

Ordinance 260445

Vacation of Public Sidewalks: Country Club Plaza
CD-ROW-2025-00037

May 12, 2026

Finance, Governance and Public Safety Committee

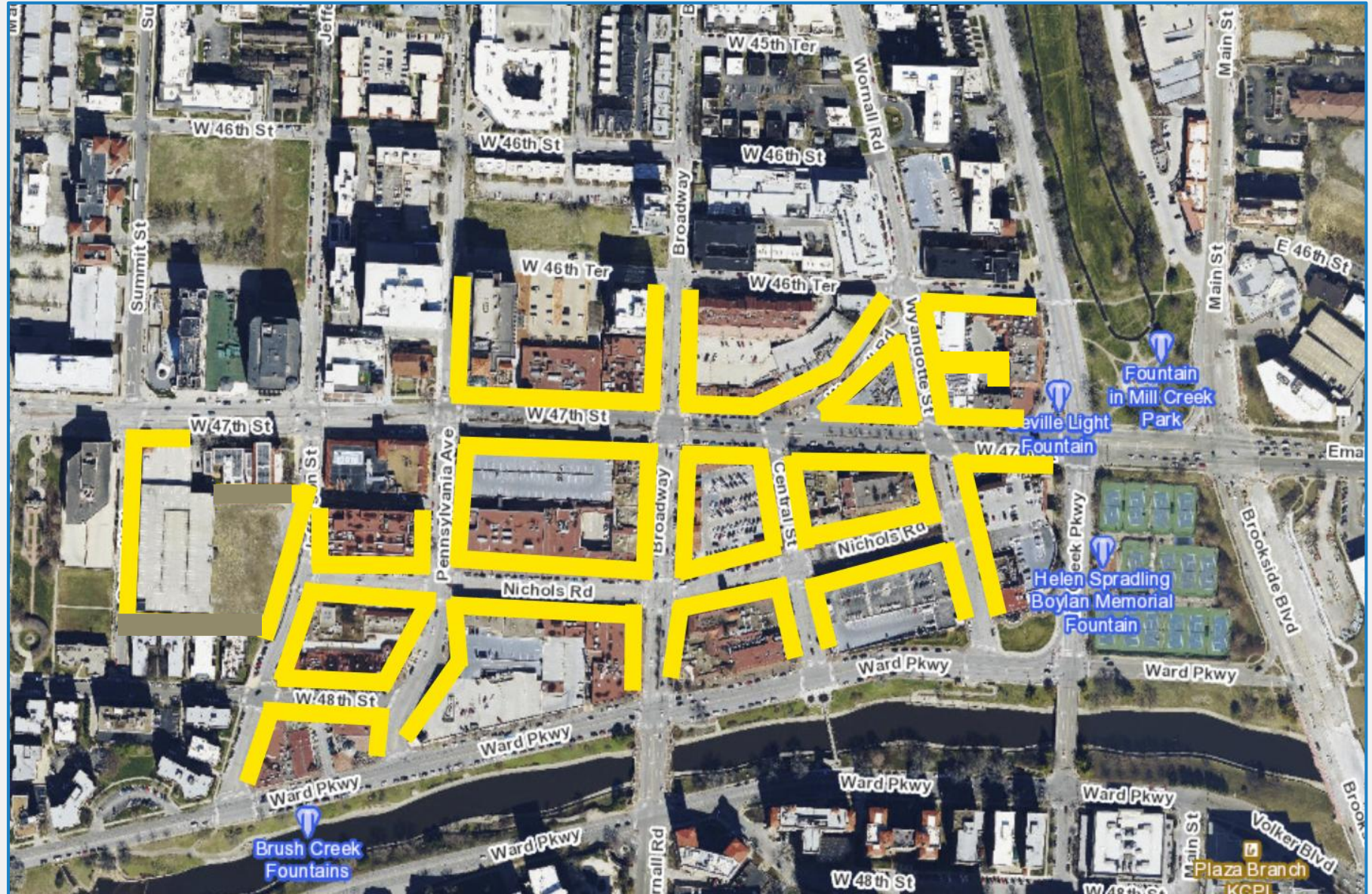


Location

Address:
4710 Jefferson St

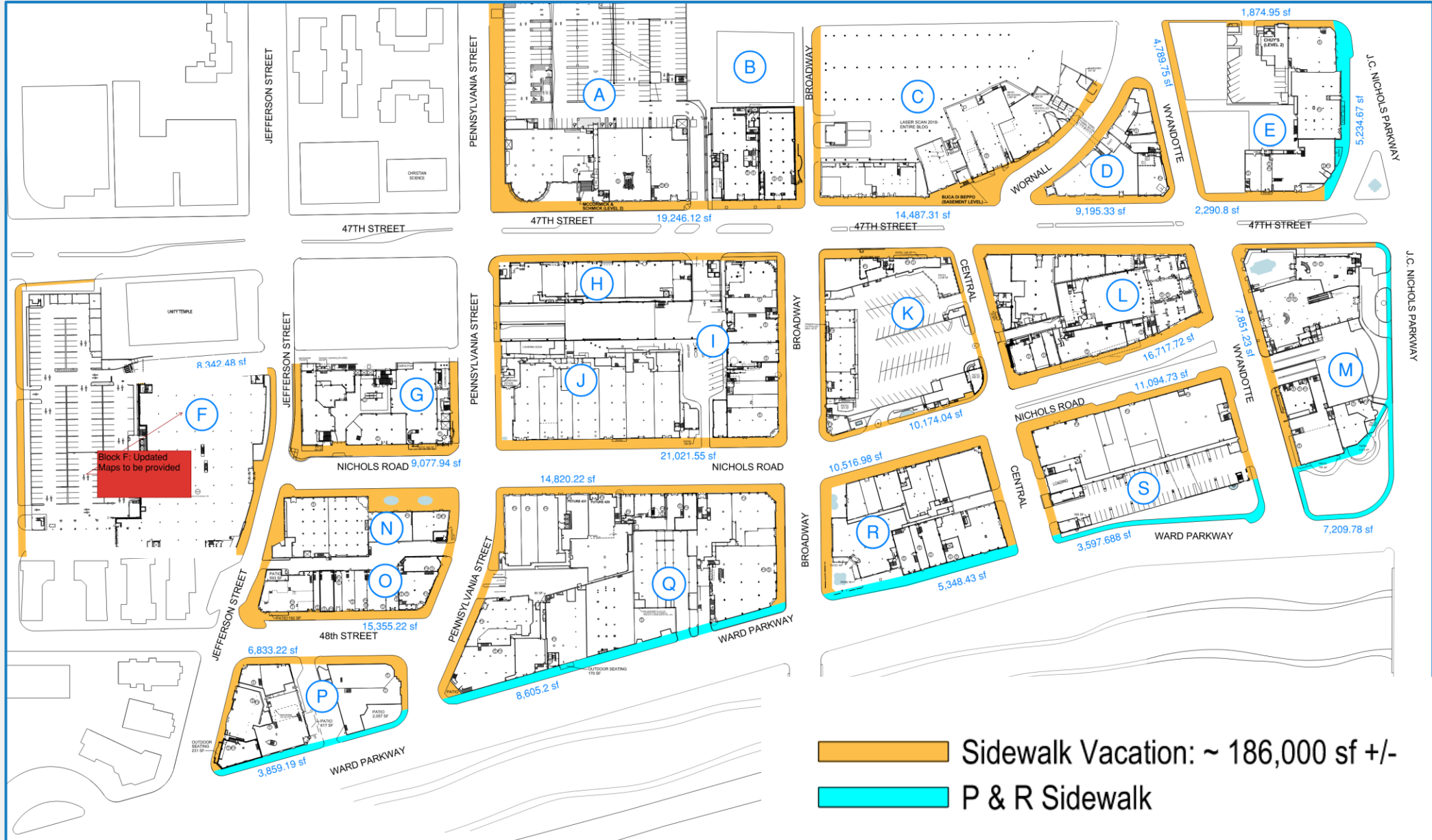
Council District:
6th

Area Plan:
Midtown/Plaza



Vacation of Public Sidewalks

- The applicant is requesting the vacation of public sidewalks within the proposed MPD District.
- The request does not include sidewalks/ROW under the ownership of the Parks Department.
- The request does not include any public streets.
- Approval of this vacation would allow the property owners to assume full control over the affected sidewalks, including responsibility for maintenance and the ability to install elements such as planters, benches, public art, and similar amenities.



Utility Conditions

- That the applicant shall retain all utility easements and protect facilities required by **KCMO Water Services**.
- That existing **Traffic Signal Equipment** along sidewalks must remain accessible to the City of Kansas City Missouri at all times.
- That the applicant shall retain all utility easements and protect facilities required by **AT&T**.
- That the applicant shall retain all utility easements and protect facilities required by **Evergy**.
- That the applicant shall retain all utility easements and protect facilities required by **Spectrum Charter**.
- That the applicant shall retain all utility easements and protect facilities required by **Spire**.

Condition by City Plan Commission

At the February 4th City Plan Commission hearing the following condition was added:

- **That the City and applicant will enter into an easement agreement which provides for the following general terms:**
 1. Grant of an easement to provide **public pedestrian access** on a 24/7 basis, subject to temporary closure for emergencies, construction, maintenance, special events, and similar activities;
