



# CITY PLAN COMMISSION STAFF REPORT

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

April 16, 2024

**Project Name**  
1201 Union Ave- Alley Vacation

**Docket #7**

**Request**  
CD-ROW-2023-00007  
Vacation of Public Right of Way

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

**Location** 1201 Union Ave  
**Area** About 1622 SF  
**Zoning** Zoning  
**Council District** 4<sup>th</sup>  
**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

**KC Spirit Playbook Alignment**  
Not Applicable

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

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

## 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. Additional discussions between the applicant, CPD staff, Law Department staff, and the City Manager's Office further delayed this case.

## 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 alley is unimproved but is accessible to the general public. It is adjacent to a vacant building to the north which has an approved project plan to renovate it into residential units and a vacant lot to the south.

## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approve a vacation of public right of way of about 162 feet generally located west of Santa Fe Street between Union Avenue and West 11<sup>th</sup> Street.

## CONTROLLING CASE

There is no controlling case for the referenced property.

## PROFESSIONAL STAFF RECOMMENDATION

Docket #7 Recommendation: No Recommendation

## RELEVANT CASES

**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.

**Case Number CD-CPC-2023-00087-** On July 18, 2023, the City Plan Commission approved a Project Plan on about .4 acres generally located at 1201 Union Ave to allow for the adaptive reuse of an existing historic structure.

## VACATION REVIEW

The applicant is requesting a vacation of right of way in District UR (Urban Redevelopment), generally located on the west of Santa Fe Street between West 11<sup>th</sup> Street and Union Ave. Specifically, the applicant seeks to vacate the eastern 162.26 feet of the alley, leaving the remaining 220 feet as public right of way, resulting in a dead end. To maintain the alley's functionality, the applicant has proposed a public cross access easement.

The applicant owns the buildings at 1201 Union Avenue and 1015 Mulberry St. A project plan (Case Number CD-CPC-2023-00087) approved last year approved the renovation of the building at 1201 Union Avenue into a mixed-use building with residential. The project plan has a stair access and loading dock on the southern side of the building which if constructed would encroach into the right of way of the alley. Furthermore, compliance with building code requirements necessitates a setback for proposed windows on the southern facade. The applicant seeks approval of this vacation in order to achieve their goal of renovating this building and complying with the building code.

To facilitate this vacation, staff included the following condition aimed at safeguarding the public's right to access. This condition ensures that the vacation ordinance and associated actions do not impede future access by the public, regardless of any actions taken by the applicant.

“That the ordinance and the vacation of this alley are subject to the reversionary intent stated herein. The vacation of the alley as described herein shall be null and void and the City shall, by reversion take title so the public right of way otherwise vacated or if obstructions have been placed within the right of way the applicant must dedicate right of way which is 10 feet wide and constructed to City Standards for an alley if the vacation is terminated for any reason or if a cross access easement is not recorded simultaneously with this vacation ordinance which prohibits the alley to be barricaded or blocked. ”

There are no public utilities within the right of way. Evergy and Spectrum-Charter do have utilities with the right of way and will waive their objections subject to the applicant retaining a utility easement and protecting the utilities.

**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 eastern portion of the alley on the block bounded by Santa Fe Street, Union Avenue, Mulberry Street, and West 11<sup>th</sup> Street. With a recorded Public Cross Access Easement 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 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.**

With the recording of a Public Cross Access Easement the vacation will not disrupt any street network or reduce physical connectivity. If no Cross Access Easement is recorded, then approval of the vacation would violate this requirement of vacations.

**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 alley. The applicant is proposing to record a public cross access easement which will allow for anyone traversing the alley to continue to the east. However, without the easement requiring that it is never blocked or barricaded this could result in a dead end.

**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
  - 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,

A handwritten signature in black ink, appearing to read "Matthew Barnes", with a large, stylized flourish at the end.

Matthew Barnes  
Planner



## Plan Conditions

Report Date: April 10, 2024

Case Number: CD-ROW-2023-00007

Project: 1201 Union Avenue- Alley Vacation

---

*Condition(s) by City Planning and Development Department. Contact Matthew Barnes at (816) 513-8817 / [matthew.barnes@kcmo.org](mailto: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 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.
3. That the ordinance and the vacation of this alley are subject to the reversionary intent stated herein. The vacation of the alley as described herein shall be null and void and the City shall, by reversion take title so the public right of way otherwise vacated or if obstructions have been placed within the right of way the applicant must dedicate right of way which is 10 feet wide and constructed to City Standards for an alley if the vacation is terminated for any reason or if a cross access easement is not recorded simultaneously with this vacation ordinance which prohibits the alley to be barricaded or blocked.

