

CITY PLAN COMMISSION STAFF REPORT

CD-ROW-2025-00036

North Olive Street Vacation



KANSAS CITY
Planning & Dev

January 7, 2026

Docket # 7

Request

Vacation of right-of-way

Applicant

Sarah Burger
Husch Blackwell, LLP

Site Information

Location 700 N Olive St
Area 35,000 SF
Zoning M1-5
Council District 4th
County Jackson
School District Kansas City

Surrounding Land Uses

North: Industrial, M1-5
South: Industrial, M1-5
East: Industrial, M1-5
West: Industrial, M1-5

Land Use Plan

The Riverfront Industrial Area Plan recommends light industrial uses for this location.

Major Street Plan

North Olive Street is not identified on the Major Street Plan.

Approval Process



Overview

The applicant is seeking approval of a vacation of public right-of-way in District M1-5 (Manufacturing) of about 35,000 square feet of a public street generally located on North Olive Street between Rochester Avenue and Nicholson Avenue.

Existing Conditions

The subject right-of-way to be vacated is a 50 foot wide public street.

Neighborhood(s)

This site is not located within a registered neighborhood or homes association.

Required Public Engagement

Section 88-505-12, Public Engagement does not apply to this request.

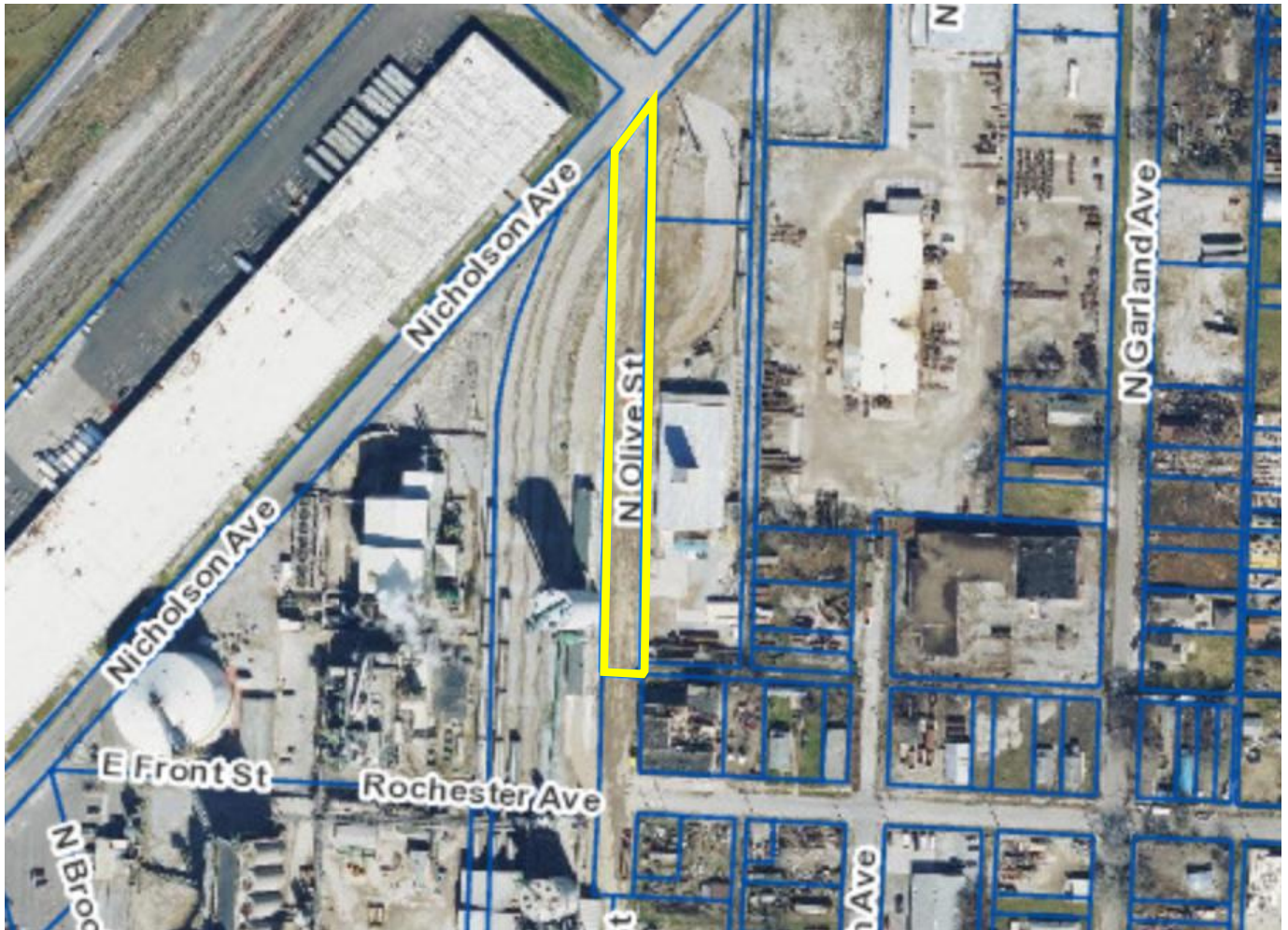
Project Timeline

The application was filed on October 10, 2025. Scheduling deviations have occurred due to the length of time required to obtain consent forms from utility companies and additional internal discussion was required regarding the required portions of right-of-way to vacate.

