

CITY PLAN COMMISSION STAFF REPORT

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

August 2, 2022

PROJECT NAME

Vacation of Right of Way at **Carter-Waters (Pennway Point)**

DOCKET #4

REQUEST

CD-ROW-2022-00001 - Vacation

APPLICANT

Sam Sahlfeld Olsson

Location 2450 Jefferson St Area About 12000 SF

Zoning M1-5

Council District 4th

County Jackson

School District Kansas City

SURROUNDING LAND USES

North: zoned M1-5, KCT Rail Road **South:** zoned M1-5, manufacturing

East: zoned M1-5, Proposed Pennway Point

West: zoned M1-5, Interstate 35

MAJOR STREET PLAN

The City's Major Street Plan does not identify any streets at this location

LAND USE PLAN

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

APPROVAL PROCESS

City Plan Commission

City Council

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

Notice of the public hearing was sent to the Westside Planning Committee.

REQUIRED PUBLIC ENGAGEMENT

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

EXISTING CONDITIONS

The existing right of way is currently improved and serves as an access to the future Pennway Point development. This ROW currently does not provide access to any other property or provide a through connection.

SUMMARY OF REQUEST

The applicant is seeking approval of a vacation of a portion of Jefferson Street north of West 25th Street in M1-5 (Manufacturing) to allow for the construction of a mixed-use development named Pennway Point.

KEY POINTS

• Jefferson Street is currently a dead-end north of West 25th Street

PROFESSIONAL STAFF RECOMMENDATION

Docket #4 Recommendation: Approval with Conditions.

CONTROLLING CASE

There are no controlling or relevant cases for this vacation.

VACATION LOCATION



PLAN REVIEW

The request for this alley vacation is based upon the developer requesting to construct a new development which will have a variety of uses including retail and restaurants. The developer is working with MoDOT to obtain additional ROW that is within their jurisdiction under I-35 for parking for this development.

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 Jefferson Street north of West 25th Street. Currently Jefferson ends in a dead end. Access to any property will not be affected with this vacation.

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 right of way proposed for vacation does not serve any current or future public purpose.

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 or physical connectivity in any way.

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.

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.

PROFESSIONAL STAFF RECOMMENDATION

Staff recommends **Approval Subject to Conditions** as reflected in the attached Plan Conditions Report.