UNION AVE

WEST BOTTOMS - PROPCO MASTER LLC  
1201 UNION AVENUE

WEST BOTTOMS - PROPCO MASTER LLC  
1015 MULBERRY STREET

11th STREET

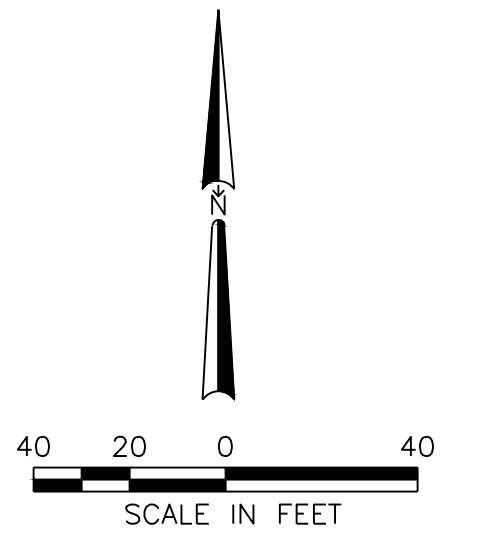
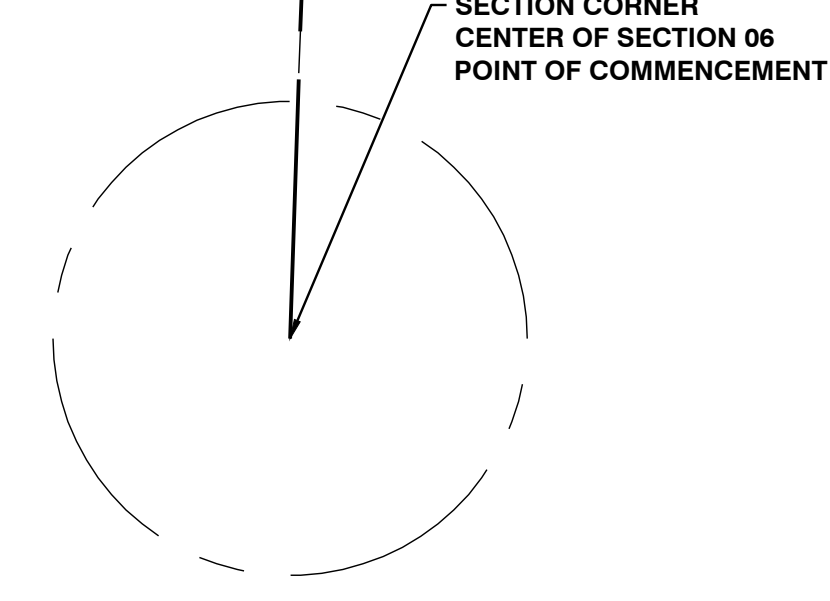
SANTA FE STREET

MULBERRY

12th

KCT RR

1201 UNION AVENUE  
ALLEY VACATION  
IN CONNECTION WITH THE WEST BOTTOMS DEVELOPMENT  
CROOKS TERMINAL AND PLAZA



U:\2022\22-101\VACATIONS\CROOKS\2023-01-23\_CROOKS\_ALLEY\_VACATION\_EXHIBIT.DWG



2023-02-08

**West Bottoms Redevelopment**

**Project No. 21.70187.00**

**Kansas City, Missouri**

**1201 UNION AVENUE - ALLEY**

**ALLEY VACATION**

**AN ALLEY VACATION IS PROPOSED 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 557.93 FEET;**

**THENCE N 87°-51'-17" W, A DISTANCE 202.62 FEET TO THE POINT OF BEGINNING;**

**THENCE S 02°-08'-43" W, A DISTANCE 10.00 FEET;**

**THENCE ALONG THE NORTH PROPERTY LINE OF BLOCK 43 TURNER & CO'S ADDITION DESCRIBED BELOW, N 87°-54'-01" W, A DISTANCE OF 162.26 FEET;**

**THENCE N 02°-05'-59" E, A DISTANCE OF 10.00 FEET TO THE SOUTH PROPERTY LINE OF TRACT "MS-1";**

**THENCE S 87°-54'-01" E ALONG THE SOUTH PROPERTY LINE OF TRACT "MS-1" DESCRIBED BELOW, A DISTANCE OF 162.26 FEET TO THE POINT OF BEGINNING.**