Professional Staff Recommendation

Docket #7 Approval, Subject to Conditions

VICINITY MAP





PLAN REVIEW

This application proposes to vacate a portion of North Olive Street, bound by Nicholson Avenue to the north and the alley north of Rochester Avenue. The proposed right-of-way vacation is approximately 50 feet in width and approximately 700 feet in length, at its longest point. The proposed 35,000 square foot vacation request is from Sarah Burger, the attorney representing the property owner of 700 & 701 North Olive Street. The goal of the vacation is to take over the right-of-way and maintain the street after years of dilapidation. The property owner plans to repave the public right-of-way. After approval of the vacation, the property owners plans to keep the street open to the public. Development Management staff recommended a maintenance agreement with the Public Works Department in order to improve the street, however the Public Works Department declined this option and recommended the property owner vacate the right-of-way.

Staff is concerned regarding access from Nicholson Avenue for the property owners on the south side of North Olive Street that won't be vacated. There is one property owner that has multiple properties along North Olive Street that still use the portion of North Olive Street (proposed to be vacated) as a form of access.

There are public and private utilities located in the public right-of-way. The Water Services Department has a sewer and water main within the full length of the public right-of-way. The Water Department requires that the applicant retain an easement or relocate facilities at the applicant's

expense. AT&T, Spire and Evergy also have utilities within the right-of-way which will also require easements be retained or the utilities be relocated.

Potential Access Condition Language

Some previous vacation cases have included a condition regarding future public access, such as "That the applicant provides a public access easement the full length of the vacated portion of the right-of-way."

Staff has concerns with the enforcement of this condition. If the right-of-way is vacated, it will go to private ownership. If the access easement is not provided, then the city cannot simply reclaim the right-of-way, the city would have to acquire the right-of-way through eminent domain or other action.

Another concern is that if the city is requiring a public access easement, then the city has a vested interest in the right-of-way, which would directly violate the city's Zoning and Development Code's Vacation of Right-of-Way Review Criteria.

SPECIFIC REVIEW CRITERIA

Vacation of Alley, Street and Plats (88-560-10)

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:

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 another public right-of-way. No legal form of access is proposed to be vacated with this vacation of public right-of-way. However, if the proposed vacated right-of-way was not to be used as a road, it would create unreasonable burden on properties owners to the south of the vacated area.

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 public right-of-way in question does serve current and future public purpose other than direct access to private property. It provides for public and private utility service as multiple private and public utilities are located within the right-of-way. Please see the conditions report for all private and public utilities within the public right-of-way.

C. The vacation will not result in violation of 88-405.

The proposed vacation does not violate 88-405. All lots along the right-of-way will have an improved form of access.

D. The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.

The proposed vacation will somewhat disrupt the street network and have an impact on physical connectivity but the applicant's goal of the vacation is to maintain the road and keep it open to the public for access.

E. The vacation shall not result in a dead-end street or alley.

The proposed vacation will not result in a dead-end street. North Olive Street at the south would create a hammerhead that was approved by the Fire Department as a sufficient turnaround.

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.

G. The vacation shall not vacate half the width of a street or alley.

The proposed vacation does not vacate half the width of a street or alley.

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. Applicant's Submittal

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL, SUBJECT TO CONDITIONS as stated in the conditions report.

