

CITY PLAN COMMISSION STAFF REPORT

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

July 17, 2024

Project Name

E 87th Terrace Vacation

Docket #5

Request

CD-ROW-2024-00004 Vacation of Public Right of Way

Applicant

Rachelle Biondo Rouse Frets White Goss Gentile Rhodes, P.C

Owner

87 T LLC

Location 2814 E 87th Terrace **Area** About 1.07 acres

Zoning M3-5 Council District 5th

County
School District

Jackson County
Center 120

Surrounding Land Uses

North: Industrial, Zoned M3-5
South: Industrial, Zoned M3-5
East: Industrial, Zoned M3-5
West: Undeveloped, Zoned R-80

KC Spirit Playbook Alignment

Not Applicable

Land Use Plan

The Swope Area Plan recommends Light Industrial uses for the subject property.

Major Street Plan

The City's Major Street Plan does not identify East 87th Terrace at this location.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 03/18/2024. Scheduling deviations from 2024 Cycle 5.1 have occurred due to the amount of time it takes to receive approval from outside agencies. The applicant provided the documents on 05/31/2024.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

A public hearing notification is not required for Vacations of Public Right of Way therefore notice is not sent.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does not apply to this request.

EXISTING CONDITIONS

The subject right of way which is proposed to be vacated is East 87th Terrace. It serves as the primary access to multiple parcels; all parcels have the same ownership. The Dodson Industrial District Levee is to the east of the right of way to be vacated.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Vacation of Public Right of Way in District M3-5 of about 800 feet in length generally located along the north and south of East 87th Terrace.

CONTROLLING CASE

None

PROFESSIONAL STAFF RECOMMENDATION

Docket #5 Approval Subject to Conditions

VACATION REVIEW

The street requested to be vacated is currently an improved stub street which provides access to the five properties on either side of East 87th Terrace. All properties on either side of the road are owned by the same company. Staff has included a condition requiring a cross access easement to be recorded at the time of the vacation recording to ensure all properties have legal access to a public right of way. Land uses in the area are mostly light industrial.

The applicant is only vacating a portion of the existing street, the remaining turnaround on the easternmost side of the street will not be vacated as requested by the Water Department. Prior to submitting the vacation application, the applicant met with the Water Department to discuss the turnaround at the eastern end of the right of way. Due to the Dodson Industrial Levee to the east, the Water Department requested that the turn around not be included in the vacation request.

There are public and private utilities within the Public Right of Way. Public Utilities include Water and Sewer mains. Private Utilities include Spire, Evergy, Street Lights, AT&T, and Sewer.

SPECIFIC REVIEW CRITERIA

Street, Alley or Plat Vacations

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

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

This right of way vacation is for East 87th Terrace with access from Prospect Avenue. The applicant will be required to provide a cross-access easement at the time of recording the vacation to ensure all properties have legal access to the 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 proposed right-of-way to be vacated is only used by the five surrounding properties. The right of way in question does not serve any future public purpose other than general connectivity to the levee to the east.

88-560-10-C. The vacation will not result in a violation of 88-405.

The vacation will not be in violation of 88-405.

88-560-10-D. The vacation shall not disrupt the constructed street network or reduce existing physical connectivity.

The vacation will not disrupt any street network and will not have an impact on the physical connectivity.

88-560-10-E. The vacation shall not result in a dead-end street or alley.

The proposed vacation will result in a dead-end street with a small turnaround at the eastern end. City Staff and the applicant discussed vacating the full street, however the Water Department requested the turn around be left for the Dodson Industrial Levee to the east.

88-560-10-F. The vacation shall not result in street traffic being routed through an alley.

No traffic will be routed through the street as a result of this vacation.

88-560-10-G. The vacation shall not vacate half the width of a street or alley.

This vacation will not vacate half the width of any street or alley.

88-560-10-H. The right-of-way to be vacated is not on the Major Street Plan.

The area being vacated is not on the Major Street Plan.

