



# CITY PLAN COMMISSION STAFF REPORT

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

September 6, 2022

**Project Name**

220 W 18th Street - Alley Vacation

**Docket**

#11

**Request**

CD-ROW-2022-00006  
Vacation (Alley)

**Applicant**

Brad Johnson

**Owner**

Kansas City, Missouri (Right of Way)

**Location**

East of 220 W 18<sup>th</sup> St.

**Area**

About 0.055 acres

**Zoning**

M1-5

**Council District**

4<sup>th</sup>

**County**

Jackson

**School District**

KCMO 110

**Surrounding Land Uses**

**North:** Parking, zoned M1-5

**South:** Commercial, zoned M1-5

**East:** Commercial, zoned M1-5

**West:** Vacant, zoned M1-5

**Major Street Plan**

W 18<sup>th</sup> Street is identified as a Activity Street/Corridor on the City's Major Street Plan in this location.

**Land Use Plan**

The Greater Downtown Area Plan recommends Downtown Mixed Use for this location.

**APPROVAL PROCESS****PROJECT TIMELINE**

The application for the subject request was ready to be docketed on July 27, 2022. Scheduling deviations from 2022 Cycle P have not occurred.

**NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED**

The Crossroads Community Association was notified of this request.

**REQUIRED PUBLIC ENGAGEMENT**

Public engagement as required by 88-505-12 does apply to this request. The applicant hosted a meeting on July 22, 2022. A summary of the meeting is attached to the staff report.

**EXISTING CONDITIONS**

The alley that is proposed to be vacated is in the crossroads district and sits between the former MGM building and a parking lot on the west and the former Columbia Pictures building to the east. It is approximately 14.5 feet wide and 167 feet long and paved with asphalt.

**SUMMARY OF REQUEST + KEY POINTS**

The applicant is seeking approval of a vacation of the western alley on the block bounded by W 17<sup>th</sup> street, W 18<sup>th</sup> street, Central street, and Wyandotte street.

**CONTROLLING + RELATED CASES**

There is no relevant case history at the subject site.

**PROFESSIONAL STAFF RECOMMENDATION**

Docket #11 Approval Subject to Conditions

**STREET, ALLEY OR PLAT VACATIONS**

In order to determine that no private rights will be unreasonably injured or endangered by the vacation and the public will suffer no unreasonable loss or inconvenience, the city planning and development director, city plan commission, and city council must consider at least the following factors:

**88-560-10-A. All property owners adjacent to the right-of-way shall have legal access to another public right-of-way. Such access shall be physically feasible and shall not result in an unreasonable burden or unsafe conditions on the alternate right-of-way.**

This right of way vacation is for the western alley on the block bounded by W 17th street, W 18th street, Central street, and Wyandotte street. 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.**

While many of the blocks in the area bounded by Broadway Blvd, W 17<sup>th</sup> street, Baltimore Ave, and W 20<sup>th</sup> street have two north-south alleyways, it is not uncommon for one or both to be vacated. The alley in question does not serve any current or future public purpose other than general alley-connectivity.

**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 but will have a small 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, 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

**PROFESSIONAL STAFF RECOMMENDATION**

City staff recommends **Approval Subject to Conditions** as stated in the conditions report.