Respectfully submitted,



Justin Smith

Planner



Plan Conditions

Report Date: December 31, 2025

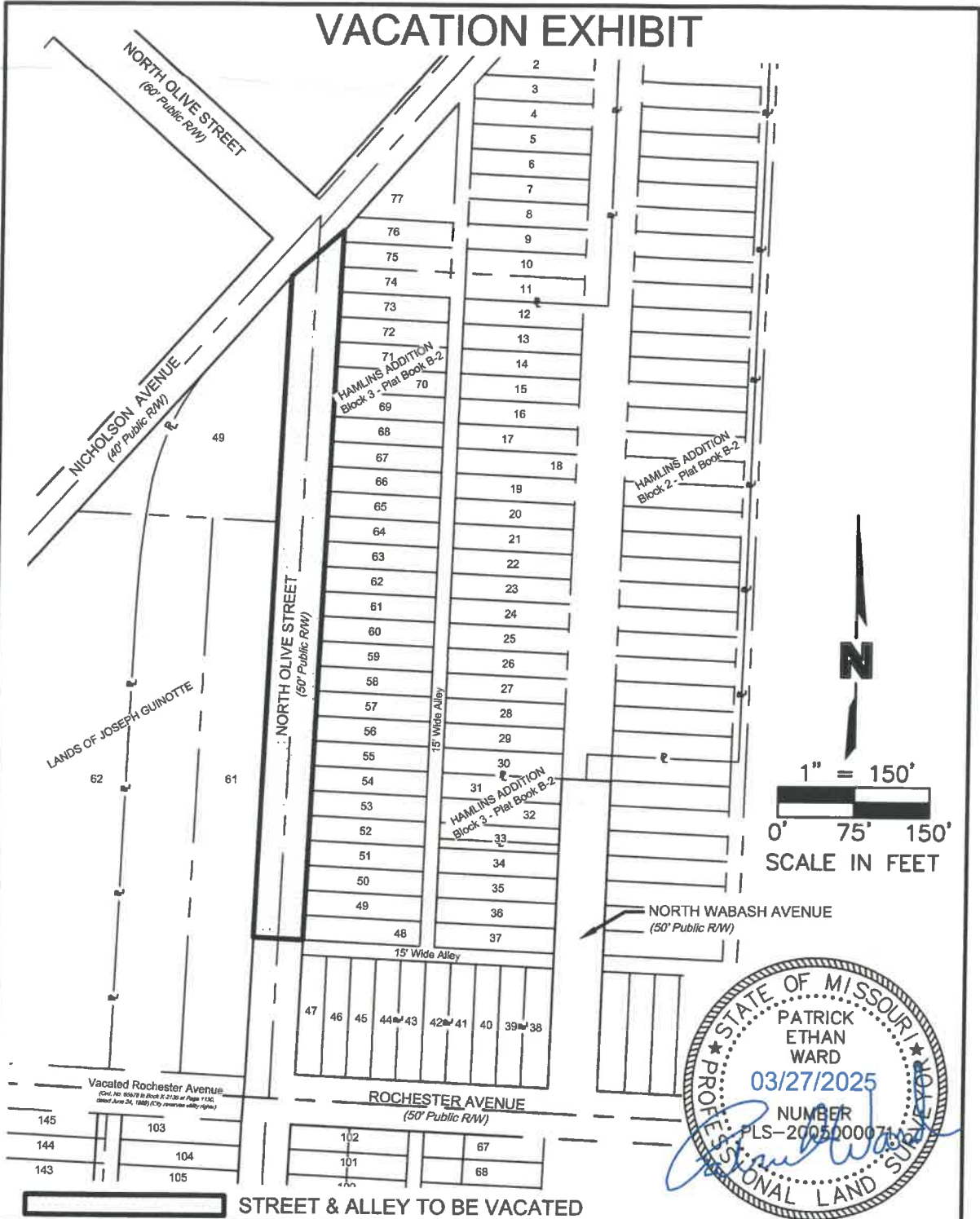
Case Number: CD-ROW-2025-00036

Project: North Olive Street Vacation

Condition(s) by City Planning and Development Department. Contact Justin Smith at (816) 513-8823 / justin.smith@kcmo.org with questions.

1. That the applicant shall retain all utility easements and protect facilities required by Evergy.
2. That the applicant shall retain all utility easements and protect facilities required by AT&T.
3. That the applicant shall retain all utility easements and protect facilities required by Spire.
4. That the applicant shall dedicate Water Main and Sewer Main Easements for the existing assets located within the right-of-way.
5. No structures shall be built over the water and sewer easements.

VACATION EXHIBIT





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-2025-00036

UTILITY CO. - COMCAST

Be it known that Cargill, 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 that part of North Olive Street lying South of the Southeast right-of-way line of Nicholson Avenue, as now established, and all that part lying North of the Westerly extension of the North line of Lot 48 of Block 3 of Hamlin's Addition, said extension also being the North right-of-way line of an existing 15ft wide alley, as now established, located in the Southeast Quarter of Fractional Section 28, Township 50 North, Range 33 West, all being in the City of Kansas City, Clay County Missouri, being more particularly described by Patrick E. Ward, MO PLS- 2005000071, of Olsson, Inc. Missouri LC-366, on March 27, 2025.

for the following purpose of N. Olive Street vacation and road maintenance

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.

Signed by:

Thomas Salmi-Bydalek

1925EB313930486...

Authorized Representative

12/1/2025

Date

Return this form to:

Chris Kline c/o Husch Blackwell, LLP

Applicant Name

816-983-8285

Phone

4801 Main St, Suite 1000

Kansas City, MO 64112

Address

chris.kline@huschblackwell.com

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2025-00036

UTILITY CO. - EVERFAST FIBER NETWORK

Be it known that Cargill, 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 of N. Olive Street vacation and road maintenance

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.