ATTACHMENTS

- 1. Conditions Report
- 2. Applicants Submittal
 - a. Exhibit
 - b. Legal Description
 - c. Petition to Vacate
 - d. Consent to Vacate
 - e. Utility Comment Sheets

PROFESSIONAL STAFF RECOMMENDATION

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

Respectfully Submitted,

Larisa Chambi, AICP

Planning Supervisor

KANSAS CITY Planning & Dev

Plan Conditions

Report Date: July 10, 2024

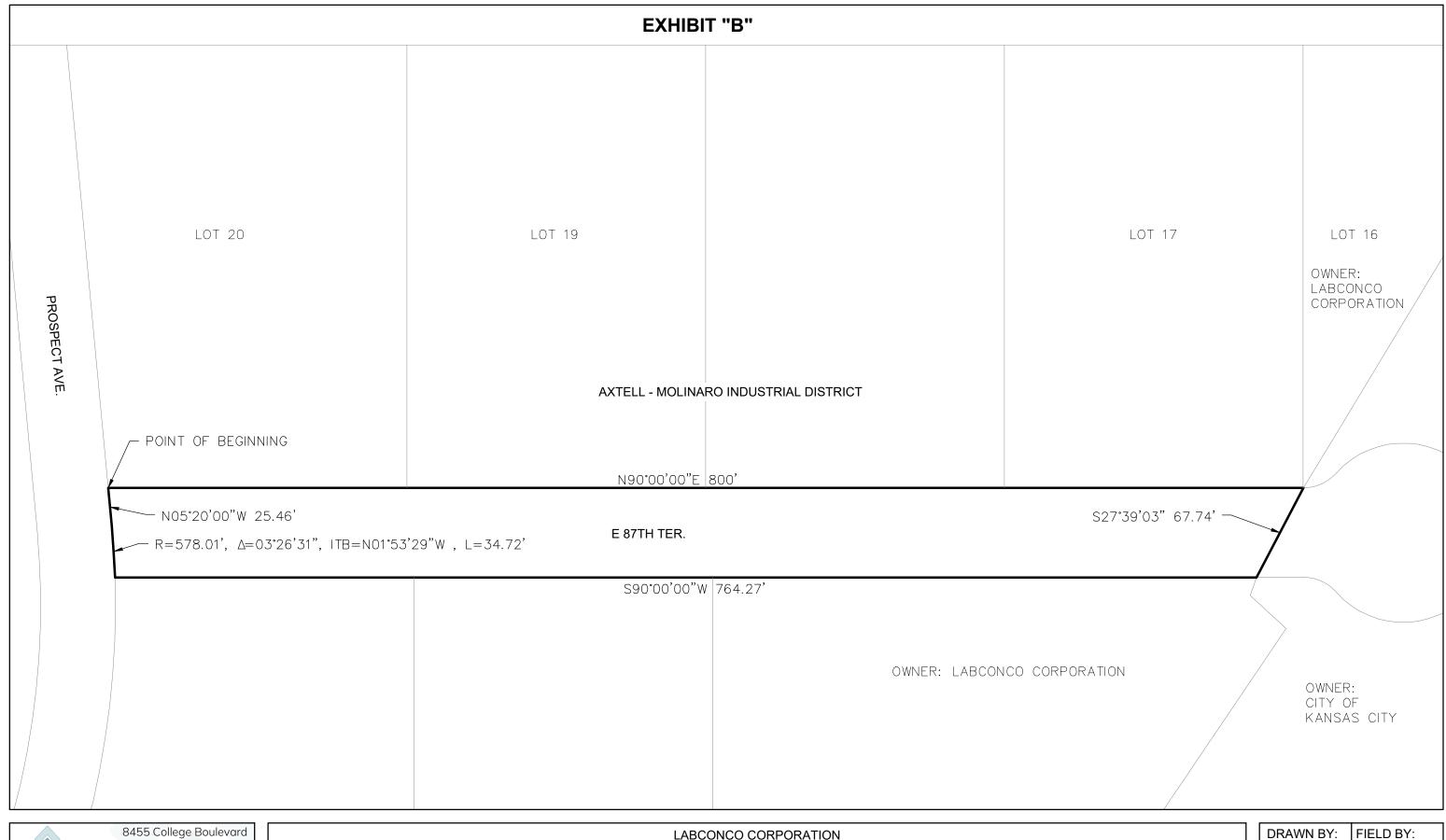
Case Number: CD-ROW-2024-00004 Project: E 87th Terrace Vacation

Condition(s) by City Planning and Development Department. Contact Jonathan Feverston at (816) 513-2889 / Jonathan.Feverston@kcmo.org with questions.

