



CITY PLAN COMMISSION STAFF REPORT

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

December 19, 2023

Project Name
St Louis Avenue- Street Vacation

Docket #9

Request
CD-ROW-2023-00004
Vacation of Public Right of Way

Applicant
Stephen Brefo
SK Design Group, Inc
4600 College Ave Unit 100
Overland Park, Kansas 66211

Location 1250 St Louis Ave
Area About 19047 SF
Zoning Zoning
Council District 4th
County Jackson
School District KANSAS CITY MISSOURI 110

Surrounding Land Uses
North: Mixed Use UR, Zoned UR
South: Mixed Use UR, Zoned UR
East: Mixed Use UR, Zoned UR
West: Mixed Use UR, Zoned UR

Major Street Plan
The City's Major Street does not identify the requested right of way to be vacated

Land Use Plan
The Greater Downtown Area Plan recommends Downtown Mixed Use uses for the subject property.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on February 24, 2023. Vacations require consent from multiple utility companies. The applicant uploaded all required documents on November 15, 2024.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Vacations 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 existing street is an improved street which connects Santa Fe Street to Mulberry Street. Union Pacific Railroad Right of Way cuts through this section of St Louis Avenue.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approve a vacation of public right of way of about 331 feet generally located between Santa Fe Street and Union Pacific Railroad Right of Way (Adjacent to Mulberry Street) along St Louis Avenue.

CONTROLLING CASE

Case Number CD-CPC-2022-00078- Ordinance 220555: On June 30, 2022, City Council approved an ordinance which rezoned an area of 22 acres from Districts DX-10, M3-5, and UR to District UR, and approving a development plan which also serves as a preliminary plat to allow for a multi-phase mixed use redevelopment, including a hotel.

PROFESSIONAL STAFF RECOMMENDATION

Docket #9 Recommendation: Approval Subject to Conditions

RELEVANT CASES

Case Number CD-CPC-2023-00051 - Approved a Project Plan for the first phase of implementing an approved UR Development Plan on about 2 acres generally located at 1218 Union Ave.

THIS CASE REQUIRED APPROVAL OF A VACATION OF ST LOUIS AVENUE.

VACATION REVIEW

The street requested to be vacated is currently an improved street which connects Santa Fe and Mulberry Streets. Union Pacific Railroad Right of Way cuts through this section of St Louis Avenue. Case CD-CPC-2023-00051 approved a project plan of a mixed-use structure containing an apartment building. This proposal reconfigured the circulation on site and proposed a parking lot where St Louis Avenue is. This vacation is proposed to reduce conflicts with the railroad crossing which cuts diagonally through Mulberry Street and St Louis Avenue. The existing building on the corner of Mulberry Street and St Louis Avenue acts as a blind spot so that cars driving west on St Louis cannot see oncoming traffic or trains.

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 in question does not serve any future public purpose. The area around the site is to be redeveloped into a mixed-use community.

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 disrupt the existing street network. However, the request of this vacation will promote safety as the current right of way intersects with railroad right of way at an angle which has a blind spot from oncoming traffic and trains.

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 proposed vacation eliminates an entire street.

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,

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

Matthew Barnes
Planner



Plan Conditions

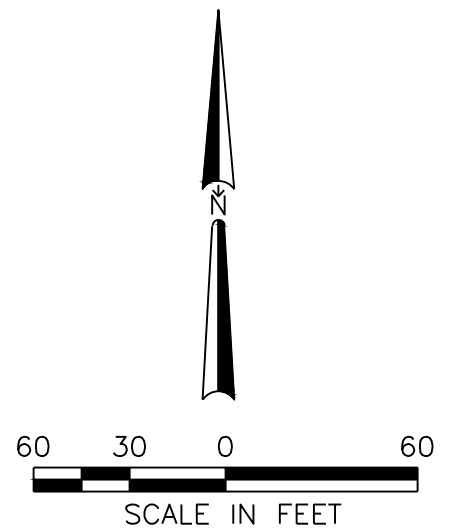
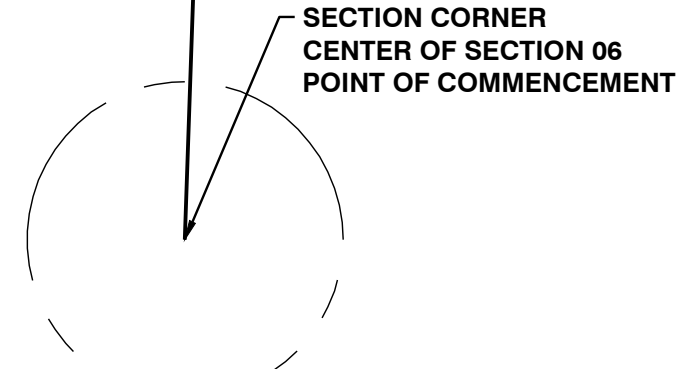
Report Date: December 13, 2023