Authorized Representative

11/20/25

Date

Return this form to:

Chris Kline c/o Husch Blackwell, LLP

Applicant Name

816-983-8285

Phone

4801 Main St, Suite 1000

Kansas City, MO 64112

Address

chris.kline@huschblackwell.com

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2025-00036

UTILITY CO. - **GOOGLE FIBER**

Be it known that ___Cargill_____, 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 that part of North Olive Street lying South of the Southeast right-of-way line of Nicholson Avenue, as now established, and all that part lying North of the Westerly extension of the North line of Lot 48 of Block 3 of Hamlin's Addition, said extension also being the North right-of-way line of an existing 15ft wide alley, as now established, located in the Southeast Quarter of Fractional Section 28, Township 50 North, Range 33 West, all being in the City of Kansas City, Clay County Missouri, being more particularly described by Patrick E. Ward, MO PLS- 2005000071, of Olsson, Inc. Missouri LC-366, on March 27, 2025.

for the following purpose of ___ N. Olive Street vacation and road maintenance

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.

Signed by:

Andy Simpson

2AE049B913044DD...

Authorized Representative

11/18/2025

Date

Return this form to:

Chris Kline c/o Husch Blackwell, LLP

Applicant Name

816-983-8285

Phone

4801 Main St, Suite 1000

Kansas City, MO 64112

Address

chris.kline@huschblackwell.com

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2025-00036

UTILITY CO. - KCMO PUBLIC WORKS - STREETS AND TRAFFIC

Be it known that ___Cargill_____, 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 that part of North Olive Street lying South of the Southeast right-of-way line of Nicholson Avenue, as now established, and all that part lying North of the Westerly extension of the North line of Lot 48 of Block 3 of Hamlin's Addition, said extension also being the North right-of-way line of an existing 15ft wide alley, as now established, located in the Southeast Quarter of Fractional Section 28, Township 50 North, Range 33 West, all being in the City of Kansas City, Clay County Missouri, being more particularly described by Patrick E. Ward, MO PLS- 2005000071, of Olsson, Inc. Missouri LC-366, on March 27, 2025.

for the following purpose of ___ N. Olive Street vacation and road maintenance

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,

Authorized Representative

11/18/2025

Date

Return this form to:

Chris Kline c/o Husch Blackwell, LLP

Applicant Name

816-983-8285

Phone

4801 Main St, Suite 1000

Kansas City, MO 64112

Address

chris.kline@huschblackwell.com

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2025-00036

UTILITY CO. - VICINITY ENERGY

Be it known that ___Cargill_____, 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 that part of North Olive Street lying South of the Southeast right-of-way line of Nicholson Avenue, as now established, and all that part lying North of the Westerly extension of the North line of Lot 48 of Block 3 of Hamlin's Addition, said extension also being the North right-of-way line of an existing 15ft wide alley, as now established, located in the Southeast Quarter of Fractional Section 28, Township 50 North, Range 33 West, all being in the City of Kansas City, Clay County Missouri, being more particularly described by Patrick E. Ward, MO PLS- 2005000071, of Olsson, Inc. Missouri LC-366, on March 27, 2025.

for the following purpose of ___ N. Olive Street vacation and road maintenance

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.

Josh Jeffus

11/25/25

Authorized Representative

Date

Return this form to:

Chris Kline c/o Husch Blackwell, LLP

816-983-8285

Applicant Name

Phone

4801 Main St, Suite 1000

Kansas City, MO 64112

chris.kline@huschblackwell.com

Address

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. **CD-ROW-2023-00040**

UTILITY CO. - **KCMO WATER SERVICES DEPARTMENT**

Be it known that Cargill, 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 that part of North Olive Street lying South of the Southeast right-of-way line of Nicholson Avenue, as now established, and all that part lying North of the Westerly extension of the North line of Lot 48 of Block 3 of Hamlin's Addition, said extension also being the North right-of-way line of an existing 15ft wide alley, as now established, located in the Southeast Quarter of Fractional Section 28, Township 50 North, Range 33 West, all being in the City of Kansas City, Clay County Missouri, being more particularly described by Patrick E. Ward, MO PLS- 2005000071, of Olsson, Inc. Missouri LC-366, on March 27, 2025.

for the following purpose of _____ street vacation and road maintenance _____

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: _____

Dedicate Water Main & Sewer main easements for the existing assets located within the right of way. No structures shall be built over the water and sewer easements

- 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. Kuper

Authorized Representative

08/14/2025

Date

Return this form to:

Applicant Name	Phone
Address	Email

Exhibit A
(Page 1 of 1)

File No. 20-02692 / 25-01821
Vacation Description of North Olive Street
December 22, 2023
Revised March 27, 2025

Street to be Vacated Description:

All that part of North Olive Street lying South of the Southeast right-of-way line of Nicholson Avenue, as now established, and all that part lying North of the Westerly extension of the North line of Lot 48 of Block 3 of Hamlin's Addition, said extension also being the North right-of-way line of an existing 15ft wide alley, as now established, located in the Southeast Quarter of Fractional Section 28, Township 50 North, Range 33 West, all being in the City of Kansas City, Clay County Missouri, being more particularly described by Patrick E. Ward, MO PLS-2005000071, of Olsson, Inc. Missouri LC-366, on March 27, 2025.