1. Access to the levee system should be maintained for the U.S. Army Corps of Engineers to allow for performance of regular maintenance and emergency maintenance as this area is part of the Blue River Corridor in the Swope Area Plan.

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

- 2. That the applicant retains a utility easement and protect facilities for AT&T utilities located in the right-of-way.
- 3. That the applicant retains a utility easement and protect facilities for Spire utilities located in the right-of-way.
- 4. That the applicant retains a utility easement and protect facilities for Evergy utilities located in the right-of-way.
- 5. That the applicant retain a utility easement and protect facilities for KCMO Water Service utilities located in the right-of-way and to provide access to KC Water to maintain assets and read meters along vacated street and east side of cul de sac.
- 6. That the applicant return the street lighting equipment for the three streetlights identified as: SDM1022, SDM1023, SDM1024 located on the south side of 87th Terrace to the city. The cost of any streetlight work/relocation/removal will be a cost to the project.
- 7. The applicant shall record a cross-access easement for all properties to retain legal access to the public right-of-way at the time of recording of this vacation.



8455 College Boulevard Overland Park, KS 66210 816.777.0400 OWN COA# E-137 Engineering beyond.™

LABCONCO CORPORATION **E 87TH TERRACE STREET VACATION** E 87TH TER AND PROSPECT AVE, KANSAS CITY, JACKSON COUNTY, MO DRAWN BY: BTG N/A FIELD BK: DATE:

03-13-2024



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-2024-00004

In the matter of the vacation of:

E. 87th Terrace described as follows:

All that part of Axtell Molinaro Industrial District, a subdivision in Kansas City, Jackson County Missouri being more particularly described as follows (the basis of bearing for this description is the North line of said subdivision also being the North line of the Southwest Quarter of Section 22, Township 48, Range 33, and has been prepared by Samuel J. DePriest MO PLS 2001300041 or under my direct supervision, March 13, 2024):

Beginning at the southwest corner of Lot 20 of said subdivision, thence North 90 degrees 00 minutes 00 seconds East, with the north right of way line of East 87th Terrace, a distance of 800 feet, more or less, to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 27 degrees 39 minutes 03 seconds East, no longer with said right of way line, a distance of 67.74 feet to a point on the south right of way line of East 87th Terrace and to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 90 degrees 00 minutes 00 seconds West, with said right of way, a distance of 764.27 feet to a point on the east right of way line of Prospect Avenue; thence on a curve to the left having a radius of 578.01 feet, a central angle of 03 degree 26 minutes 31 seconds, an initial tangent bearing of North 01 degrees 53 minutes 29 seconds West, a distance of 34.72 feet, all being with the east right of way of Prospect Avenue; thence North 05 degrees 20 minutes 00 seconds West, a distance 25.46 feet to the point of beginning. The above described tract of land contains 46,917 square feet or 1.07 acres.

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-2024-00004

	Owner's name	Legal description of property			
	87 T, LLC By: Name: Title:	Lots 11, 17, 18, 19 and 20, AXTELL MOLINARO INDUSTRIAL DISTRICT			
Jeff	rey B. Stanton				
	(additional sheets attached as re	equired)			
	(additional stipe to different at the				
	STATE OF COUNTY OF)) ss.)			
	member of 87 T, LLC, awas signed and sealed in beha	D丛, before me, a Notary Public in and for said state, personally ho being by me duly sworn did say that he/she is the managing limited liability company, and that the within instrument of said limited liability company by authority of its members ment to be the free act and deed of said limited liability in stated.			
	Subscribed and sworn to before me on this 17 day of April 2011				
		Notary Public in and for Said County and State Notary Public			
	My Commission Expires:				
	Aug 7,2027	DANIELLE KNOTTS Notary Public - Notary Seal STATE OF MISSOURI Jackson County My Commission Expires: Aug. 7, 2027 Commission # 23321381			

