



CITY PLAN COMMISSION

15th Floor, City Hall
414 East 12th Street
Kansas City, Missouri 64106

kcmo.gov/planning

July 22, 2024

Rachelle Biondo
Rouse Frets White Goss Gentile Rhodes, a Professional Corporation
4510 Belleview Ave
Kansas City, MO 64111

Re: **CD-ROW-2024-00004** - A request to approve a vacation of right-of-way in district M3-5 (Manufacturing 3 - 5) on about 1.07 acres generally located at the corner of Prospect Avenue and E 87th Terrace.

Dear Rachelle Biondo:

At its meeting on July 17, 2024, the City Plan Commission acted as follows on the above-referenced case.

Approved with Conditions

The Commission's action is only a recommendation. Your request must receive final action from the City Council. All conditions imposed by the Commission, if any, are available on the following page(s).

PLEASE READ CONDITIONS CAREFULLY as some or all of the conditions imposed may require action on your part to proceed to the next step.

- If revised plans are required, you must make such revisions and upload the revised plans prior to proceeding to final action.
- If revised plans are not required, your request will automatically be submitted for City Council consideration.

If you have any questions, please contact me at Larisa.Chambi@kcmo.org or (816) 513-8822.

Sincerely,

A handwritten signature in cursive script that reads "Larisa Chambi".

Larisa Chambi
Lead Planner

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.