

CITY PLAN COMMISSION STAFF REPORT

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

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 4th
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



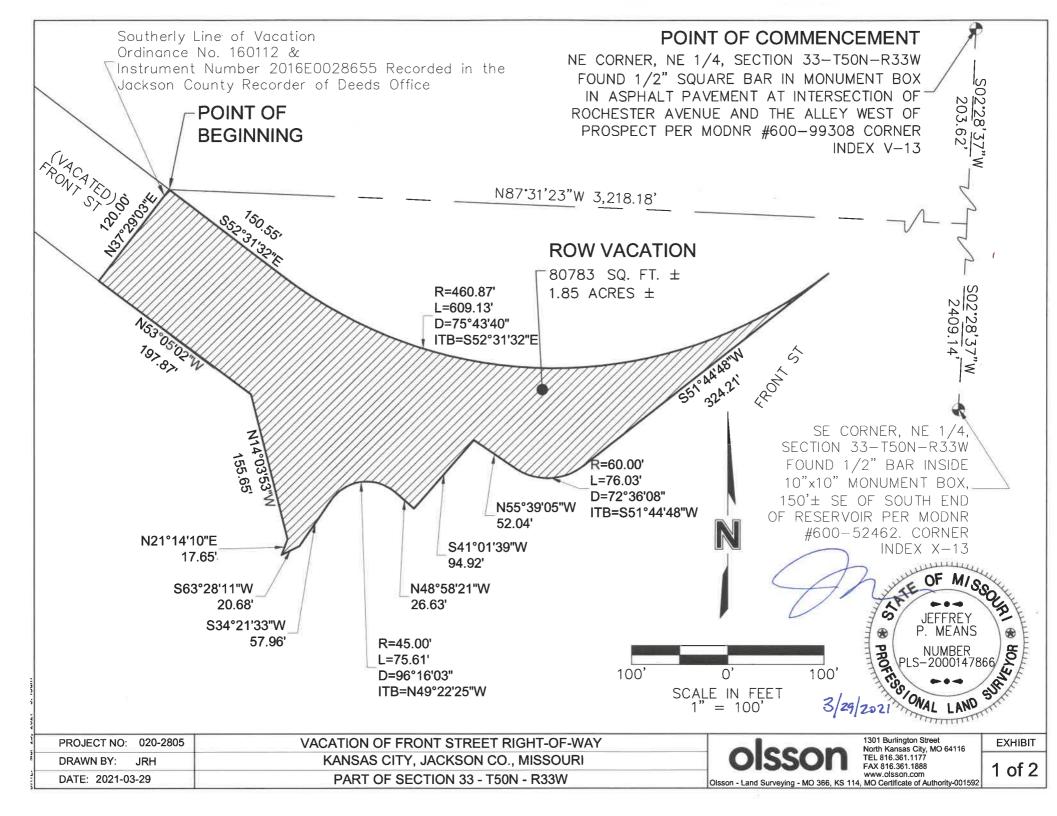
Plan Conditions

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 JAKSON 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 INDELICA My Commission Expires: 413127 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

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

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

KANSAS CIT M I S S O U R	Phone (816) 513-2846 Fax (816)	513-2838 www.kcmo.gov/planning
CASE NO.	CD-ROW-2021-00011	UTILITY COEVERGY
	n that City of Kansas City street, alley or piai desires to petition	Missouri , being owners of real estate abutting on the below n the City of Kansas City, Missouri to pass an ordinance vacating:
bounded and des Commencing at the leaving said East 52°31'32" East, 10 angle of 75°43'46 being tangent to 55°39'05" West, 12 left having an inithe feet; thence Sout 14°03'53" West, 10 and 14°03'53" West, 10 and 14°23'03" I	scribed by or under the direct supervision Northeast corner of said Section 33 tine, North 87°31'23" West 3,218.18 150.55 feet; thence Easterly along a cub" and an arc distance of 609.13 feet; the last described course with a radius 52.04 feet; thence South 41°01'39" We said tangent bearing of North 49°22'25" th 34°21'33" West, 57.96 feet; thence 3155.65 feet; thence North 53°05'02" We and recorded as instrument number 20 East. 120.00 feet to the Point of Begins	ge 30 West of the 5th Principal Meridian in Jackson County, Kansas City, Missouri being on of Jeffrey P. Means P.L.S. 2000147866, as a Right-Of-Way vacation as follows: thence South 02°28'37" West along the East line of said Section 33, 203.62 feet; thence set to the Point of Beginning of the tract of land to be herein described; thence South ve to the left being tangent to the last described course with a radius of 460.87 feet, a central ence South 51°44'48" West, 324.21 feet; thence Northwesterly along a curve to the right of 60.00 feet, a central angle of 72°36'08" and an arc distance of 76.03 feet; thence North st, 94.92 feet; thence North 48°58'21" West, 26.63 feet; thence Westerly along a curve to the Vest with a radius of 45.00 feet, a central angle of 96°16'03" and an arc distance of 75.61 bouth 63°28'11" West, 20.68 feet; thence North 21°14'10" East, 17.65 feet; thence North est, 197.87 feet to a point on the Southerly line of Right-Of-Way vacation as ordinance 16E0028655 in the Jackson County Recorder of Deeds Office; thence on said Southerly line, ng. Containing 80,783 square feet or 1.85 acres, more or less.
	ility/agency has facilities or interest Yes (proceed to #2)	within this right of way: □ No (form complete)
	will waive objections subject to the will waive objections subject to the wait was ended to the wait was a constant of the wait	ot waive objection under any conditions (describe below) e following conditions (describe below) ad protect facilities
	e discuss objections or conditions wi e return this form to the applicant w	n applicant and/or City Staff Prior to returning this form.
	R CUEEMA Authorized Repre	heema 03/29/2024
Return this	form to:	
1_	Nelson Willoughby	(816)-442-6067
Olsson	Applicant Name	Phone