{31561 / 70849; 1017227. }



CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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Case No. CD-ROW-2024-00004

	l - I de minite a frança de la compania		
Owner's name	Legal description of property		
Labconco Corporation By: Name Title:	Parts of Lots 12 and 13 and Lots 9 and 10, AXTELL MOLINARO INDUSTRIAL DISTRICT		
Jeffrey B. Ctarton			
(additional sheets attached as re	quired)		
STATE OF) } ss.		
COUNTY OF			
On this day of April , 2024 before me, appeared SETYLY B. STANTIN, to me personally known, who being by me personally sworn, did say that he/she is the (Vice) President of Labconco Corporation, 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 acknowledged said instrument to be the free act and deed of said corporation.			
DANIEL E KNOTTS Notary Public Richary Seary orn to be STATE OF MISSOURI Jecteon County My Commission Expires: Aug. 7, 2027 Commission # 23321381	Notary Public in and for Said County and State Notary Public Notary Public		
My Commission Expires:	•		
AU9 7,2027			



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CASE NO. CD-ROW-2024-00004 UTILITY CO.: Evergy

Be it known that Labconco Corporation, 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 vacatina:

E. 87th Terrace described as follows:

All that part of Axtell Molinaro Industrial District, a subdivision in Kansas City, Jackson County Missouri being more particularly described as follows (the basis of bearing for this description is the North line of said subdivision also being the North line of the Southwest Quarter of Section 22, Township 48, Range 33, and has been prepared by Samuel J. DePriest MO PLS 2001300041 or under my direct supervision, March 13, 2024):

Beginning at the southwest corner of Lot 20 of said subdivision, thence North 90 degrees 00 minutes 00 seconds East, with the north right of way line of East 87th Terrace, a distance of 800 feet, more or less, to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 27 degrees 39 minutes 03 seconds East, no longer with said right of way line, a distance of 67.74 feet to a point on the south right of way line of East 87th Terrace and to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 90 degrees 00 minutes 00 seconds West, with said right of way, a distance of 764.27 feet to a point on the east right of way line of Prospect Avenue; thence on a curve to the left having a radius of 578.01 feet, a central angle of 03 degree 26 minutes 31 seconds, an initial tangent bearing of North 01 degrees 53 minutes 29 seconds West, a distance of 34.72 feet, all being with the east right of way of Prospect Avenue; thence North 05 degrees 20 minutes 00 seconds West, a distance 25.46 feet to the point of beginning. The above described tract of land contains 46,917 square feet or 1.07 acres. (See attached drawing)

for the following purpose: Expansion of corporate camp	<u>us</u>			
 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. Jasper Mirabile 5/21/2024				
Authorized Representative				
Return this form to: Applicant Name	Phone			



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CASE NO. CD-ROW-2024-00004

Be it known that Labconco Corporation, 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:
E. 87th Terrace described as follows:

UTILITY CO.: KCMO Fire Department

E. 87th Terrace described as follows:

All that part of Axtell Molinaro Industrial District, a subdivision in Kansas City, Jackson County Missouri being more particularly described as follows (the basis of bearing for this description is the North line of said subdivision also being the North line of the Southwest Quarter of Section 22, Township 48, Range 33, and has been prepared by Samuel J. DePriest MO PLS 2001300041 or under my direct supervision, March 13, 2024):

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for the following purpose: Expansion of corporate camp	ous			
1. Our utility/agency has facilities or interest within this right of way: \[\subseteq \text{ Yes (proceed to #2)} \] \[\text{No (form complete)} \]				
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	4/23/2024			
Authorized Representative	Date			
Return this form to:				
Applicant Name	Phone			
	,			