Respectfully Submitted,

Matthew Barnes

Planner

KANSAS CITY Planning & Dev

Plan Conditions

Report Date: July 28, 2022

Case Number: CD-ROW-2022-00001

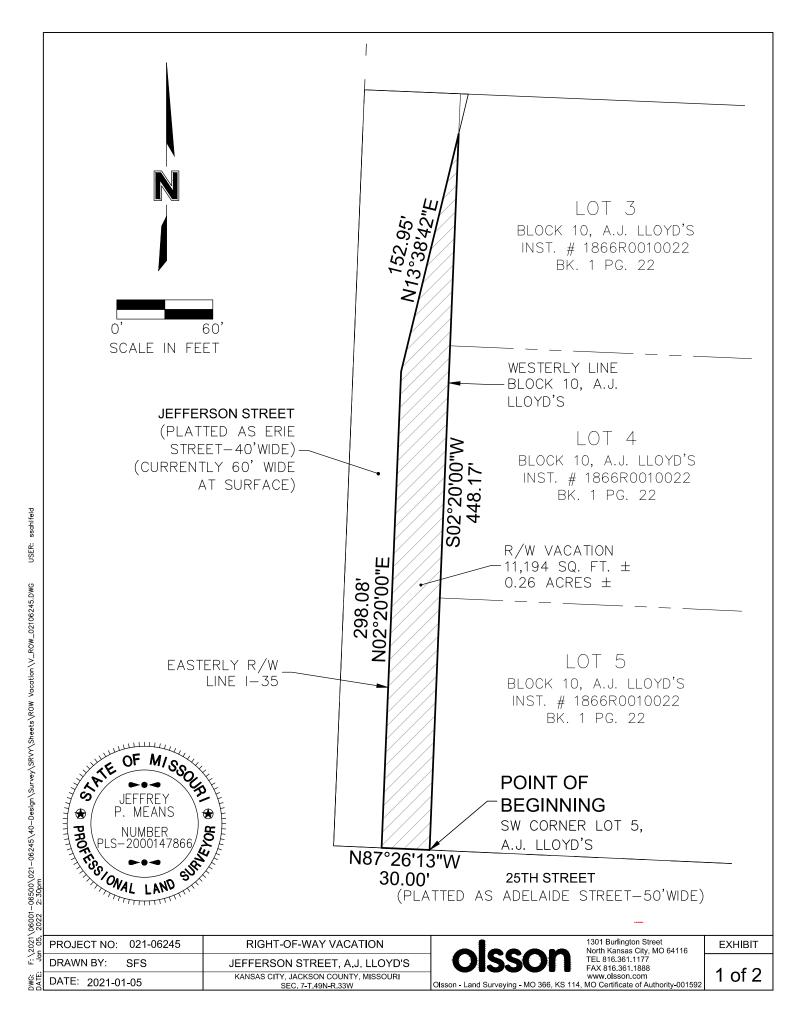
Project: Carter-Waters

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

- 1. The developer shall relocate facilities, at the developer's expense, owned and operated by Kansas City Missouri Water Services Department.
- 2. The developer shall retain an easement and protect facilities owned and operated by Evergy
- 3. The developer shall retain an easement and protect facilities or relocate facilities, at the developer's expense, owned and operated by ATT.
- 4. The developer shall retain access and utility easements and protect facilities operated by Kansas City Missouri Public Works, Street & Traffic
- 5. The developer must submit prior notification to Spectrum in order to relocate the plant.
- 6. That if the developer wishes to be responsible for maintaining streetlights SAE1566 & SAE1567 the following apply:
 - 1. New owners will be responsible to maintain streetlights
 - 2. Will have a billing account setup with Evergy to take over the streetlight payments
 - 3. Will notify KCMO Streetlight when transfer of ownership is complete, so that we can remove them from our monthly billing.

If the developer does NOT wish to keep streetlights SAE1566 & SAE1567 the following apply:

- 1. SAE1566- Remove pole, arm, light fixture and wire span and have them return to Black and McDonald which is our maintenance contractor.
- 2. SAE1567- Remove pole, arm, light fixture and wire span and have them return to Black and McDonald which is our maintenance contractor.
- 3. All cost is a cost to the new owners
- 4. Black and McDonald is our maintenance contractor who are the only ones qualifies to work on our streetlights.



RIGHT-OF-WAY VACATION OLSSON NO. 021-06245 JANUARY 5, 2022

RIGHT-OF-WAY DESCRIPTION

A PORTION OF RIGHT—OF—WAY FOR JEFFERSON STREET, PLATTED AS ERIE STREET AS ESTABLISHED BY A.J. LLOYD'S BLOCK 10, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 49 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI RECORDED AS INSTRUMENT NUMBER 1866R0010022 IN BOOK 1 AT PAGE 22 IN THE JACKSON COUNTY RECORDER OF DEEDS OFFICE BEING BOUNDED AND DESCRIBED BY OR UNDER THE DIRECT SUPERVISION OF JEFFREY P. MEANS P.L.S. 2000147866, AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 OF SAID A.J. LLOYD'S BLOCK 10; THENCE NORTH 87°26'13" WEST, 30.00 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF INTERSTATE 35 AS NOW ESTABLISHED; THENCE NORTH 02°20'00" EAST ON SAID EXISTING EASTERLY RIGHT OF WAY LINE, 298.08 FEET: THENCE NORTH 13°38'42" EAST ON SAID EXISTING EASTERLY RIGHT OF WAY LINE. 152.95 FEET TO A POINT ON THE WEST LINE OF LOT 3 OF SAID A.J. LLOYD'S BLOCK 10; THENCE SOUTH 02°20'00" WEST ON SAID WEST LINE, ALSO BEING THE WEST LINE OF LOTS 4 AND 5 OF SAID A.J. LLOYD'S BLOCK 10, A DISTANCE OF 448.17 FEET TO THE POINT OF BEGINNING. CONTAINING 11,194 SQUARE FEET OR 0.26 ACRES, MORE OR LESS.