 2. Provision **prohibiting checkpoints or controlled access** that would impede the 24/7 public pedestrian access easement, to be recorded with the vacation. The pedestrian network of the Country Club Plaza is intended to continue to function as part of the greater Kansas City pedestrian network;
 3. **Reservation of utility easements** and protection of facilities for the benefit **of Water Services and private utilities;**
 4. **Reservation of an easement** to provide City access for **traffic signal equipment and standard street lighting;**
 5. Requirement that the **City and the landowner coordinate** regarding the timing of **City public infrastructure improvements**, and that any repair or replacement of private improvements within the vacated right-of-way resulting from work to public infrastructure be reimbursed by the City in an amount not to exceed the cost to repair or replace such improvements to City public works improvement standards;
 6. Requirement that the **City and the landowner** each designate a **point of contact;**
 7. Requirement that the **landowner maintain** the **private improvements** located within the vacated right-of-way;
 8. Provision that **decorative streetlights** be owned and **maintained by the landowner;**
 9. Requirement that the **landowner comply** with all federal, state, and local laws in the improvement, maintenance, and operation of the vacated right-of-way, including compliance with the **Americans with Disabilities Act (ADA);**
 10. Requirement that the landowner make **publicly available its Code of Conduct;**
 11. **Good Neighbor provision**, requiring that the landowner's operating procedures for enforcement of its Code of Conduct be implemented in a manner that reduces potential negative impacts on adjacent properties; and
 12. Provision that the **easement agreement run with the land and be binding upon successors and assigns.**

City Plan Commission Recommendation Ordinance 260445

Vacation of Sidewalks

Case No. CD-ROW-2025-00182 **Approval with Conditions**

Country Club Plaza