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CASE NO. CD-ROW-2024-00004 UTILITY CO.: **KCMO Public Works Department**; Street Lighting Services Be it known that Labconco Corporation, 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 vacatina: E. 87th Terrace described as follows: All that part of Axtell Molinaro Industrial District, a subdivision in Kansas City, Jackson County Missouri being more particularly described as follows (the basis of bearing for this description is the North line of said subdivision also being the North line of the Southwest Quarter of Section 22, Township 48, Range 33, and has been prepared by Samuel J. DePriest MO PLS 2001300041 or under my direct supervision, March 13, 2024): Beginning at the southwest corner of Lot 20 of said subdivision, thence North 90 degrees 00 minutes 00 seconds East, with the north right of way line of East 87th Terrace, a distance of 800 feet, more or less, to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 27 degrees 39 minutes 03 seconds East, no longer with said right of way line, a distance of 67,74 feet to a point on the south right of way line of East 87th Terrace and to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 90 degrees 00 minutes 00 seconds West, with said right of way, a distance of 764.27 feet to a point on the east right of way line of Prospect Avenue; thence on a curve to the left having a radius of 578.01 feet, a central angle of 03 degree 26 minutes 31 seconds, an initial tangent bearing of North 01 degrees 53 minutes 29 seconds West, a distance of 34.72 feet, all being with the east right of way of Prospect Avenue; thence North 05 degrees 20 minutes 00 seconds West, a distance 25.46 feet to the point of beginning. The above described tract of land contains 46,917 square feet or 1,07 acres. (See attached drawing) for the following purpose: Expansion of corporate campus 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: We have three street lights in the area you're wishing us to vacate on the south side of 87th ter. (SDM1022, SDM1023,SDM1024). Upon approval of your street vacation request, the street lighting equipment must be return to the city. Any streetlight work/relocations/removals will be a cost to the project. 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.

Joseph Newton	04/19/2024
Authorized Representative	Date
Return this form to:	
Applicant Name	Phone
Address	Email



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

CASE NO. CD-ROW-2024-00004

JTILITY	Y CO.:	KCMO Public Works Department ;
		Streets and Traffic Division

Be it known that Labconco Corporation, 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:

E. 87th Terrace described as follows:

All that part of Axtell Molinaro Industrial District, a subdivision in Kansas City, Jackson County Missouri being more particularly described as follows (the basis of bearing for this description is the North line of said subdivision also being the North line of the Southwest Quarter of Section 22, Township 48, Range 33, and has been prepared by Samuel J. DePriest MO PLS 2001300041 or under my direct supervision, March 13, 2024):

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for	the following purpose: Expansion of corporate camp	us			
1.	1. Our utility/agency has facilities or interest within this right of way: \(\text{\text{Yes}} \text{ (proceed to \$\pi 2)} \text{\text{\text{\text{\text{\text{M}}}} No (form complete)}} \)				
2.	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. 4/18/2024				
	Authorized Representative	Date			
Re	turn this form to:				
	Applicant Name	Phone			
	Address Email				



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CASE NO. CD-ROW-2024-00004	UTILITY CO.: Spire			
Be it known that Labconco Corporation, being owners of readesires to petition the City of Kansas City, Missouri to pass an	all estate abutting on the below described street, alley or plat ordinance vacating:			
E. 87 th Terrace described as follows:	į			
All that part of Axtell Molinaro Industrial District, a subdivision particularly described as follows (the basis of bearing for this North line of the Southwest Quarter of Section 22, Township 48 PLS 2001300041 or under my direct supervision, March 13, 202	description is the North line of said subdivision also being the s, Range 33, and has been prepared by Samuel J. DePriest MO			
Beginning at the southwest corner of Lot 20 of said subdivision, thence North 90 degrees 00 minutes 00 seconds East, with the north right of way line of East 87th Terrace, a distance of 800 feet, more or less, to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 27 degrees 39 minutes 03 seconds East, no longer with said right of way line, a distance of 67.74 feet to a point on the south right of way line of East 87th Terrace and to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 90 degrees 00 minutes 00 seconds West, with said right of way, a distance of 764.27 feet to a point on the east right of way line of Prospect Avenue; thence on a curve to the left having a radius of 578.01 feet, a central angle of 03 degree 26 minutes 31 seconds, an initial tangent bearing of North 01 degrees 53 minutes 29 seconds West, a distance of 34.72 feet, all being with the east right of way of Prospect Avenue; thence North 05 degrees 20 minutes 00 seconds West, a distance 25.46 feet to the point of beginning. The above described tract of land contains 46,917 square feet or 1.07 acres. (See attached drawing)				
for the following purpose: Expansion of corporate campus				
1. Our utility/agency has facilities or interest within this right Yes (proceed to #2)	of way: No (form complete)			
2. Our utility/agency: has no objections objects to the vacation and will not waive object will waive objections subject to the following con ARetain utility easement and protect facili Relocate facilities Other:	ditions (describe below)			
 Please discuss objections or conditions with applicant and Please return this form to the applicant within 30 days. 	· · · · · · · · · · · · · · · · · · ·			
Johnny Strayen Dight of May Depresentative for	John L. Strauss Spire 4/2/2024			
Johnny Strauss - Right of Way Representative for Authorized Representative	Spire 4/2/2024 Date			
Return this form to:				
Applicant Name	Phone			
	-			