Case Number: CD-ROW-2023-00004

Project: St Louis Avenue- Street Vacation

Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / matthew.barnes@kcmo.org with questions.

1. That Evergy has facilities or interest within the right of way and will waive objections to the vacation subject to the applicant retaining a utility easement and protecting facilities.
2. That KCMO Water Services has facilities or interest within the right of way and will waive objections to the vacation subject to the applicant relocating facilities.
3. That Spire has facilities or interest within the right of way and will waive objections to the vacation subject to the applicant retaining a utility easement and protecting facilities.
4. That KCMO Public Works- Street Lighting has facilities or interest within the right of way and will waive objections to the vacation subject to the following:
 1. Pole # SAD0551, arm & luminaire would have to be returned to the city. Flood lights mounted on same pole, or any pole for that matter, DO NOT belong to the city.
 2. On pole # SAD0552, luminaire , arm, and wood pole would have to be returned to the city as well as the mounted traffic signs.
 3. Overhead wire spans that currently power our streetlights between SAD0551 and SAD0552 & between SAD0552 and SAD0553 would have to be removed and returned to the city.
 4. Power to streetlights pole numbers SAD0553, SAD0637 and SAD0664 will still need to be maintained.
 5. Plans would have to be reviewed and approved by our streetlighting Engineer, Victor Pecina.
 6. Any and all costs of vacancy of the streetlights and it's infrastructure will be cost to the project/developer
5. That Spectrum- Charter has facilities or interest within the right of way and will waive objections to the vacation subject to the applicant retaining a utility easement and protecting facilities.



**ST. LOUIS AVENUE
STREET VACATION
IN CONNECTION WITH THE WEST BOTTOMS DEVELOPMENT
RESIDENTIAL BUILDING 1**



West Bottoms Redevelopment

Project No. 21.70187.00

Kansas City, Missouri

St. Louis Avenue

STREET VACATION

A STREET VACATION IS PROPOSED OF FOR A STREET SECTION DESCRIBED BELOW, LOCATED IN THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 49 N, RANGE 33 W IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 49 N, RANGE 33 W;

THENCE N 01°-55'-34" E ALONG THE EAST LINE OF THE NW ¼ OF SAID SECTION, A DISTANCE OF 999.47 FEET;

THENCE N 88°-00'-31" W, A DISTANCE OF 200.93 FEET;

THENCE N 88°-00'-31" W, A DISTANCE 6.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE NORTH RIGHT OF WAY LINE OF TRACT WW-6 DESCRIBED BELOW, N 88°-00'-31" W, A DISTANCE OF 311.10 FEET;

THENCE N 61°-11'-45" E, A DISTANCE OF 136.73 FEET;

THENCE S 88°-00'-31" E, A DISTANCE OF 79.40 FEET;

THENCE N 02°-08'-43" E, A DISTANCE OF 68.23 FEET;

THENCE S 87°-51'-17" E, A DISTANCE OF 14.00 FEET; TO THE NORTH-WEST CORNER OF TRACT "WW-7";

THENCE S 02°-08'-43" W ALONG THE EAST LINE OF TRACT "WW-7" A DISTANCE OF 68.19 FEET TO THE SOUTH-WEST CORNER OF TRACT "WW-7"

THENCE S 88°-00'-31" E ALONG THE SOUTH LINE OF TRACT "WW-7", A DISTANCE OF 106.44 FEET TO THE SOUTH-EAST CORNER OF TRACT "WW-7"