(As depicted on Exhibit "B", attached and incorporated herein)

Olsson, Inc.
Missouri LC-366
7301 West 133rd Street
Suite 300
Overland Park, Kansas 66213
(913) 381-1170



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-2023-00040**

UTILITY CO. – KCMO FIRE DEPARTMENT

Be it known that Cargill, 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 that part of North Olive Street lying South of the Southeast right-of-way line of Nicholson Avenue, as now established and lying North of the North line of an existing vacated street of North Olive Street as recorded in Ordinance No. 070597 in Doc. No. 2007E0144830, dated November 2, 2007 and located North of South lines of Lot 99, Block 5 & Lot 106, Block 6, Hugh L. McElroy's Addition, a subdivision of land located in the Southeast Quarter of Fractional Section 28, Township 50 North, Range 33 West, all being in the City of Kansas City, Clay County, Missouri, being more particularly described by Patrick E. Ward, MO PLS-2005000071, of Olsson, Inc. Missouri LC-366, on December 22, 2023.

for the following purpose of maintenance and repair of Olive Street

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.

M Schroeder

Authorized Representative

3/14/2024

Date

Return this form to:

Cargill, Inc. c/o Husch Blackwell, LLP
Attn: Will Nulton
4801 Main Street, Suite 1000
Kansas City, MO 64112

816-983-8372
Phone

will.nulton@huschblackwell.com
Email



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-2023-00040

In the matter of the vacation of:

All that part of North Olive Street lying South of the Southeast right-of-way line of Nicholson Avenue, as now established, and all that part lying North of the Westerly extension of the North line of Lot 48 of Block 3 of Hamlin's Addition, said extension also being the North right-of-way line of an existing 15ft wide alley, as now established, located in the Southeast Quarter of Fractional Section 28, Township 50 North, Range 33 West, all being in the City of Kansas City, Clay County Missouri, being more particularly described by Patrick E. Ward, MO PLS- 2005000071, of Olsson, Inc. Missouri LC-366, on March 27, 2025.

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 _____, 2025	
_____	by _____
City Clerk	Deputy

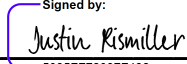


CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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. CD-ROW-2023-00040

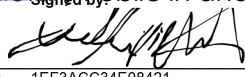
Owner's name	Legal description of property
<p>Cargill, Incorporated _____ (print)</p> <p>Signed by:  Justin Rismiller _____ (sign) <small>5095F73097F432</small> (Vice) President of Cargill, Inc. Its: Vice President of Cargill Agricultural Supply Chain North America</p> <p>Justin Rismiller _____ (print)</p> <p>_____(sign) Secretary (if no corporate seal) (also to be notarized)</p> <p>Corporate seal above</p>	<p>Tract 1: All of Lots 48 through 69, both inclusive, Block 3, Hamlin's Addition, a subdivision in Kansas City, Jackson County, Missouri (PID# 12-640-07-39-00-0-00-000)</p> <p>Tract 2: All of Lots 70, 71, 72, 73, 74, 75, 76, and 77, Block 3, Hamlin's Addition, a subdivision of land in Jackson County, Missouri (PID# 12-640-07-05-00-0-00-000)</p>

(additional sheets attached as required)

STATE OF Minnesota)
) ss.
COUNTY OF Hennepin)

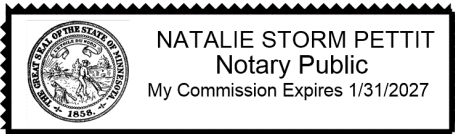
On this 18th day of November, 2025, before me, appeared justin Rismiller, to me personally known, who being by me personally sworn, did say that he/she is the ~~(Vice)~~ President of Cargill Agricultural Supply Chain, North America of Cargill, Incorporated, a corporation, and that the seal affixed to 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 justin Rismiller acknowledged said instrument to be the free act and deed of said corporation.

Subscribed and sworn to before me on this 18th day of November, 2025.

Signed by:


 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) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

Case No. _____

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:

All that part of North Olive Street lying South of the Southeast right-of-way line of Nicholson Avenue, as now established, and all that part lying North of the Westerly extension of the North line of Lot 48 of Block 3 of Hamlin's Addition, said extension also being the North right-of-way line of an existing 15ft wide alley, as now established, located in the Southeast Quarter of Fractional Section 28, Township 50 North, Range 33 West, all being in the City of Kansas City, Clay County Missouri, being more particularly described by Patrick E. Ward, MO PLS- 2005000071, of Olsson, Inc. Missouri LC-366, on March 27, 2025.

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 _____, 2025

City Clerk by _____
Deputy



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

Case No. _____

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 attached as Exhibit A):

Owner's name	Property Address	Mailing address of owner
1. Cargill, Inc.	Tract 1: 701 N Olive St Tract 2: No situs – north and east of 701 N Olive St	PO Box 5626 Minneapolis, MN 55440
2. The Planned Industrial Expansion Authority of Kansas City, Missouri	Tract 1: 2334 Rochester Ave	300 Wyandotte St, Ste 400 Kansas City, MO 64105

Signed by:


 Petitioner

Vice President, Cargill Agricultural Supply Chain North America


STATE OF Minnesota)
) ss.
 COUNTY OF Hennepin)

On this 10th day of October in the year 2025, before me, a Notary Public in and for said state, personally appeared Justin Rismiller, 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 10th day of October, 2025.