Email



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CASE NO. CD-ROW-2024-00004	UTILITY CO.: AT&T				
Be it known that Labconco Corporation, 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:					
E. 87 th Terrace described as follows:					
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north right of way line of East 87th Terrace, a distance of 800 for described in a warranty deed to the City of Kansas City, Misson degrees 39 minutes 03 seconds East, no longer with said right right of way line of East 87th Terrace and to a point on the west City of Kansas City, Missouri found in instrument number 2005. West, with said right of way, a distance of 764.27 feet to a point curve to the left having a radius of 578.01 feet, a central angle bearing of North 01 degrees 53 minutes 29 seconds West, a distance of 800 feet.	ouri found in instrument number 2005K0049704; thence South 27 of way line, a distance of 67.74 feet to a point on the south st line of a tract of land described in a warranty deed to the K0049704; thence South 90 degrees 00 minutes 00 seconds nt on the east right of way line of Prospect Avenue; thence on a e of 03 degree 26 minutes 31 seconds, an initial tangent istance of 34.72 feet, all being with the east right of way of onds West, a distance 25.46 feet to the point of beginning. The				
for the following purpose: Expansion of corporate cam					
 Our utility/agency has facilities or interest within this right	of way: No (form complete)				
Our utility/agency:	ditions (describe below)				
 Please discuss objections or conditions with applicant and Please return this form to the applicant within 30 days. 	d/or City Staff Prior to returning this form.				
Jeremy Watson	3/29/24				
Authorized Representative	Date				
Return this form to:					
Applicant Name	Phone				
	<u></u>				

Email



City Planning & Development Department City Hali, 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-2024-00004

UTILITY CO.; Spectrum Charter

Be it known that Labcanca Corporation, being owners of real estate abutting on the below described street, allow or plant.

Be it known that Labconco Corporation, 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:

E. 87th Terrace described as follows:

All that part of Axtell Molinaro Industrial District, a subdivision in Kansas City, Jackson County Missouri being more particularly described as follows (the basis of bearing for this description is the North line of said subdivision also being the North line of the Southwest Quarter of Section 22, Township 48, Range 33, and has been prepared by Samuel J. DePriest MO PLS 2001300041 or under my direct supervision, March 13, 2024):

Beginning at the southwest corner of Lot 20 of said subdivision, thence North 90 degrees 00 minutes 00 seconds East, with the north right of way line of East 87th Terrace, a distance of 800 feet, more or less, to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 27 degrees 39 minutes 03 seconds East, no longer with said right of way line, a distance of 67.74 feet to a point on the south right of way line of East 87th Terrace and to a point on the west line of a tract of land described in a warranty deed to the City of Kansas City, Missouri found in instrument number 2005K0049704; thence South 90 degrees 00 minutes 00 seconds West, with said right of way, a distance of 764.27 feet to a point on the east right of way line of Prospect Avenue; thence on a curve to the left having a radius of 578.01 feet, a central angle of 03 degree 26 minutes 31 seconds, an initial tangent bearing of North 01 degrees 53 minutes 29 seconds West, a distance of 34.72 feet, all being with the east right of way of Prospect Avenue; thence North 05 degrees 20 minutes 00 seconds West, a distance 25.46 feet to the point of beginning. The above described tract of land contains 46,917 square feet or 1.07 acres. (See attached drawing)