Respectfully Submitted,



Jared Clements, AICP



## Plan Conditions

Report Date: August 10, 2022

Case Number: CD-ROW-2022-00006

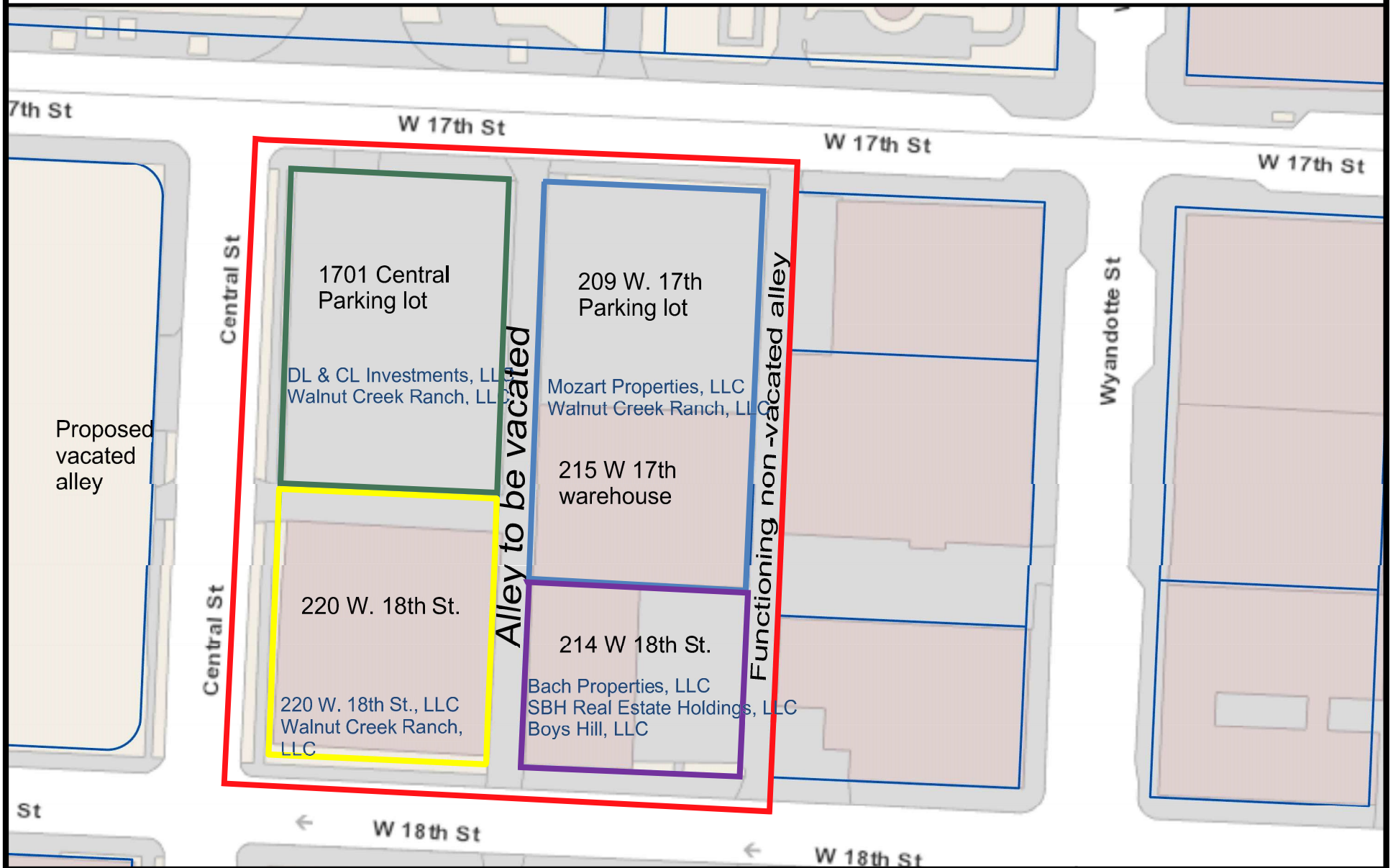
Project:

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*Condition(s) by City Planning and Development Department. Contact Jared Clements at (816) 513-8826 / [jared.clements@kcmo.org](mailto:jared.clements@kcmo.org) with questions.*

1. The applicant shall retain all utility easements and protect facilities required by the AT&T.
2. The applicant shall retain all utility easements and protect facilities required by the Evergy, or relocate the facilities at the cost of the applicant.
3. Should the applicant relocate the Evergy's facilities, service shall be re-established for streetlighting facilities currently receiving power from UFLID #220670 at the cost of the applicant.
4. The applicant shall relocate facilities owned by Spectrum Charter.

# My Map



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Printed Date: 11/17/2021

First North-South alley East of Central Street from the South Right-of-Way line of Seventeenth Street to the North Right-of-Way line of Eighteenth Street and adjacent to Lots 1 to 11, in Block 3, GOODRICH ADDITION, and Lots 1 and 2, of a REPLAT OF LOTS 12 - 15 AND LOTS 27 - 30, BLOCK 3, GOODRICH ADDITION, both being subdivisions of land in Kansas City, Jackson County, Missouri, said alley being 14.5 feet wide and 167 feet long per the Plat of GOODRICH ADDITION.



# CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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

## Case No.

In the matter of the vacation of:

The first North-South alley East of Central Street from the South Right-of-Way line of Seventeenth Street to the North Right-of-Way line of Eighteenth Street and adjacent to Lots 1 to 11, in Block 3, GOODRICH ADDITION, and Lots 1 and 2, of a REPLAT OF LOTS 12 - 15 AND LOTS 27 - 30, BLOCK 3, GOODRICH ADDITION, both being subdivisions of land in Kansas City, Jackson County, Missouri, said alley being 14.5 feet wide and 167 feet long per the Plat of GOODRICH ADDITION.

Know all men by these presents: That the undersigned, being owners of the real estate described below set opposite our names respectively and immediately adjoining the area for the vacation of which a petition has been filed, do as such abutting owners hereby consent that said area may be vacated in manner and form, as set out in said petition. We severally own the property set opposite our names printed and signed below.

Filed _____, 20____	
_____	by _____
City Clerk	Deputy



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## CONSENT OF LIMITED LIABILITY COMPANIES

Case No.

Owner's name	Legal description of property
DL & CI Investments LLC	Lots 1-6, Block 3, Goodrich Addition, Kansas City, Jackson County, Missouri
220 W 18th Street LLC	Lots 7-11, Block 3, Goodrich Addition, Kansas City, Jackson County, Missouri
Bach Properties LLC	Lot 1, a Replat of Lots 12-15 and 27-30, Block 3, Goodrich Addition, Kansas City, Jackson County, Missouri
Mozart Properties LLC	Lot 2, a Replat of Lots 12-15 and 27-30, Block 3, Goodrich Addition, Kansas City, Jackson County, Missouri

(additional sheets attached as required)

### 220 W. 18th Street LLC, Petitioner

By: Peter T. Lacy  
Name: Peter T. Lacy  
Title: Manager

STATE OF Kansas )  
 ) ss.  
COUNTY OF Jackson )

On this 27 day of April, 2022 before me, a Notary Public in and for said state, personally appeared Peter T. Lacy, who being by me duly sworn did say that he/she is the managing member of 220 W 18th LLC, a Missouri limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

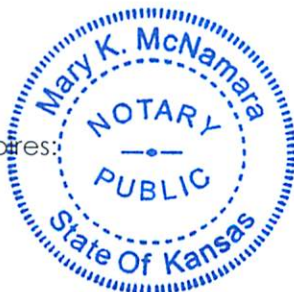
Subscribed and sworn to before me on this 27 day of April, 2022

Notary Public in and for Said County and State

Mary K. McNamara  
Notary Public

My Commission Expires:

12/29/2024





# CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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**Bach Properties LLC**

By: *Shirley Bush Helzberg*  
Name: Shirley Bush Helzberg  
Title: Manager

STATE OF Kansas )  
 ) ss.  
COUNTY OF Johnson )

On this 27 day of April, 2022 before me, a Notary Public in and for said state, personally appeared Shirley Bush Helzberg who being by me duly sworn did say that he/she is the managing member of Bach Properties LLC, a Missouri limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

Subscribed and sworn to before me on this 27 day of April, 2022

Notary Public in and for Said County and State

*Mary K. McNamara*  
Notary Public

My Commission Expires:

12/29/2024







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Mozart Properties LLC

By: [Signature]
Name: Shirley Bush Helzberg
Title: Manager

STATE OF Kansas )
COUNTY OF Johnson ) ss.

On this 27 day of April, 2022 before me, a Notary Public in and for said state, personally appeared Shirley Bush Helzberg who being by me duly sworn did say that he/she is the managing member of Mozart Properties LLC a Missouri limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

Subscribed and sworn to before me on this 27 day of April, 2022

Notary Public in and for Said County and State

[Signature]
Notary Public



My Commission Expires
12/29/2024



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**DL & CI Investments LLC**

By: Shirley Bush Helzberg  
Name: Shirley Bush Helzberg  
Title: Manager

STATE OF Kansas )  
 ) ss.  
COUNTY OF Johnson )

On this 27 day of April, 2022, before me, a Notary Public in and for said state, personally appeared Shirley Bush Helzberg who being by me duly sworn did say that he/she is the managing member of DL & CI Investments LLC, a Missouri limited liability company, and that the within instrument was signed and sealed in behalf of said limited liability company by authority of its members, and acknowledged said instrument to be the free act and deed of said limited liability company for the purposes therein stated.

Subscribed and sworn to before me on this 27 day of April, 2022

Notary Public in and for Said County and State

Mary K. McNamara  
Notary Public



My Commission Expires  
12/29/2024