**CONTAINING 1622.60 SQUARE FEET OF LAND MORE OR LESS.**

**West Bottoms Redevelopment**

**Project No. 21.70187.00**

**Kansas City, Missouri**

**1201 UNION AVENUE - ALLEY**

**TRACT "MS-1"**

**LOT 10, EXCEPT THE WEST 6 FEET THEREOF, AND LOTS 11, 12, 13, 14, 15 AND 16, BLOCK 43, TURNER & CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI**





# PETITION FOR 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)

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-2023-00007 - A request to vacate an alley, 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 557.93 FEET;

THENCE N 87°-51'-17" W, A DISTANCE 202.62 FEET TO THE POINT OF BEGINNING; THENCE S 02°-08'-43" W, A DISTANCE 10.00 FEET;

THENCE ALONG THE NORTH PROPERTY LINE OF BLOCK 43 TURNER & CO'S ADDITION DESCRIBED BELOW, N 87°-54'-01" W, A DISTANCE OF 162.26 FEET;

THENCE N 02°-05'-59" E, A DISTANCE OF 10.00 FEET TO THE SOUTH PROPERTY LINE OF TRACT "MS-1";

THENCE S 87°-54'-01" E ALONG THE SOUTH PROPERTY LINE OF TRACT "MS-1" DESCRIBED BELOW, A DISTANCE OF 162.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 1622.60 SQUARE FEET OF LAND MORE OR LESS.

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____	
_____	by _____
City Clerk	Deputy

Following are the names of the property owners owning or claiming to own all the property abutting said area proposed to be vacated:



# PETITION FOR 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)

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.

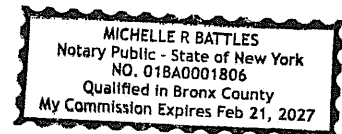
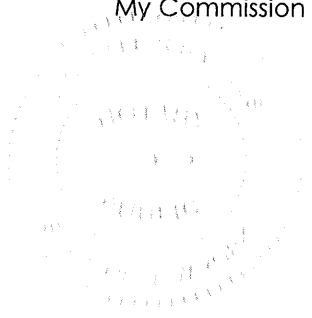
On this 10<sup>th</sup> day of November in the year 2023 before me, a Notary Public in and for said state, personally appeared Fergus Campbell, known to me to be the person who executed the within instrument and acknowledged to me that he/she executed the same for the purposes therein stated, and that 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 10<sup>th</sup> 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

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](http://www.kcmo.gov/planning)

## Case No. CD-ROW-2023-00007

In the matter of the vacation of:

Case No. CD-ROW-2023-00007 - A request to vacate an alley, 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 557.93 FEET;

THENCE N 87°-51'-17" W, A DISTANCE 202.62 FEET TO THE POINT OF BEGINNING; THENCE S 02°-08'-43" W, A DISTANCE 10.00 FEET;

THENCE ALONG THE NORTH PROPERTY LINE OF BLOCK 43 TURNER & CO'S ADDITION DESCRIBED BELOW, N 87°-54'-01" W, A DISTANCE OF 162.26 FEET;

THENCE N 02°-05'-59" E, A DISTANCE OF 10.00 FEET TO THE SOUTH PROPERTY LINE OF TRACT "MS-1";

THENCE S 87°-54'-01" E ALONG THE SOUTH PROPERTY LINE OF TRACT "MS-1" DESCRIBED BELOW, A DISTANCE OF 162.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 1622.60 SQUARE FEET OF LAND MORE OR LESS.

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

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](http://www.kcmo.gov/planning)

## CONSENT OF LIMITED LIABILITY COMPANIES

Case No. CD-ROW-2023-00007

Owner's name	Legal description of property
<p>West Bottoms – Propco Master, LLC</p> <p>(Fergus Campbell, Authorized Signatory)</p>  <p>(sign) Authorized Signatory</p>	<p>(Multiple Neighboring Properties Owned by Same Entity)</p> <p>1201 Union Avenue, Kansas City, MO 64101 Legal Description: 1201-05 UNION TURNER AND COS ADD E 18 FT LOT 10 ALL OF LOTS 11 TO 16 INCL BLK 43</p> <p>1015 Mulberry Street, Kansas City, MO 64101 Legal Description: TURNER &amp; COS ADD BEG ON W LI SANTA FE ST 60 FT N OF SE COR LOT 17 BLK 43 TH N TO S LI ALLEY TH W 192 FT TO W LI LOT 24 TH S TO N LI 10TH TH NELY TO PT OF BEG PRT LOTS 17 TO 24 INCL ALSO ALL LOTS 25 TO 32 INCL LY S OF S LI ALLEY BLK 43</p>