above described fract of land contains 46,717 square feet of 1.07 ac	(000 4401104 441119)	
for the following purpose: Expansion of corporate campus		
1. Our utility/agency has facilities or interest within this right of way: \(\text{\til\text{\texi{\text{\texi}\text{\text{\text{\texi\text{\text{\text{\text{\text{\texi}\text{\texit{\text{\texiclex{\texi}\texit{\texit{\text{\texi\til\texi\texi{\texi{\texi	orm complete)	
2. Our utility/agency: \[\text{\text{M}} \] has no objections \[\text{objects to the vacation and will not waive objection und will waive objections subject to the following conditions \text{\text{\text{\text{\text{\text{Protect facilities}}}}} \] \[\text{\tex{\tex	(describe below)	;
		:
 Please discuss objections or conditions with applicant and/or Cit Please return this form to the applicant within 30 days. 	3 20 2024	
 Please discuss objections or conditions with applicant and/or Cit Please return this form to the applicant within 30 days. Jason Rodick	3-29-2024 Date	:
 Please discuss objections or conditions with applicant and/or Cit Please return this form to the applicant within 30 days. 	3-29-2024 Date	<u></u> :
 Please discuss objections or conditions with applicant and/or Cit Please return this form to the applicant within 30 days. Jason Rodick		:
Please discuss objections or conditions with applicant and/or Cit Please return this form to the applicant within 30 days. Jason Rodick Authorized Representative		:
Please discuss objections or conditions with applicant and/or Cit Please return this form to the applicant within 30 days. Jason Rodick Authorized Representative Return this form to: Applicant Name	Date	:



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-2024-00004	UTILITY CO.:	Vicinity Energy
Be it known that Labconco Corporation, being owners of red desires to petition the City of Kansas City, Missouri to pass an	al estate abutting ordinance vacat	on the below described street, alley or plating:
E. 87th Terrace described as follows:		
All that part of Axtell Molinaro Industrial District, a subdivision particularly described as follows (the basis of bearing for this North line of the Southwest Quarter of Section 22, Township 4: PLS 2001300041 or under my direct supervision, March 13, 20	description is the B, Range 33, and I	North line of said subdivision also being the
Beginning at the southwest corner of Lot 20 of said subdivision north right of way line of East 87th Terrace, a distance of 800 described in a warranty deed to the City of Kansas City, Miss degrees 39 minutes 03 seconds East, no longer with said right right of way line of East 87th Terrace and to a point on the we City of Kansas City, Missouri found in instrument number 2005 West, with said right of way, a distance of 764.27 feet to a pocurve to the left having a radius of 578.01 feet, a central ang bearing of North 01 degrees 53 minutes 29 seconds West, a Central ang bearing of North 01 degrees 53 minutes 29 seconds West, a central ang bearing of North 01 degrees 53 minutes 29 seconds West, a central ang bearing of North 01 degrees 53 minutes 29 seconds West, a central ang bearing of North 01 degrees 53 minutes 29 seconds West, a central ang bearing of North 01 degrees 53 minutes 29 seconds West, a central ang bearing of North 01 degrees 53 minutes 29 seconds West, a central ang bearing of North 01 degrees 53 minutes 29 seconds West, a central ang bearing of North 01 degrees 53 minutes 29 seconds West, a central ang bearing of North 01 degrees 53 minutes 29 seconds West, a central ang bearing of North 01 degrees 53 minutes 29 seconds West, a central ang bearing of North 01 degrees 53 minutes 29 seconds West, a central ang bearing of North 01 degrees 53 minutes 29 seconds West, a central ang bearing of North 01 degrees 53 minutes 29 seconds West, a central ang bearing of North 01 degrees 53 minutes 29 seconds West, a central ang bearing of North 01 degrees 53 minutes 29 seconds West, a central ang bearing of North 01 degrees 53 minutes 29 seconds West, a central ang bearing of North 01 degrees 53 minutes 29 seconds West, a central ang bearing of North 01 degrees 53 minutes 29 seconds West, a central ang bearing of North 01 degrees 53 minutes 29 seconds West, a central ang bearing of North 01 degrees 53 minutes 29 seconds West, a central ang bearing of North 01 degrees 53 minutes 29 seconds West, a central ang b	feet, more or less, couri found in instruct of way line, a dissest line of a tract of K0049704; thence int on the east right of 03 degree 26 distance of 34.72 founds West, a distances. (See of 1.07 acres. (See of 1.07 acres.	to a point on the west line of a tract of land ument number 2005K0049704; thence South 2 stance of 67.74 feet to a point on the south f land described in a warranty deed to the South 90 degrees 00 minutes 00 seconds at of way line of Prospect Avenue; thence on minutes 31 seconds, an initial tangent eet, all being with the east right of way of cance 25.46 feet to the point of beginning. The
Our utility/agency has facilities or interest within this right	of way:	
☐ Yes (proceed to #2) ∑	No (form comp	olete)
2. Our utility/agency: has no objections objects to the vacation and will not waive object will waive objections subject to the following co Retain utility easement and protect factories Other:	nditions (describe	
 Please discuss objections or conditions with applicant ar Please return this form to the applicant within 30 days. 	ad/or City Staff Prio	or to returning this form.
Craig McNiel, Vicinity Distribution Supervisor	raig Moni	iel 4/01/2024
Authorized Representative	Ű	Date
Return this form to:		