nwilloughby@olsson.com

Email



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MISSOURI	Priorie (816) 313-2846 Fax (816) 313-2838 <u>www.kc</u>	
CASE NO.	CD-ROW-2021-00011	UTILITY COSPIRE
A tract of land in So counded and desc Commencing at the eaving said East li	that City of Kansas City, Missouri treet, alley or piat desires to petition the City of Kansection 33, in Township 50 North, Range 30 West of the stribed by or under the direct supervision of Jeffrey P. Mee Northeast corner of said Section 33; thence South 02° ne, North 87°31'23" West 3,218.18 feet to the Point of E	, being owners of real estate abutting on the below sas City, Missouri to pass an ordinance vacating: 5th Principal Meridian in Jackson County, Kansas City, Missouri being eans P.L.S. 2000147866, as a Right-Of-Way vacation as follows: 28'37" West along the East line of said Section 33, 203.62 feet; thence Beginning of the tract of land to be herein described; thence South
angle of 75°43'40" being tangent to th 55°39'05" West, 52 eft having an initial eet; thence South 14°03'53" West, 15 number 160112 an	and an arc distance of 609.13 feet; thence South 51°44 e last described course with a radius of 60.00 feet, a ce 2.04 feet; thence South 41°01'39" West, 94.92 feet; then I tangent bearing of North 49°22'25" West with a radius 34°21'33" West, 57.96 feet; thence South 63°28'11" We 55.65 feet; thence North 53°05'02" West, 197.87 feet to a	tangent to the last described course with a radius of 460.87 feet, a central 48" West, 324.21 feet; thence Northwesterly along a curve to the right entral angle of 72°36'08" and an arc distance of 76.03 feet; thence North ce North 48°58'21" West, 26.63 feet; thence Westerly along a curve to the of 45.00 feet, a central angle of 96°16'03" and an arc distance of 75.61 est, 20.68 feet; thence North 21°14'10" East, 17.65 feet; thence North a point on the Southerly line of Right-Of-Way vacation as ordinance Jackson County Recorder of Deeds Office; thence on said Southerly line 783 square feet or 1.85 acres, more or less. for future development of the site.
	ty/agency has facilities or interest within this right of Yes (proceed to #2)	way: No (form complete)
	hy/agency: has no objections objects to the vacation and will not waive objectic will waive objections subject to the following cond Retain utility easement and protect facilitie Relocate facilities Other:	itions (describe below) es
	discuss objections or conditions with applicant and/ eturn this form to the applicant within 30 days.	or City Staff Prior to returning this form.
John L. St	์ Yau∭Johnny Strauss - Right of Way Repr	esentative for Spire 3/13/2024
	Authorized Representative	Date
Return this fo	orm to:	
	Nelson Willoughby	(816)-442-6067
	Applicant Name	Phone
Olsson		
1301 Burli	ington #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

