 in the Office of Recorder of Deeds, Clay County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as right-of-way vacation as follows: Beginning at the Northwest corner of said N. Winchester Avenue, also being the Northeast corner of Lot 1 of said HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT, and also being a point on the Existing Southerly right-of-way line of NE. Parvin Road, as now established; thence South 66°02'06" East, on the Existing Northerly right-of-way line of said N. Winchester Avenue and said Existing Southerly right-of-way line, 160.00 feet to the Northeast corner of said N. Winchester Avenue, also being the Northwest corner of Lot 3 of said HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT; thence leaving said Existing Southerly right-of-way line, Westerly on the Existing Easterly right-of-way line of said N. Winchester Avenue, also being the Westerly line of said Lot 3, on a curve to the left having an initial tangent bearing of North 66°02'06" West with a radius of 50.00 feet, a central angle of 90°00'00" and an arc distance of 78.54 feet; thence South 23°57'54" West, on said Existing Easterly right-of-way line and said Westerly line, 284.27 feet; thence Southerly, on said Existing Easterly right-of-way line and said Westerly line, on a curve to the left being tangent to the last described course with a radius of 27.50 feet, a central angle of 61°40'19" and an arc distance of 29.60 feet; thence Southerly, on said Existing Easterly right-of-way line and said Westerly line, on a curve to the right having an initial tangent bearing of South 37°43'23" East with a radius of 50.50 feet, a central angle of 61°41'26" and an arc distance of 54.37 feet to the Southwest corner of said Lot 3, also being the Southeast corner of said N. Winchester Avenue and also being a point on the Northerly line of Lot 2A-2, of TRACT A-1, A-2, A-3 & LOT 2A-1 & 2A-2 HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT & HUNT MIDWEST COMMERCE CENTER DISTRICT II - FIRST PLAT CERTIFICATE OF SURVEY, a Minor Subdivision Type 2 Lot Split recorded June 10, 2024 as Instrument Number 2024012548 in Book J at Page 45.2 in said Office of Recorder of Deeds, Clay County, Missouri; thence Northwesterly, on said Northerly line, also being the Existing Southerly right-of-way line of said N. Winchester Avenue, on a curve to the right, being tangent to the last described course, having a radius of 50.50 feet, a central angle of 180°00'15" and an arc distance of 158.65 feet to the Southwest corner of said N. Winchester Avenue, also being the Southeast corner of said Lot 1; thence along a line non-tangent to said curve, leaving said Northerly line, North 23°57'54" East, on the Easterly line of said Lot 1, also being the Existing Westerly right-of-way line of said N. Winchester Avenue, a distance of 352.93 feet; thence Northerly, on said Easterly line and said Existing Westerly right-of-way line on a curve to the left being tangent to the last described course with a radius of 50.00 feet, a central angle of 90°00'00" and an arc distance of 78.54 feet to the Point of Beginning. Containing 30,839 square feet or 0.71 acres, more or less. All lying above the top of Winterset Ledge of Limestone Rock.

for the following purpose: Further Development for Midway Ford Truck Center

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: _____



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 | www.kcmo.gov/planning

- 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.

Authorized Representative

9/16/24
Date

Return this form to:

Jacob Hodson

816.442.6030

Applicant Name

Phone

1301 Burlington Street, North Kansas City, MO 64116

jhodson@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 | www.kcmo.gov/planning

CASE NO. CD-ROW-2024-00024

UTILITY/AGENCY: KCMO Fire Department

Be it known that Hunt Midwest Real Estate Development, Inc. and Midway Ford Truck Center, Inc., 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:

All of N. Winchester Avenue right-of-way established by HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 4, Township 50 North, Range 32 West of 5th Principal Meridian in Kansas City, Clay County, Missouri recorded March 17, 2020 as Instrument Number 2020008185 in Book I at Page 96.2 in the Office of Recorder of Deeds, Clay County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as right-of-way vacation as follows: Beginning at the Northwest corner of said N. Winchester Avenue, also being the Northeast corner of Lot 1 of said HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT, and also being a point on the Existing Southerly right-of-way line of NE. Parvin Road, as now established; thence South 66°02'06" East, on the Existing Northerly right-of-way line of said N. Winchester Avenue and said Existing Southerly right-of-way line, 160.00 feet to the Northeast corner of said N. Winchester Avenue, also being the Northwest corner of Lot 3 of said HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT; thence leaving said Existing Southerly right-of-way line, Westerly on the Existing Easterly right-of-way line of said N. Winchester Avenue, also being the Westerly line of said Lot 3, on a curve to the left having an initial tangent bearing of North 66°02'06" West with a radius of 50.00 feet, a central angle of 90°00'00" and an arc distance of 78.54 feet; thence South 23°57'54" West, on said Existing Easterly right-of-way line and said Westerly line, 284.27 feet; thence Southerly, on said Existing Easterly right-of-way line and said Westerly line, on a curve to the left being tangent to the last described course with a radius of 27.50 feet, a central angle of 61°40'19" and an arc distance of 29.60 feet; thence Southerly, on said Existing Easterly right-of-way line and said Westerly line, on a curve to the right having an initial tangent bearing of South 37°43'23" East with a radius of 50.50 feet, a central angle of 61°41'26" and an arc distance of 54.37 feet to the Southwest corner of said Lot 3, also being the Southeast corner of said N. Winchester Avenue and also being a point on the Northerly line of Lot 2A-2, of TRACT A-1, A-2, A-3 & LOT 2A-1 & 2A-2 HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT & HUNT MIDWEST COMMERCE CENTER DISTRICT II - FIRST PLAT CERTIFICATE OF SURVEY, a Minor Subdivision Type 2 Lot Split recorded June 10, 2024 as Instrument Number 2024012548 in Book J at Page 45.2 in said Office of Recorder of Deeds, Clay County, Missouri; thence Northwesterly, on said Northerly line, also being the Existing Southerly right-of-way line of said N. Winchester Avenue, on a curve to the right, being tangent to the last described course, having a radius of 50.50 feet, a central angle of 180°00'15" and an arc distance of 158.65 feet to the Southwest corner of said N. Winchester Avenue, also being the Southeast corner of said Lot 1; thence along a line non-tangent to said curve, leaving said Northerly line, North 23°57'54" East, on the Easterly line of said Lot 1, also being the Existing Westerly right-of-way line of said N. Winchester Avenue, a distance of 352.93 feet; thence Northerly, on said Easterly line and said Existing Westerly right-of-way line on a curve to the left being tangent to the last described course with a radius of 50.00 feet, a central angle of 90°00'00" and an arc distance of 78.54 feet to the Point of Beginning. Containing 30,839 square feet or 0.71 acres, more or less. All lying above the top of Winterset Ledge of Limestone Rock.

for the following purpose: Further Development for Midway Ford Truck Center

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: _____



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 | www.kcmo.gov/planning

- 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

9/4/2024

Date

Return this form to:

Jacob Hodson

816.442.6030

Applicant Name

Phone

1301 Burlington Street, North Kansas City, MO 64116

jhodson@olsson.com

Address

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
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10/2

CASE NO. CD-ROW-2024-00024

UTILITY/AGENCY: KCMO Water Services Department

Be it known that Hunt Midwest Real Estate Development, Inc. and Midway Ford Truck Center, Inc., 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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for the following purpose: Further Development for Midway Ford Truck Center

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: *abandon or privatize sewers in vacation area
Obtain permit for water line relocation and
hydrant relocation.*



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 | www.kcmo.gov/planning

2022

Midway Ford Truck Center

- 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.

David W. Kueper
Authorized Representative

02/10/2024
Date

Return this form to:

Jacob Hodson

816.442.6030

Applicant Name

Phone

1301 Burlington Street, North Kansas City, MO 64116

jhodson@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
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CASE NO. CD-ROW-2024-00024

UTILITY/AGENCY: KCMO Public Works Department – Street Lighting Services

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for the following purpose: Further Development for Midway Ford Truck Center

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: We have four street lights in the area you're wishing us to vacate on

N. Winchester Ave. Pole numbers NRE5763, NRE5764, NRE5765, NRE5766.

Upon approval of your street vacation request, the street lighting equipment must be returned to the city.

Any streetlight work/relocations/removals will be a cost to the project.



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 | www.kcmo.gov/planning

- 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.

Czar Vibar09/06/2024

Authorized RepresentativeDate

Return this form to:

Jacob Hodson

816.442.6030

Applicant Name

Phone

1301 Burlington Street, North Kansas City, MO 64116

jhodson@olsson.com

Address

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
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CASE NO. CD-ROW-2024-00024

UTILITY/AGENCY: KCMO Public Works Department – Streets and Traffic Division

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for the following purpose: Further Development for Midway Ford Truck Center

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

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

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- ☒ has no objections
☐ objects to the vacation and will not waive objection under any conditions (describe below)
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☐ Relocate facilities
☐ Other: _____



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
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Phone (816) 513-2846 | www.kcmo.gov/planning

- 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, P.E, Public Works Dept., Street and Traffic Division](#)
Authorized Representative

[9/11/2024](#)
Date

Return this form to:	
Jacob Hodson	816.442.6030
—	—
Applicant Name	Phone
1301 Burlington Street, North Kansas City, MO 64116	jhodson@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
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CASE NO. CD-ROW-2024-00024