THENCE S 02°-08'-43" W, A DISTANCE OF 70.00 FEET; TO THE POINT OF BEGINNING

West Bottoms Redevelopment

Project No. 21.70187.00

Kansas City, Missouri

St. Louis Avenue

TRACT "WW-6"

LOT 1 THRU 16, BOTH INCLUSIVE, TOGETHER WITH THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS FROM THE EAST RIGHT OF WAY LINE OF MULBERRY STREET TO A LINE 0.51 FEET EAST OF THE WEST LINE OF LOT 22, EXCEPT THE SOUTH ½ OF SAID VACATED ALLEY THAT LIES NORTH OF AND ADJOINING LOTS 31 AND 32, AND EXCEPT THE NORTH 50 FEET OF LOTS 1 AND 2, AND EXCEPT THE EAST 6 FEET OF LOT 16 TAKEN FOR STREET PURPOSES, ALL IN BLOCK 40, TURNER & CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT PART IN ROADS AND STREETS.

TRACT "WW-7"

THAT PART OF LOTS 20, 21, AND 22, LYING EAST OF MISSOURI PACIFIC RAILWAY RIGHT OF WAY, BLOCK 29, WEST KANSAS, COMMONLY CALLED WEST KANSAS ADDITION NO. 1, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.



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:

Case No. CD-ROW-2023-00004 - A request to vacate a section of street and alley-way along St. Louis Avenue, located in the Northwest ¼ of Section 6, Township 49 North, Range 33 West in the City of Kansas City, Jackson County, Missouri, described as:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 49 N, RANGE 33 W;
THENCE N 01°-55'-34" E ALONG THE EAST LINE OF THE NW ¼ OF SAID SECTION, A DISTANCE OF 999.47 FEET;
THENCE N 88°-00'-31" W, A DISTANCE OF 200.93 FEET;
THENCE N 88°-00'-31" W, A DISTANCE 6.00 FEET TO THE POINT OF BEGINNING;
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THENCE N 61°-11'-45" E, A DISTANCE OF 136.73 FEET; THENCE S 88°-00'-31" E, A DISTANCE OF 79.40 FEET; THENCE N 02°-08'-43" E, A DISTANCE OF 68.23 FEET;
THENCE S 87°-51'-17" E, A DISTANCE OF 14.00 FEET; TO THE NORTH-WEST CORNER OF TRACT "WW-7";
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THENCE S 88°-00'-31" E ALONG THE SOUTH LINE OF TRACT "WW-7", A DISTANCE OF 106.44 FEET TO THE SOUTH-EAST CORNER OF TRACT "WW-7";
THENCE S 02°-08'-43" W, A DISTANCE OF 70.00 FEET; TO THE POINT OF BEGINNING.

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____

City Clerk by _____
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:

Owner's name	Legal description of property	Residence of owner
West Bottoms – Propco Master, LLC (Fergus Campbell, Authorized Signatory)	(attached)	One Hanover Square New York, NY 10004 (Entity Address)

(attach additional sheets if required)

Petitioner

STATE OF New York)
COUNTY OF New York) ss.

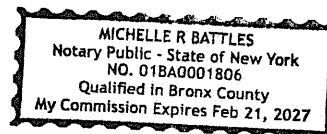
On this 16th day of November in the year 2023 before me, a Notary Public in and for said state, personally appeared Fergus Campbell, known to me to be the person who executed the within instrument and acknowledged to me that he/she executed the same for the purposes therein stated, and that he/she knows 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 16th day of November, 2023

Notary Public in and for Said County and State

Notary Public

My Commission Expires: 02/21/2027





CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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

Case No. CD-ROW-2023-00004

In the matter of the vacation of:

Case No. CD-ROW-2023-00004 - A request to vacate a section of street and alley-way along St. Louis Avenue, located in the Northwest ¼ of Section 6, Township 49 North, Range 33 West in the City of Kansas City, Jackson County, Missouri, described as:

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THENCE S 02°-08'-43" W, A DISTANCE OF 70.00 FEET; TO THE POINT OF BEGINNING.