	CASE NO.	CD-ROW-2021-00011	UTILITY CO	KCMO Water Services
A tı		street, alley or plat desires to petition the City	of Kansas City, Misso	vners of real estate abutting on the below ouri to pass an ordinance vacating: eridian in Jackson County, Kansas City, Missouri being
bou lear 52° ang beir 55°	unded and des mmencing at t ving said East '31'32" East, 1 gle of 75°43'40 ng tangent to '39'05" West, s	scribed by or under the direct supervision of Jeffr the Northeast corner of said Section 33; thence Stiline, North 87°31'23" West 3,218.18 feet to the left of the	ey P. Means P.L.S. 200 outh 02°28'37" West al Point of Beginning of the eft being tangent to the the 51°44'48" West, 324 pet, a central angle of set; thence North 48°58	200147866, as a Right-Of-Way vacation as follows: ong the East line of said Section 33, 203.62 feet; thence the tract of land to be herein described; thence South last described course with a radius of 460.87 feet, a central 21 feet; thence Northwesterly along a curve to the right 2°36'08" and an arc distance of 76.03 feet; thence North 1°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
fee 14° nur	t; thence Sout 03'53" West, nber 160112 a th 37°29'03" f	h 34°21'33" West, 57.96 feet; thence South 63°2 155.65 feet; thence North 53°05'02" West, 197.87	8'11" West, 20.68 feet; 7 feet to a point on the \$ 55 in the Jackson Cour ining 80.783 square fee	thence North 21°14'10" East, 17.65 feet; thence North Southerly line of Right-Of-Way vacation as ordinance ty Recorder of Deeds Office; thence on said Southerly line, at or 1.85 acres, more or less.
	1. Our uti	lity/agency has facilities or interest within this Yes (proceed to #2)	right of way: □ No (form con	nplete)
	2. Our uti	has no objections objects to the vacation and will not waive will waive objections subject to the followin Retain utility easement and protec Relocate facilities Other:	objection under any	conditions (describe below)
	D.			
	Please Please	discuss objections or conditions with applicant of the applicant within 30 days	nt and/or City Staff Pr /s.	ior to returning this form.
	W	Authorized Representative	3	
	Return this f			(0.40), 4.40, 0.007
		Nelson Willoughby Applicant Name		(816)-442-6067
	Olsson	дрисан наше		Phone
	1301 Burl	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 Neft 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 gent 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 pint on the Southerly line of Right-Of-Way vacation as ordinance exson County Recorder of Deeds Office; thence on said Southerly line,
Our utility/agency has facilities or interest within this right of wa	ıy:
2. Our utility/agency:	(form complete)
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: Please discuss objections or conditions with applicant and/or 0	ns (describe below)
 Please return this form to the applicant within 30 days. 	Sily didn't not to retorning mis form.
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



UTILITY CO.

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

CASE NO CD-ROW-2021-00011

Be it known that	City of Kansas	City, Missouri	, being owners of	real estate abutti	ng on the below
described street,	alley or piat desires to p	etition the City of Kans	as City, Missouri to po	ass an ordinance	vacating:
at of land in Coation	22 in Township FO North	Panga 20 West of the F	th Dringinal Maridian i	n Jackson County	Kanaga City Mica

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



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

Street & Traffic Division

(CASE NO.	CD-ROW-2021-0	0011	UTILITY CO	Street & Hallic Division	
(described	street, alley or piat de	ires to petition the City of Ko	ansas City, Missour	ers of real estate abutting on the belov i to pass an ordinance vacating:	
bound Comm leaving 52°31' angle being 55°39' left ha feet; th 14°03' number North	ed and despending at the gradient of 32" East, 1 of 75°43'40 tangent to the following an initiation of 35" West, 2001 Wes	cribed by or under the dhe Northeast corner of she Northeast corner of shine, North 87°31'23" Wisto. 50.55 feet; thence Easted and an arc distance of the last described course 52.04 feet; thence South all tangent bearing of North 34°21'33" West, 57.96 155.65 feet; thence North and recorded as instrumed ast, 120.00 feet to the Fowing purpose: to contact the state of t	rect supervision of Jeffrey P. I aid Section 33; thence South 0 est 3,218.18 feet to the Point of rly along a curve to the left bei 609.13 feet; thence South 51° with a radius of 60.00 feet, a 41°01'39" West, 94.92 feet; the rth 49°22'25" West with a radiu feet; thence South 63°28'11" van 53°05'02" West, 197.87 feet the	Means P.L.S. 2000 2°28'37" West alon of Beginning of the tangent to the la 44'48" West, 324.2' central angle of 72' ence North 48°58'2 us of 45.00 feet, a co West, 20.68 feet; the to a point on the So he Jackson County 30,783 square feet els for future deve	idian in Jackson County, Kansas City, Mis 147866, as a Right-Of-Way vacation as fol g the East line of said Section 33, 203.62 for tract of land to be herein described; thence lest described course with a radius of 460.8 of feet; thence Northwesterly along a curve 36'08" and an arc distance of 76.03 feet; the late Westerly along entral angle of 96°16'03" and an arc distance North 21°14'10" East, 17.65 feet; the late utherly line of Right-Of-Way vacation as or Recorder of Deeds Office; thence on said or 1.85 acres, more or less.	lows: eet; thence South 7 feet, a central to the right hence North g a curve to the ice of 75.61 hice North dinance
		Yes (proceed to #2)		No (form comp	olete)	
2	X	will waive objections		nditions (describe		
•			conditions with applicant an applicant within 30 days.	d/or City Staff Pric	or to returning this form.	
	Sam Akı	ula, KCMO, Public	Works Dept,		3/22/2024	
-			prized Representative		Date	
	Return 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	итіціту со. 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	ck 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