021-06245 PROJECT NO: RIGHT-OF-WAY VACATION JEFFERSON STREET, A.J. LLOYD'S DRAWN BY: SFS KANSAS CITY JACKSON COUNTY MISSOURI DATE: 2021-01-05 SEC. 7-T.49N-R.33W

1301 Burlington Street North Kansas City, MO 64116 TEL 816 361 1177 FAX 816.361.1888 www.olsson.com Olsson - Land Surveying - MO 366, KS 114, MO Certificate of Authority-001592 **EXHIBIT**

1 of 2



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

CD-ROW-2022-000

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:

A portion of right-of-way for Jefferson Street, platted as Erie Street as established by A.J. LLOYD'S BLOCK 10, a subdivision of land in the Southeast Quarter of Section 7, Township 49 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri recorded as Instrument Number 1866R0010022 in Book 1 at Page 22 in the Jackson County Recorder of Deeds Office being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as follows: Beginning at the Southwest corner of Lot 5 of said A.J. LLOYD'S BLOCK 10; thence North 87°26'13" West, 30.00 feet to a point on the existing Easterly right of way line of Interstate 35 as now established; thence North 02°20'00" East on said existing Easterly right of way line, 298.08 feet; thence North 13°38'42" East on said existing Easterly right of way line, 152.95 feet to a point on the West line of Lot 3 of said A.J. LLOYD'S BLOCK 10; thence South 02°20'00" West on said West line, also being the West line of Lots 4 and 5 of said A.J. LLOYD'S BLOCK 10, a distance of 448.17 feet to the Point of Beginning. Containing 11,194 square feet or 0.26 acres, 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.

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Filed	, 20	9
	bv	
City Clerk	Deputy	
		20 a20 cm s



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

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CD-ROW-2022-000

Following are the names of the property owners owning or claiming to own all the property

Owner's name	Legal description of property	Residence of owner
Safranda MO, LLC	Lots 3-5 Block 10 of AJ Lloyds Subdivision	7101 NW Antioch RD. Gladstone, MO 64119
attach additional sheets if rec	quired)	1/2/
		Petitioner Petitioner
STATE OF MISSOURI)) ss.)	
personally appeared <u>Pound</u> the within instrument and ackr therein stated, and that he/st foregoing petition are the pe	in the year 20 ¹ , before me, a Not by Land was personally that the persons owning or claiming to own to be claim to own all the property abutting	o be the person who executed uted the same for the purpose ons named on the above and the property set opposite thei
Subscribed and sworn t	to before me on this ${\color{red} {\mathcal B}}$ day of ${\color{red} {\mathcal W}}$	<u>narch</u> , 20 22 .
My Commission Expires:	Notary Public in and Notary Public Notary Public YOLANDA BE	for Said County and State

02/10/2024

NOTARY PUBLIC-NOTARY SEAL STATE OF MISSOURI **JACKSON COUNTY MY COMMISSION EXPIRES 2/10/2024 COMMISSION # 15396605**



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

CD-ROW-2022-000

In the matter of the vacation of:

A portion of right-of-way for Jefferson Street, platted as Erie Street as established by A.J. LLOYD'S BLOCK 10, a subdivision of land in the Southeast Quarter of Section 7, Township 49 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri recorded as Instrument Number 1866R0010022 in Book 1 at Page 22 in the Jackson County Recorder of Deeds Office being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as follows: Beginning at the Southwest corner of Lot 5 of said A.J. LLOYD'S BLOCK 10; thence North 87°26'13" West, 30.00 feet to a point on the existing Easterly right of way line of Interstate 35 as now established; thence North 02°20'00" East on said existing Easterly right of way line, 298.08 feet; thence North 13°38'42" East on said existing Easterly right of way line, 152.95 feet to a point on the West line of Lot 3 of said A.J. LLOYD'S BLOCK 10; thence South 02°20'00" West on said West line, also being the West line of Lots 4 and 5 of said A.J. LLOYD'S BLOCK 10, a distance of 448.17 feet to the Point of Beginning. Containing 11,194 square feet or 0.26 acres, 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

CD_BOW_2022_000

CONSENT OF LIMITED FIABILITY CO	WLAUIE2	CD-ROVV-2022-000
Owner's name	Legal description of	property
Safranda MO, LLC	Lots 3-5 Block 10 of AJ Lloyds Subdivision	
(additional sheets attached as red	quired)	
STATE OF)) ss.	
COUNTY OF) 33.	
appeared <u>David m Baken</u> , who member of <u>Satisfied was</u> , a instrument was signed and sealed	before me, a Notary Public in and o being by me duly sworn did say that limited liability compard in behalf of said limited liability con aid instrument to be the free act artherein stated.	t he/she is the managing ny, and that the within npany by authority of its
Subscribed and sworn to b	before me on this ${\color{red} {\mathcal S}}$ day of ${\color{red} {\mathcal M}}$, 20 <u>3</u> -2
	Notary Public in and for Said	d County and State
My Commission Expires:	YOLANDA E NOTARY PUBLIC STATE OF M	-NOTARY SEAL