Notary Public in and for Said County and State

Signed by:


 Notary Public

My Commission Expires:

1/31/2027



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

Case No. _____

EXHIBIT A
LEGAL DESCRIPTIONS

1. Tract 1: All of Lots 48 through 69, both inclusive, Block 3, Hamlin's Addition, a subdivision in Kansas City, Jackson County, Missouri (PID# [12-640-07-39-00-0-00-000](#))

Tract 2: All of Lots 70, 71, 72, 73, 74, 75, 76, and 77, Block 3, Hamlin's Addition, a subdivision of land in Jackson County, Missouri (PID# [12-640-07-05-00-0-00-000](#))

2. Tract 1:
All that part of Lots 49, 61 and 62 in HURCK'S SUBDIVISION OF GUINOTTE BLUFF, also known as the subdivision of the LANDS OF JOSEPH GUINOTTE, being an addition to the City of Kansas City, now Kansas City, Missouri, more particularly described as follows: Beginning at a point on the South side of Nicholson Avenue where said Nicholson Avenue is intersected by the West line of Scott Avenue also being the West line of Hamlin's Addition; thence South along the said West line of Scott Avenue to a point 750.58 feet West of the Southeast corner of Section 28, Township 50 North, Range 33 West, thence West 25 feet to a point; thence North along a line parallel to and 25 feet distant from the West line of Scott Avenue to the Southeasterly line of Nicholson Avenue; thence along the Southeasterly line of Nicholson Avenue in a Northwesterly direction to the point of beginning. (PID# [12-640-08-04-01-1-00-000](#))

Exhibit A
(Page 1 of 1)

File No. 20-02692 / 25-01821
Vacation Description of North Olive Street
December 22, 2023
Revised March 27, 2025

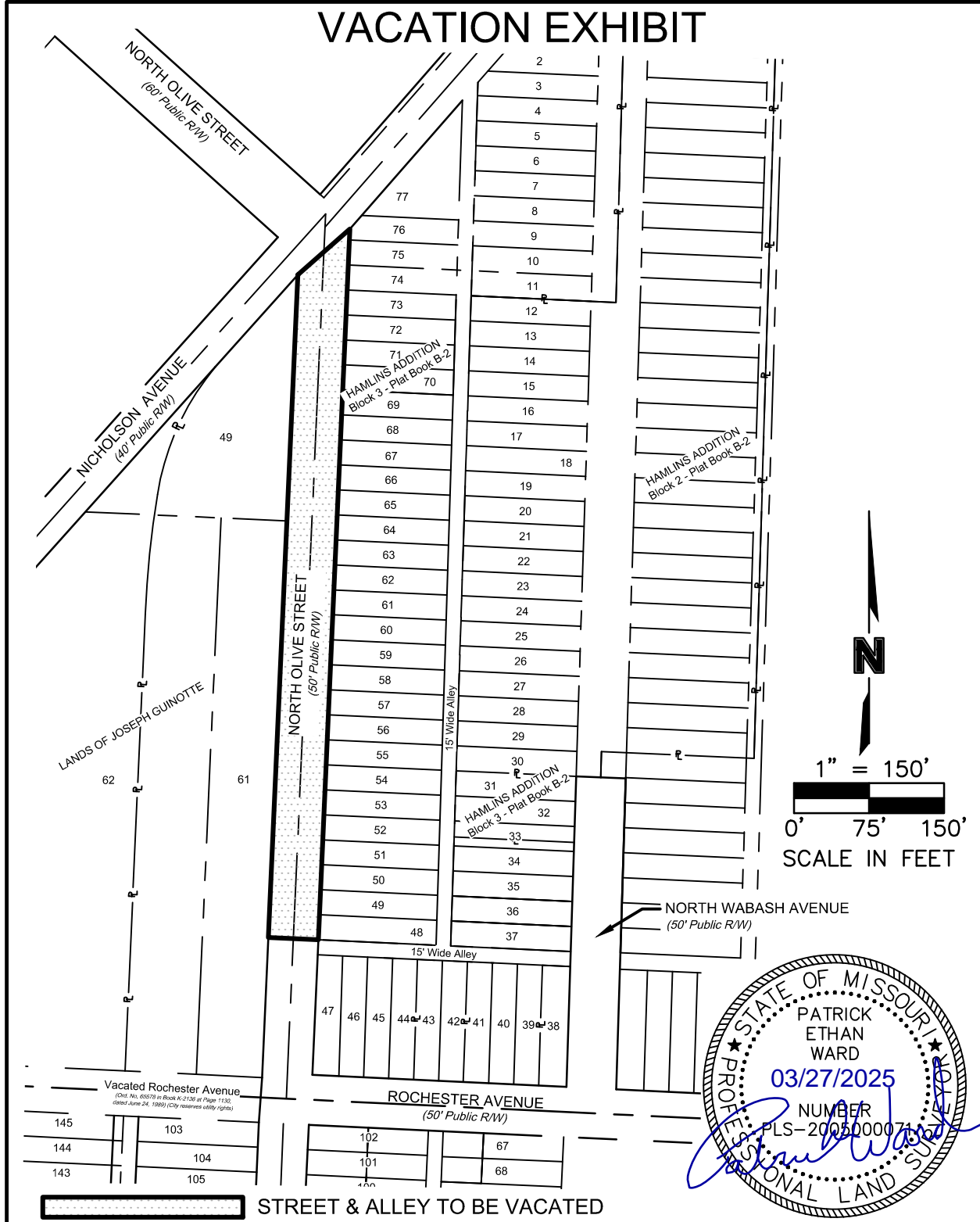
Street to be Vacated Description:

All that part of North Olive Street lying South of the Southeast right-of-way line of Nicholson Avenue, as now established, and all that part lying North of the Westerly extension of the North line of Lot 48 of Block 3 of Hamlin's Addition, said extension also being the North right-of-way line of an existing 15ft wide alley, as now established, located in the Southeast Quarter of Fractional Section 28, Township 50 North, Range 33 West, all being in the City of Kansas City, Clay County Missouri, being more particularly described by Patrick E. Ward, MO PLS-2005000071, of Olsson, Inc. Missouri LC-366, on March 27, 2025.

(As depicted on Exhibit "B", attached and incorporated herein)

Olsson, Inc.
Missouri LC-366
7301 West 133rd Street
Suite 300
Overland Park, Kansas 66213
(913) 381-1170

VACATION EXHIBIT



F:\12020\2501-3000\020-2692\40-Design\Survey\SRVY\Sheets\IV_XEXH1_0202692.dwg
 DATE: Mar 27, 2025 11:40am USER: valentine

PROJECT NO: 020-02692	STREET & ALLEY VACATION EXHIBIT		7301 West 133rd Street Suite 200 Overland Park, KS 66213	EXHIBIT
DRAWN BY: TMV			olsson.com TEL 913.381.1170 Olsson - Survey Missouri COA #000366	B
DATE: 03/27/2025				



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 | Fax (816) 513-2838 | www.kcmo.gov/planning

CASE NO. _____

UTILITY CO. – EVERGY

Be it known that Cargill, 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 that part of North Olive Street lying South of the Southeast right-of-way line of Nicholson Avenue, as now established, and all that part lying North of the Westerly extension of the North line of Lot 48 of Block 3 of Hamlin's Addition, said extension also being the North right-of-way line of an existing 15ft wide alley, as now established, located in the Southeast Quarter of Fractional Section 28, Township 50 North, Range 33 West, all being in the City of Kansas City, Clay County Missouri, being more particularly described by Patrick E. Ward, MO PLS- 2005000071, of Olsson, Inc. Missouri LC-366, on March 27, 2025.

for the following purpose of _____ street vacation and road maintenance _____

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.

AMAR CHCEMA [Signature] _____ 06/16/2025
 Authorized Representative Date

Return this form to:	
<u>Chris Kline c/o Husch Blackwell, LLP</u> Applicant Name	<u>816-983-8285</u> Phone
<u>4801 Main St. Suite 1000</u>	
<u>Kansas City, MO 64112</u> Address	<u>chris.kline@huschblackwell.com</u> 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. _____

UTILITY CO. – AT&T

Be it known that Cargill, 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 that part of North Olive Street lying South of the Southeast right-of-way line of Nicholson Avenue, as now established, and all that part lying North of the Westerly extension of the North line of Lot 48 of Block 3 of Hamlin's Addition, said extension also being the North right-of-way line of an existing 15ft wide alley, as now established, located in the Southeast Quarter of Fractional Section 28, Township 50 North, Range 33 West, all being in the City of Kansas City, Clay County Missouri, being more particularly described by Patrick E. Ward, MO PLS- 2005000071, of Olsson, Inc. Missouri LC-366, on March 27, 2025.

for the following purpose of _____ street vacation and road maintenance _____

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.

Charlie Pedersen

OSP Engineer-AT&T

May 13th, 2025

Authorized Representative

Date

Return this form to:

<u>Chris Kline c/o Husch Blackwell, LLP</u>	<u>816-983-8285</u>
Applicant Name	Phone
<u>4801 Main St, Suite 1000</u>	
<u>Kansas City, MO 64112</u>	<u>chris.kline@huschblack.com</u>
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. _____

UTILITY CO. – SPECTRUM

Be it known that Cargill, 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 that part of North Olive Street lying South of the Southeast right-of-way line of Nicholson Avenue, as now established, and all that part lying North of the Westerly extension of the North line of Lot 48 of Block 3 of Hamlin's Addition, said extension also being the North right-of-way line of an existing 15ft wide alley, as now established, located in the Southeast Quarter of Fractional Section 28, Township 50 North, Range 33 West, all being in the City of Kansas City, Clay County Missouri, being more particularly described by Patrick E. Ward, MO PLS- 2005000071, of Olsson, Inc. Missouri LC-366, on March 27, 2025.

for the following purpose of _____ street vacation and road maintenance _____

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.