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

:




CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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CONSENT OF LIMITED LIABILITY COMPANIES

Case No. CD-ROW-2023-00004

Owner's name	Legal description of property
<p>West Bottoms – Propco Master, LLC</p> <p>(Fergus Campbell, Authorized Signatory)</p> <p> (sign)</p> <p>Authorized Signatory</p>	<p>(Multiple Neighboring Properties Owned by Same Entity)</p> <p>933 Mulberry Street, Kansas City, MO 64101 Legal Description: TURNER & CO'S ADD LOTS 1 & 2 (EX N 50') & ALL LOTS 3-15 & ALL OF LOT 16 (EX 6') ALSO N 1/2 VAC ALLEY FROM E LI MULBERRY ST TO A PT .51' E OF W LI LOT 22 & TH S 1/2 OF VAC ALLEY FR A PT</p> <p>914 Santa Fe Street, Kansas City, MO 64101 Legal Description: WEST KANSAS ADD NO 1 ALL THAT PT OF LOT 20 LY E OF ROW OF MISSOURI PAC RY LOTS 21 & 22 BLK 29</p>

(additional sheets attached as required)

STATE OF New York)
) ss.
COUNTY OF New York)

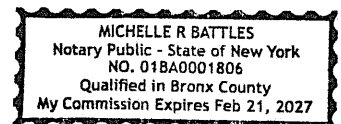
On this 16th day of November, 2023 before me, a Notary Public in and for said state, personally appeared Fergus Campbell, who being by me duly sworn did say that he/she is the managing member of West Bottoms – Propco Master, LLC, a Missouri limited liability company, and that the within instrument was 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 16th day of November, 2023

Notary Public in and for Said County and State


Notary Public

My Commission Expires: 02/21/2027





UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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Case No. CD-ROW-2023-00004

UTILITY CO. EVERGY

Be it known that West Bottoms - Propco Master, LLC, 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: For Proposed Residential Development

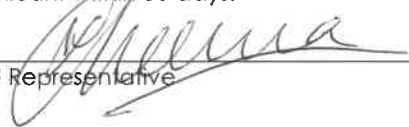
1. Our utility/agency has facilities or interest within this right of way:

- 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 CHEEMA 
Authorized Representative

03/20/2023
Date

Return this form to:

Stephen Brefo, PE, Project Manager Applicant Name	913-451-1818 Phone
SK Design Group, Inc. 4600 College Boulevard, Suite 100 Overland Park, KS 66211 Address	sbrefo@skdg.com Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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Case No. CD-ROW-2023-00004

UTILITY CO. KCMO WATER SERVICES

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For the following purpose: For Proposed Residential Development

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.

Frank W. Kuper
Authorized Representative

09/26/2023
Date

Return this form to:

Stephen Brefo, PE, Project Manager	913-451-1818
Applicant Name	Phone
SK Design Group, Inc. 4600 College Boulevard, Suite 100	
Overland Park, KS 66211	sbrefo@skdg.com
Address	Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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