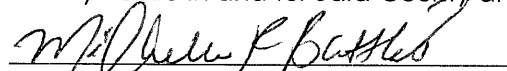
(additional sheets attached as required)

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

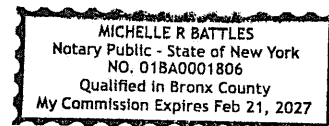
On this 13<sup>th</sup> day of November, 2023 before me, a Notary Public in and for said state, personally appeared Fergus Campbell, who being by me duly sworn did say that he/she is the managing member of West Bottoms – Propco Master, LLC, a Missouri limited liability company, and that the within instrument 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 13<sup>th</sup> 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

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](http://www.kcmo.gov/planning)

Case No. CD-ROW-2023-00007

**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:

AN ALLEY VACATION IS PROPOSED 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 557.93 FEET;  
THENCE N 87°-51'-17" W, A DISTANCE 202.62 FEET TO THE POINT OF BEGINNING;  
THENCE S 02°-08'-43" W, A DISTANCE 10.00 FEET;  
THENCE ALONG THE NORTH PROPERTY LINE OF BLOCK 43 TURNER & CO'S ADDITION DESCRIBED BELOW, N 87°-54'-01" W, A DISTANCE OF 162.26 FEET;  
THENCE N 02°-05'-59" E, A DISTANCE OF 10.00 FEET TO THE SOUTH PROPERTY LINE OF TRACT "MS-1";  
THENCE S 87°-54'-01" E ALONG THE SOUTH PROPERTY LINE OF TRACT "MS-1" DESCRIBED BELOW, A DISTANCE OF 162.26 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1622.60 SQUARE FEET OF LAND MORE OR LESS.

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 CUEEMA  
Authorized Representative

03/14/23  
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](http://www.kcmo.gov/planning)

Case No. CD-ROW-2023-00007

## 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:

AN ALLEY VACATION IS PROPOSED 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 557.93 FEET;  
 THENCE N 87°-51'-17" W, A DISTANCE 202.62 FEET TO THE POINT OF BEGINNING;  
 THENCE S 02°-08'-43" W, A DISTANCE 10.00 FEET;  
 THENCE ALONG THE NORTH PROPERTY LINE OF BLOCK 43 TURNER & CO'S ADDITION DESCRIBED BELOW, N 87°-54'-01" W, A DISTANCE OF 162.26 FEET;  
 THENCE N 02°-05'-59" E, A DISTANCE OF 10.00 FEET TO THE SOUTH PROPERTY LINE OF TRACT "MS-1";  
 THENCE S 87°-54'-01" E ALONG THE SOUTH PROPERTY LINE OF TRACT "MS-1" DESCRIBED BELOW, A DISTANCE OF 162.26 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 1622.60 SQUARE FEET OF LAND MORE OR LESS.

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.

*Octavio Moncada*

Authorized Representative

March 16, 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 Address	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](http://www.kcmo.gov/planning)

Case No. CD-ROW-2023-00007

## 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:

AN ALLEY VACATION IS PROPOSED 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 557.93 FEET;  
THENCE N 87°-51'-17" W, A DISTANCE 202.62 FEET TO THE POINT OF BEGINNING;  
THENCE S 02°-08'-43" W, A DISTANCE 10.00 FEET;  
THENCE ALONG THE NORTH PROPERTY LINE OF BLOCK 43 TURNER & CO'S ADDITION DESCRIBED BELOW, N 87°-54'-01" W, A DISTANCE OF 162.26 FEET;  
THENCE N 02°-05'-59" E, A DISTANCE OF 10.00 FEET TO THE SOUTH PROPERTY LINE OF TRACT "MS-1";  
THENCE S 87°-54'-01" E ALONG THE SOUTH PROPERTY LINE OF TRACT "MS-1" DESCRIBED BELOW, A DISTANCE OF 162.26 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1622.60 SQUARE FEET OF LAND MORE OR LESS.

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, KCMO, Public Works Dept,

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





# UTILITY/AGENCY COMMENTS 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. CD-ROW-2023-00007

**UTILITY CO. KCMO FIRE**

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:

AN ALLEY VACATION IS PROPOSED 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 557.93 FEET;  
THENCE N 87°-51'-17" W, A DISTANCE 202.62 FEET TO THE POINT OF BEGINNING;  
THENCE S 02°-08'-43" W, A DISTANCE 10.00 FEET;  
THENCE ALONG THE NORTH PROPERTY LINE OF BLOCK 43 TURNER & CO'S ADDITION DESCRIBED BELOW, N 87°-54'-01" W, A DISTANCE OF 162.26 FEET;  
THENCE N 02°-05'-59" E, A DISTANCE OF 10.00 FEET TO THE SOUTH PROPERTY LINE OF TRACT "MS-1";  
THENCE S 87°-54'-01" E ALONG THE SOUTH PROPERTY LINE OF TRACT "MS-1" DESCRIBED BELOW, A DISTANCE OF 162.26 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1622.60 SQUARE FEET OF LAND MORE OR LESS.