Jason Rodick

Authorized Representative

6-9-2025

Date

Return this form to:

Chris Kline c/o Huschblackwell, LLP
Applicant Name

816-983-8285

Phone

4801 Main St, Suite 1000

Kansas City, MO 64112

Address

chris.kline@huschblackwell.com

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. _____

UTILITY CO. – SPIRE

Be it known that Cargill, 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 that part of North Olive Street lying South of the Southeast right-of-way line of Nicholson Avenue, as now established, and all that part lying North of the Westerly extension of the North line of Lot 48 of Block 3 of Hamlin's Addition, said extension also being the North right-of-way line of an existing 15ft wide alley, as now established, located in the Southeast Quarter of Fractional Section 28, Township 50 North, Range 33 West, all being in the City of Kansas City, Clay County Missouri, being more particularly described by Patrick E. Ward, MO PLS- 2005000071, of Olsson, Inc. Missouri LC-366, on March 27, 2025.

for the following purpose of _____ street vacation and road maintenance _____

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.

Johnny Strauss - Senior Right of Way Representative for Spire *Johnny Strauss* 6/3/2025

Authorized Representative

Date

Return this form to:

Chris Kline c/o Husch Blackwell, LLP
Applicant Name

816-983-8285

Phone

4801 Main St, Suite 1000

Kansas City, MO 64112

Address

chris.kline@huschblackwell.com

Email



Spire Missouri Inc.
700 Market St.
St. Louis, MO 63101

5/12/2025

Sarah Berger - Paralegal
Husch & Blackwell
4801 Main Street Suite 1000
Kansas City, Missouri 64112-2551

Re: CD-ROW-2023-00040
Partial vacation on North Olive Street

Vacation: Partial Vacation of North Olive Street

Sarah,

In response to your email letter dated 5/12/2025 relative to the above referenced Partial Vacation of North Olive Street.

Please be advised that Spire Missouri Inc. ("Spire"), has facilities within the area to be vacated. **Spire is requesting that a savings clause be included in the Vacation Ordinance that will protect our existing facilities and will grant Spire the right to ingress and egress for the proper maintenance of these facilities.**

Spire also has an agreement and Agreement for Encroachment with Cargill on this gas main located in the public right of way on North Olive Street. If and when this is vacation is approved Spire will need an executed / recorded copy of the vacation ordinance for our record showing the Savings Clause as requested.

Sincerely,

A handwritten signature in black ink that reads "ASMET".

[Alex Sammet \(May 14, 2025 09:22 CDT\)](#)

Alex Sammet
Manager Right of Way & Land Management
Spire Missouri Inc.

TJF: JLS
cc: Sarah Burger / Husch Blackwell

Engineering Dept. Approval: 
[Jose Arellano](#)

System Planning Approval: 
[PC](#)






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. _____

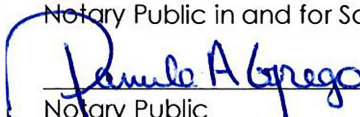
Owner's name	Legal description of property
<p>THE PLANNED INDUSTRIAL EXPANSION AUTHORITY OF KANSAS CITY, MISSOURI,</p> <p>By:</p>  _____ Tom Porto, Chairman <p>ATTEST:</p>  _____ David MacCubrie, Assistant Secretary  <p>Corporate seal above</p>	<p>All that part of Lots 49, 61 and 62 in HURCK'S SUBDIVISION OF GUINOTTE BLUFF, also known as the subdivision of the LANDS OF JOSEPH GUINOTTE, being an addition to the City of Kansas City, now Kansas City, Missouri, more particularly described as follows: Beginning at a point on the South side of Nicholson Avenue where said Nicholson Avenue is intersected by the West line of Scott Avenue also being the West line of Hamlin's Addition; thence South along the said West line of Scott Avenue to a point 750.58 feet West of the Southeast corner of Section 28, Township 50 North, Range 33 West, thence West 25 feet to a point; thence North along a line parallel to and 25 feet distant from the West line of Scott Avenue to the Southeasterly line of Nicholson Avenue; thence along the Southeasterly line of Nicholson Avenue in a Northwesterly direction to the point of beginning. (PID# 12-640-08-04-01-1-00-000)</p>

(additional sheets attached as required)

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

On this 2ND day of JULY, 2025 before me, appeared TOM PORTO, to me personally known, who being by me personally sworn, did say that he/she is the (Vice) President of PIEA of KCHO, 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 DAVID MACCUBRIE acknowledged said instrument to be the free act and deed of said corporation.

Subscribed and sworn to before me on this 2ND day of JULY, 2025

Notary Public in and for Said County and State


Notary Public

My Commission Expires: 12-8-25

PAMELA A. GREGO
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES DECEMBER 8, 2025
JACKSON COUNTY
COMMISSION #13555267