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

2. Our utility/agency:

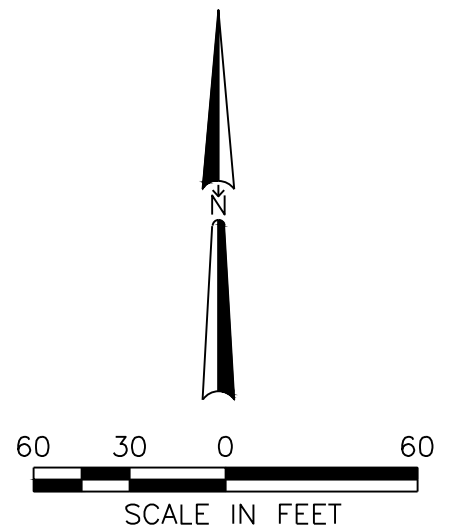
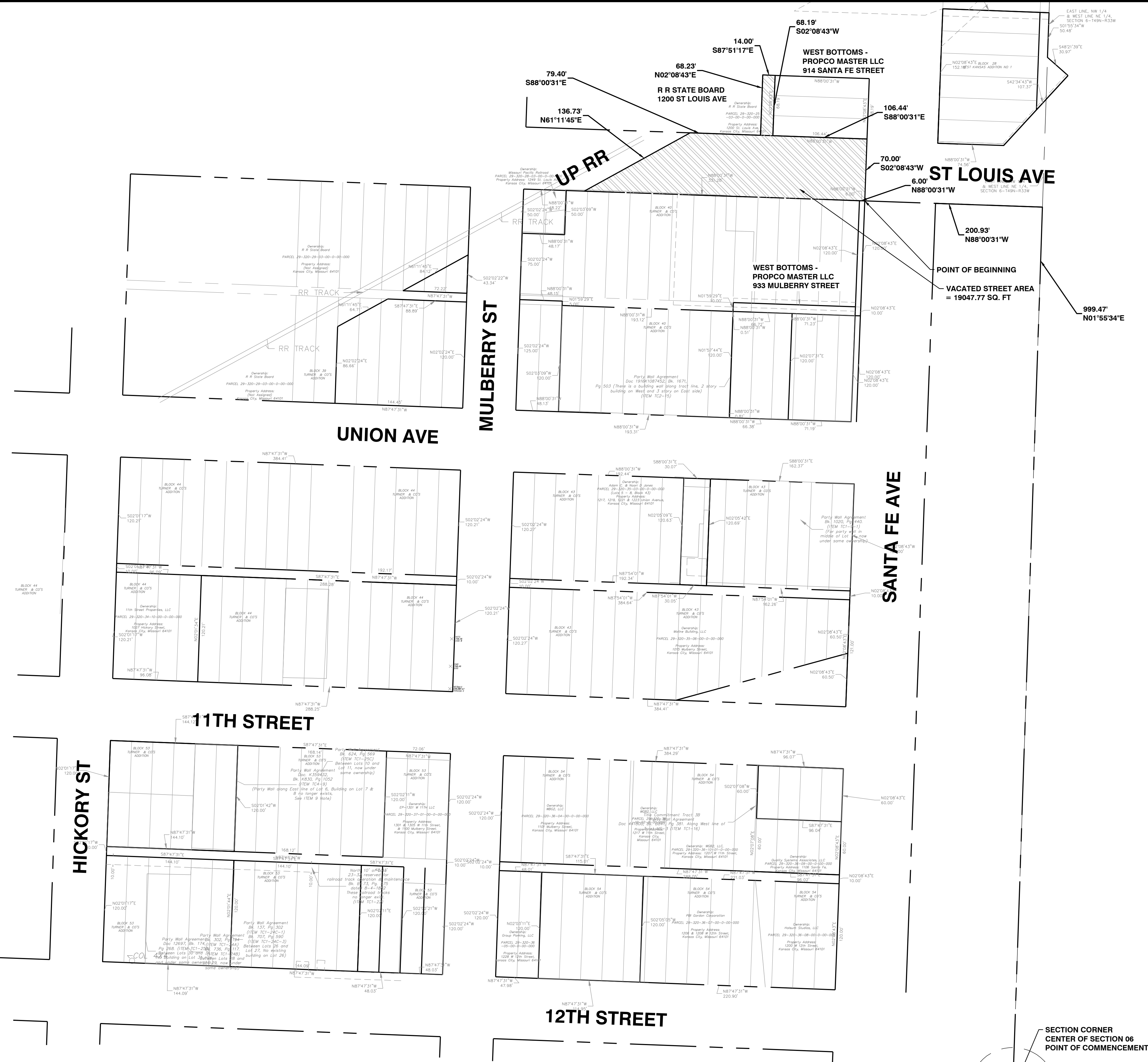
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 objects to the vacation and will not waive objection under any conditions (describe below)
 will waive objections subject to the following conditions (describe below)
 Retain utility easement and protect facilities
 Relocate facilities
 Other: _____

- 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 - Right of Way Representative for Spire John L. Strauss March 20, 2023
Authorized Representative Date

Return this form to:

Stephen Brefo, PE, Project Manager	913-451-1818
Applicant Name	Phone
SK Design Group, Inc. 4600 College Boulevard, Suite 100	
Overland Park, KS 66211	sbrefo@skdg.com
Address	Email



**ST. LOUIS AVENUE
STREET VACATION
IN CONNECTION WITH THE WEST BOTTOMS DEVELOPMENT
RESIDENTIAL BUILDING 1**





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-2023-00004

UTILITY co. KCMO Fire Department

Be it known that West Bottoms - Propco Master, LLC, 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:

A STREET VACATION IS PROPOSED OF FOR A STREET SECTION DESCRIBED BELOW, LOCATED IN THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 49 N, RANGE 33 W IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 49 N, RANGE 33 W;
THENCE N 01°-55'-34" E ALONG THE EAST LINE OF THE NW ¼ OF SAID SECTION, A DISTANCE OF 999.47 FEET;
THENCE N 88°-00'-31" W, A DISTANCE OF 200.93 FEET;
THENCE N 88°-00'-31" W, A DISTANCE 6.00 FEET TO THE POINT OF BEGINNING;
THENCE ALONG THE NORTH RIGHT OF WAY LINE OF TRACT WW-6 DESCRIBED BELOW, N 88°-00'-31" W, A DISTANCE OF 311.10 FEET;
THENCE N 61°-11'-45" E, A DISTANCE OF 136.73 FEET; THENCE S 88°-00'-31" E, A DISTANCE OF 79.40 FEET; THENCE N 02°-08'-43" E, A DISTANCE OF 68.23 FEET;
THENCE S 87°-51'-17" E, A DISTANCE OF 14.00 FEET; TO THE NORTH-WEST CORNER OF TRACT "WW-7";
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THENCE S 88°-00'-31" E ALONG THE SOUTH LINE OF TRACT "WW-7", A DISTANCE OF 106.44 FEET TO THE SOUTH-EAST CORNER OF TRACT "WW-7"
THENCE S 02°-08'-43" W, A DISTANCE OF 70.00 FEET; TO THE POINT OF BEGINNING

for the following purpose: Proposed residential development

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)
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 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

03/01/2023

Date

Return this form to:

Stephen Brefo, PE, Project Manager

Applicant Name

913-451-1818

Phone

SK Design Group, Inc.
4600 College Boulevard, Suite 100

Overland Park, KS 66211

Address

sbrefo@skdg.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. CD-ROW-2023-00004

UTILITY CO. KCMO PUBLIC WORKS – STREETS & TRAFFIC

Be it known that West Bottoms - Propco Master, LLC, 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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THENCE S 02°-08'-43" W, A DISTANCE OF 70.00 FEET; TO THE POINT OF BEGINNING

For the following purpose: For Proposed Residential Development

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, P.E. KCMO, Public Works Dept.

7/6/2023

Authorized Representative

Date

Return this form to:

Stephen Brefo, PE, Project Manager	913-451-1818
Applicant Name	Phone
SK Design Group, Inc. 4600 College Boulevard, Suite 100	
Overland Park, KS 66211	sbrefo@skdg.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-2023-00004

UTILITY CO. KCMO PUBLIC WORKS – STREET LIGHTING

Be it known that West Bottoms - Propco Master, LLC, 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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THENCE S 02°-08'-43" W, A DISTANCE OF 70.00 FEET; TO THE POINT OF BEGINNING

For the following purpose: For Proposed Residential Development

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: See email for instructions

- 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.

Octavio Moncada

Authorized Representative

March 20, 2023

Date

Return this form to:

Stephen Brefo, PE, Project Manager	913-451-1818
Applicant Name	Phone
SK Design Group, Inc. 4600 College Boulevard, Suite 100	
Overland Park, KS 66211	sbrefo@skdg.com
Address	Email

From: Moncada, Octavio <Octavio.Moncada@kcmo.org>
Sent: Monday, March 20, 2023 1:39 PM
To: Ann Lintecum
Cc: Stephen Brefo; File; Pecina, Victor; Hadjian, Mahmoud
Subject: RE: West Bottoms - Vacation at 1200 St Louis Ave. - Revised Comment Form - KC Streetlighting (22-101)
Attachments: 2023-03-17 Revised Utility Comment Sheet-KC Streetlighting.pdf