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.

M Schroeder  
Authorized Representative

03/15/2023

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. 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. CD-ROW-2023-00007

**UTILITY CO. KCMO WATER SERVICES**

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:

AN ALLEY VACATION IS PROPOSED 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 557.93 FEET;  
THENCE N 87°-51'-17" W, A DISTANCE 202.62 FEET TO THE POINT OF BEGINNING;  
THENCE S 02°-08'-43" W, A DISTANCE 10.00 FEET;  
THENCE ALONG THE NORTH PROPERTY LINE OF BLOCK 43 TURNER & CO'S ADDITION DESCRIBED BELOW, N 87°-54'-01" W, A DISTANCE OF 162.26 FEET;  
THENCE N 02°-05'-59" E, A DISTANCE OF 10.00 FEET TO THE SOUTH PROPERTY LINE OF TRACT "MS-1";  
THENCE S 87°-54'-01" E ALONG THE SOUTH PROPERTY LINE OF TRACT "MS-1" DESCRIBED BELOW, A DISTANCE OF 162.26 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1622.60 SQUARE FEET OF LAND MORE OR LESS.

For the following purpose: For Proposed Residential Development

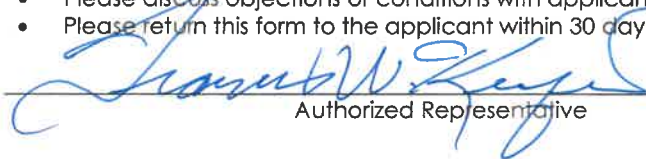
**1. Our utility/agency has facilities or interest within this right of way:**

- 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.

  
Authorized Representative

09/26/2023  
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](http://www.kcmo.gov/planning)

Case No. CD-ROW-2023-00007

## UTILITY CO. SPECTRUM-CHARTER

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:

AN ALLEY VACATION IS PROPOSED 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 557.93 FEET;  
THENCE N 87°-51'-17" W, A DISTANCE 202.62 FEET TO THE POINT OF BEGINNING;  
THENCE S 02°-08'-43" W, A DISTANCE 10.00 FEET;  
THENCE ALONG THE NORTH PROPERTY LINE OF BLOCK 43 TURNER & CO'S ADDITION DESCRIBED BELOW, N 87°-54'-01" W, A DISTANCE OF 162.26 FEET;  
THENCE N 02°-05'-59" E, A DISTANCE OF 10.00 FEET TO THE SOUTH PROPERTY LINE OF TRACT "MS-1";  
THENCE S 87°-54'-01" E ALONG THE SOUTH PROPERTY LINE OF TRACT "MS-1" DESCRIBED BELOW, A DISTANCE OF 162.26 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1622.60 SQUARE FEET OF LAND MORE OR LESS.

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.

Bill Matyal  
Authorized Representative

7-25-23  
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](http://www.kcmo.gov/planning)

Case No. CD-ROW-2023-00007

## UTILITY CO. VICINITY

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:

AN ALLEY VACATION IS PROPOSED 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 557.93 FEET;  
THENCE N 87°-51'-17" W, A DISTANCE 202.62 FEET TO THE POINT OF BEGINNING;  
THENCE S 02°-08'-43" W, A DISTANCE 10.00 FEET;  
THENCE ALONG THE NORTH PROPERTY LINE OF BLOCK 43 TURNER & CO'S ADDITION DESCRIBED BELOW, N 87°-54'-01" W, A DISTANCE OF 162.26 FEET;  
THENCE N 02°-05'-59" E, A DISTANCE OF 10.00 FEET TO THE SOUTH PROPERTY LINE OF TRACT "MS-1";  
THENCE S 87°-54'-01" E ALONG THE SOUTH PROPERTY LINE OF TRACT "MS-1" DESCRIBED BELOW, A DISTANCE OF 162.26 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1622.60 SQUARE FEET OF LAND MORE OR LESS.

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.

Craig McNiel, Vicinity Distribution Supervisor *Craig McNiel*  
Authorized Representative

3/14/2023

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