UTILITY/AGENCY: Spectrum Charter

Be it known that Hunt Midwest Real Estate Development, Inc. and Midway Ford Truck Center, Inc., 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:

All of N. Winchester Avenue right-of-way established by HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT, a subdivision of land in the Southeast Quarter of Section 4, Township 50 North, Range 32 West of 5th Principal Meridian in Kansas City, Clay County, Missouri recorded March 17, 2020 as Instrument Number 2020008185 in Book I at Page 96.2 in the Office of Recorder of Deeds, Clay County, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as right-of-way vacation as follows: Beginning at the Northwest corner of said N. Winchester Avenue, also being the Northeast corner of Lot 1 of said HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT, and also being a point on the Existing Southerly right-of-way line of NE. Parvin Road, as now established; thence South 66°02'06" East, on the Existing Northerly right-of-way line of said N. Winchester Avenue and said Existing Southerly right-of-way line, 160.00 feet to the Northeast corner of said N. Winchester Avenue, also being the Northwest corner of Lot 3 of said HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT; thence leaving said Existing Southerly right-of-way line, Westerly on the Existing Easterly right-of-way line of said N. Winchester Avenue, also being the Westerly line of said Lot 3, on a curve to the left having an initial tangent bearing of North 66°02'06" West with a radius of 50.00 feet, a central angle of 90°00'00" and an arc distance of 78.54 feet; thence South 23°57'54" West, on said Existing Easterly right-of-way line and said Westerly line, 284.27 feet; thence Southerly, on said Existing Easterly right-of-way line and said Westerly line, on a curve to the left being tangent to the last described course with a radius of 27.50 feet, a central angle of 61°40'19" and an arc distance of 29.60 feet; thence Southerly, on said Existing Easterly right-of-way line and said Westerly line, on a curve to the right having an initial tangent bearing of South 37°43'23" East with a radius of 50.50 feet, a central angle of 61°41'26" and an arc distance of 54.37 feet to the Southwest corner of said Lot 3, also being the Southeast corner of said N. Winchester Avenue and also being a point on the Northerly line of Lot 2A-2, of TRACT A-1, A-2, A-3 & LOT 2A-1 & 2A-2 HUNT MIDWEST COMMERCE CENTER DISTRICT III - SECOND PLAT & HUNT MIDWEST COMMERCE CENTER DISTRICT II - FIRST PLAT CERTIFICATE OF SURVEY, a Minor Subdivision Type 2 Lot Split recorded June 10, 2024 as Instrument Number 2024012548 in Book J at Page 45.2 in said Office of Recorder of Deeds, Clay County, Missouri; thence Northwesterly, on said Northerly line, also being the Existing Southerly right-of-way line of said N. Winchester Avenue, on a curve to the right, being tangent to the last described course, having a radius of 50.50 feet, a central angle of 180°00'15" and an arc distance of 158.65 feet to the Southwest corner of said N. Winchester Avenue, also being the Southeast corner of said Lot 1; thence along a line non-tangent to said curve, leaving said Northerly line, North 23°57'54" East, on the Easterly line of said Lot 1, also being the Existing Westerly right-of-way line of said N. Winchester Avenue, a distance of 352.93 feet; thence Northerly, on said Easterly line and said Existing Westerly right-of-way line on a curve to the left being tangent to the last described course with a radius of 50.00 feet, a central angle of 90°00'00" and an arc distance of 78.54 feet to the Point of Beginning. Containing 30,839 square feet or 0.71 acres, more or less. All lying above the top of Winterset Ledge of Limestone Rock.

for the following purpose: Further Development for Midway Ford Truck Center

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: _____



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 | www.kcmo.gov/planning

- 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

Jason Rodick

Authorized Representative

9-3-2024

Date

Return this form to:	
Jacob Hodson	816.442.6030
—	—
Applicant Name	Phone
1301 Burlington Street, North Kansas City, MO 64116	jhodson@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 | www.kcmo.gov/planning

CASE NO. CD-ROW-2024-00024

UTILITY/AGENCY: Spire

Be it known that Hunt Midwest Real Estate Development, Inc. and Midway Ford Truck Center, Inc., 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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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 | www.kcmo.gov/planning

- 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.

Johnny Strauss- Right of Way Rep for Spire Energy
Authorized Representative

Johnny Strauss
Date

Return this form to:	
Jacob Hodson	816.442.6030
_____	_____
-	-
Applicant Name	Phone
1301 Burlington Street, North Kansas City, MO 64116	jhodson@olsson.com
_____	_____
-	-
Address	Email