Hello,

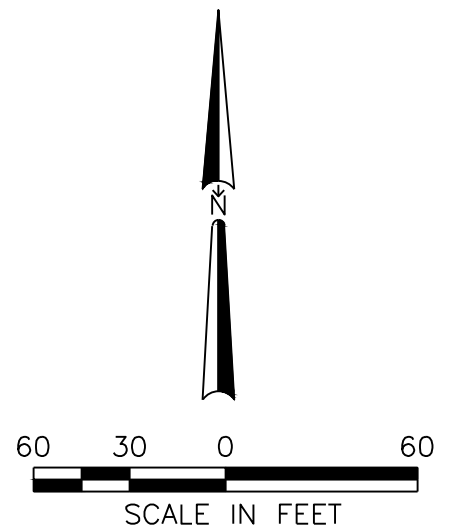
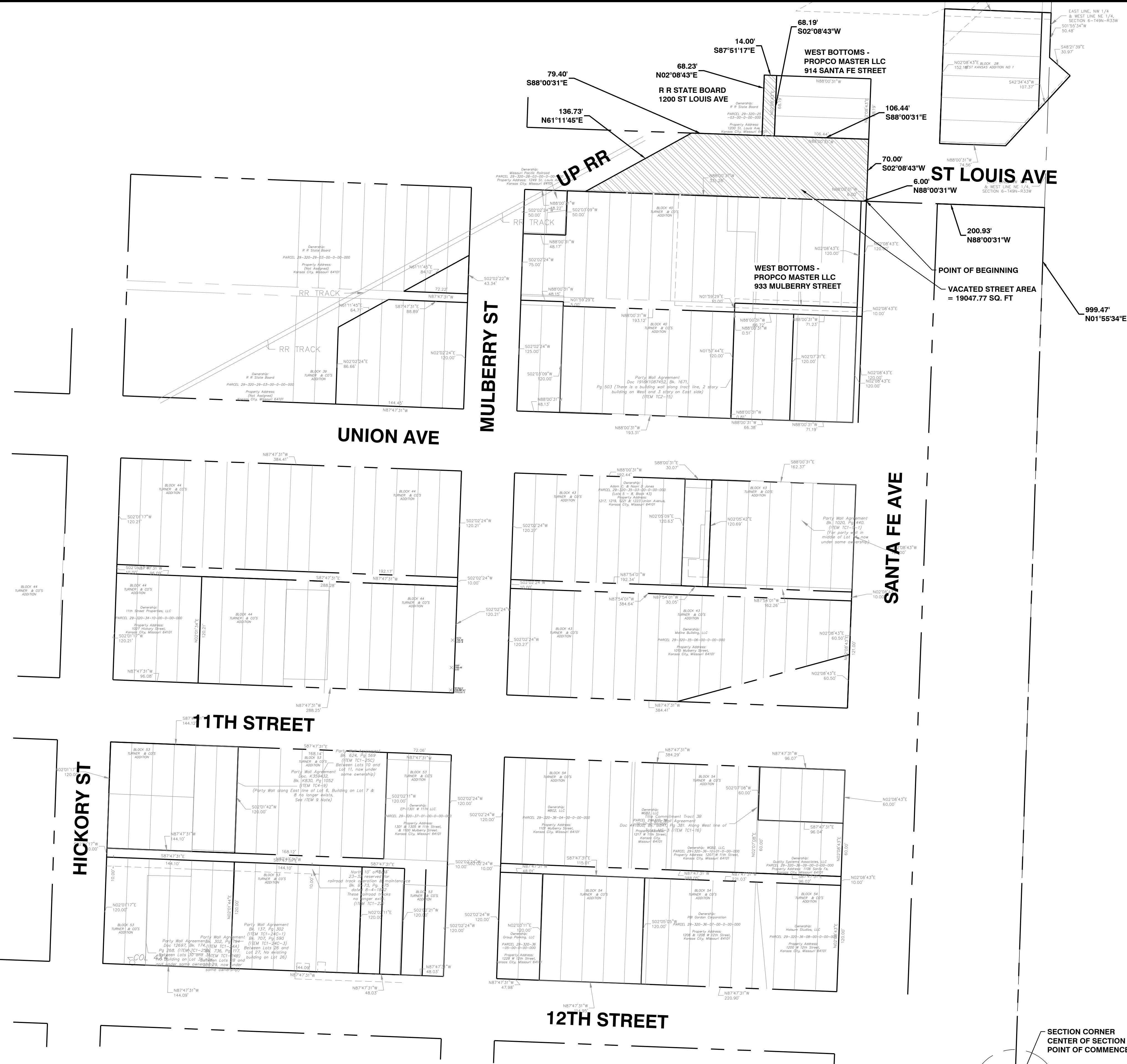
Attached is your vacation form. If approved, the following steps would have to take place for the vacancy of streetlights:

1. Pole # SAD0551, arm & luminaire would have to be returned to the city. Flood lights mounted on same pole, or any pole for that matter, ***DO NOT*** belong to the city.
2. On pole # SAD0552, luminaire, arm, and wood pole would have to be returned to the city as well as the mounted traffic signs.
3. Overhead wire spans that currently power our streetlights between SAD0551 and SAD0552 & between SAD0552 and SAD0553 would have to be removed and returned to the city.
4. Power to streetlights pole numbers SAD0553, SAD0637 and SAD0664 will still need to be maintained.
5. Plans would have to be reviewed and approved by our streetlighting Engineer, Victor Pecina.
6. Any and all costs of vacancy of the streetlights and it's infrastructure will be cost to the project/developer.

If you have any further question, contact KCMO Public Works Streetlighting personnel.

Thank you,





**ST. LOUIS AVENUE
STREET VACATION
IN CONNECTION WITH THE WEST BOTTOMS DEVELOPMENT
RESIDENTIAL BUILDING 1**





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-2023-00004

UTILITY CO. AT&T

Be it known that West Bottoms - Propco Master, LLC, 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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THENCE N 88°-00'-31" W, A DISTANCE 6.00 FEET TO THE POINT OF BEGINNING;
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For the following purpose: For Proposed Residential Development

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Jeremy Watson

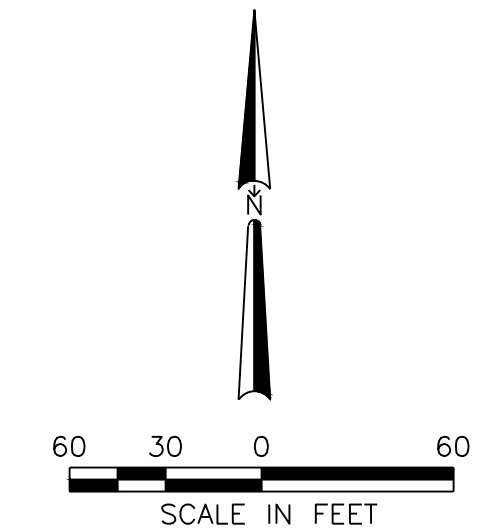
7/3/2023

Authorized Representative

Date

Return this form to:

Stephen Brefo, PE, Project Manager	913-451-1818
Applicant Name	Phone
SK Design Group, Inc. 4600 College Boulevard, Suite 100	
Overland Park, KS 66211	sbrefo@skdg.com
Address	Email



**ST. LOUIS AVENUE
STREET VACATION
IN CONNECTION WITH THE WEST BOTTOMS DEVELOPMENT
RESIDENTIAL BUILDING 1**





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-2023-00004

UTILITY CO. SPECTRUM-CHARTER

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For the following purpose: For Proposed Residential Development

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2. Our utility/agency:

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 Relocate facilities
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- Please return this form to the applicant within 30 days.

Authorized Representative

7-5-2023

Date

Return this form to:

Stephen Brefo, PE, Project Manager	913-451-1818
Applicant Name	Phone
SK Design Group, Inc. 4600 College Boulevard, Suite 100	
Overland Park, KS 66211	sbrefo@skdg.com
Address	Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

City Planning & Development Department
City Hall, 414 E. 12th Street, 15th floor; Kansas City, MO 64106-2795
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Case No. CD-ROW-2023-00004

UTILITY CO. VICINITY

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- Please return this form to the applicant within 30 days.

Craig McNeil, Vicinity Distribution Supervisor Craig McNeil 3/20/2023
Authorized Representative Date

Return this form to:

Stephen Brefo, PE, Project Manager	913-451-1818
Applicant Name	Phone
SK Design Group, Inc. 4600 College Boulevard, Suite 100	
Overland Park, KS 66211	sbrefo@skdg.com
Address	Email