Phone

Email

Applicant Name



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-2024-00004	UTILITY CO.: _	KCMO Water Services Department
Be it known that Labconco Corporation, being owners desires to petition the City of Kansas City, Missouri to pe	s of real estate abutting ass an ordinance vaca	on the below described street, alley or plat ting:
E. 87 th Terrace described as follows:		
All that part of Axtell Molinaro industrial District, a subd particularly described as follows (the basis of bearing t North line of the Southwest Quarter of Section 22, Town: PLS 2001300041 or under my direct supervision, March	ior this description is the ship 48. Range 33. and	North line of said subdivision also being the
Beginning at the southwest corner of Lot 20 of said subdonorth right of way line of East 87th Terrace, a distance of described in a warranty deed to the City of Kansas City degrees 39 minutes 03 seconds East, no longer with said right of way line of East 87th Terrace and to a point on the City of Kansas City, Missouri found in instrument number West, with said right of way, a distance of 764.27 feet to curve to the left having a radius of 578.01 feet, a central bearing of North 01 degrees 53 minutes 29 seconds West, with said right of way, and stance of 764.27 feet to curve to the left having a radius of 578.01 feet, a central bearing of North 01 degrees 53 minutes 29 seconds West, with said right of land contains 46,917 square for the left having a radius of 46,917 square for the left having a radius of 46,917 square for the left having a radius of 46,917 square for the left having a radius of 46,917 square for the left having a radius of 46,917 square for the left having a radius of 578.01 feet a	of 800 feet, more or less, , Missouri found in instraint of way line, a did the west line of a tract or r 2005K0049704; thence a point on the east rigical il angle of 03 degree 28 st, a distance of 34.72 for 00 seconds West. a distance of 34.72 for distanc	to a point on the west line of a tract of land ument number 2005K0049704; thence South 27 stance of 67.74 feet to a point on the south of land described in a warranty deed to the 2 South 90 degrees 00 minutes 00 seconds in the feet of Prospect Avenue; thence on a 5 minutes 31 seconds, an initial tangent eet, all being with the east right of way of garce 25.44 feet to the point of beginning. The
for the following purpose: Expansion of corporate	e campus	
Our utility/agency has facilities or interest within this	right of way:	
Yes (proceed to #2)	□ No (form comp	plete)
And the process of th	g conditions (describe t facilities SLKC Water of and/or City Staff Prior	below)
Please return this form to the applicant within 30 day	ys.	
Land W. Kel		09/30/2024
Authorized Representative	The state of the s	Date
eturn this form to:		
Applicant Name		Phone

Email