JACKSON COUNTY MY COMMISSION EXPIRES 2/10/2024 **COMMISSION # 15396605**



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-2022-000

итилту со. KCMO Public Works, Street & Traffic

E	Be it known that Safranda Mo LLC.	, being owners of real estate abutting on the below
	described street, alley or plat desires to petition the City of Ka	
Quarte Instrur the dir 10; the 02°20' feet to	er of Section 7, Township 49 North, Range 33 West of the 5th Princh nent Number 1866R0010022 in Book 1 at Page 22 in the Jackson rect supervision of Jeffrey P. Means P.L.S. 2000147866, as follows ence North 87°26'13" West, 30.00 feet to a point on the existing Ea/00" East on said existing Easterly right of way line, 298.08 feet; the a point on the West line of Lot 3 of said A.J. LLOYD'S BLOCK 10; and 5 of said A.J. LLOYD'S BLOCK 10;	tablished by A.J. LLOYD'S BLOCK 10, a subdivision of land in the Southeast cipal Meridian in Kansas City, Jackson County, Missouri recorded as County Recorder of Deeds Office being bounded and described by or under: Beginning at the Southwest corner of Lot 5 of said A.J. LLOYD'S BLOCK sterly right of way line of Interstate 35 as now established; thence North ence North 13°38'42" East on said existing Easterly right of way line, 152.95 thence South 02°20'00" West on said West line, also being the West line of to the Point of Beginning. Containing 11,194 square feet or 0.26 acres, more
f	or the following purpose: For future development	
	of the following purpose. To ratale development	
1	 Our utility/agency has facilities or interest within this right of the second se	of way: No (form complete)
,		No (Iom complete)
4	Our utility/agency:□ has no objections	
	 objects to the vacation and will not waive object 	
	Delegate facilities	
	Dother: Relain access and L	etility easements and protect facilities.
•	Please discuss objections or conditions with applicant and Please return this form to the applicant within 30 days.	I/or City Staff Prior to returning this form.
	\mathcal{L}	3/21/22
_	Authorized Representative	3/21/22
	Authorized Representative	Date
R	eturn this form to:	
	Sam Sahlfeld	816-442-6010
	Applicant Name	Phone
_	1301 Burlington St.	
	North Kansas City, MO 64116	ssahlfeld@olsson.com
	Address	Email



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CASE NO. **CD-ROW-2022-000**

итилту со. KCMO Public Works, Street Lighting

Be it known that Safranda Mo LLC.	, being owners of real estate abutting on the below				
described street, alley or plat desires to petition the City of Kans	, , , , , , , , , , , , , , , , , , , ,				
portion of right-of-way for Jefferson Street, platted as Erie Street as established by A.J. LLOYD'S BLOCK 10, a subdivision of land in the Southeast luarter of Section 7, Township 49 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri recorded as istrument Number 1866R0010022 in Book 1 at Page 22 in the Jackson County Recorder of Deeds Office being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as follows: Beginning at the Southwest corner of Lot 5 of said A.J. LLOYD'S BLOCK 0; thence North 87°26'13" West, 30.00 feet to a point on the existing Easterly right of way line of Interstate 35 as now established; thence North 2°20'00" East on said existing Easterly right of way line, 298.08 feet; thence North 13°38'42" East on said existing Easterly right of way line, 152.95 set to a point on the West line of Lot 3 of said A.J. LLOYD'S BLOCK 10; thence South 02°20'00" West on said West line, also being the West line of lots 4 and 5 of said A.J. LLOYD'S BLOCK 10, a distance of 448.17 feet to the Point of Beginning. Containing 11,194 square feet or 0.26 acres, more r less.					
for the following purpose: For future development					
 Our utility/agency has facilities or interest within this right of	way: No (form complete)				
 2. Our utility/agency: has no objections objects to the vacation and will not waive objection will waive objections subject to the following condi Retain utility easement and protect facilities Relocate facilities Vother: See email for instructions. ● Please discuss objections or conditions with applicant and/ ● Please return this form to the applicant within 30 days. 	es				
Octavio Moncada	March 21, 2022				
Authorized Representative	Date				
Return this form to:					
Sam Sahlfeld	816-442-6010				
Applicant Name	Phone				
1301 Burlington St.					
North Kansas City, MO 64116	ssahlfeld@olsson.com				
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-20	22-000	UTILITY CO	Spectrum	
Instruction of the country of the co	described rtion of right- rter of Sectio ument Numb direct supervious hence North 0'00" East or to a point on 4 and 5 of sa	of-way for Jefferson 7, Township 49 oper 1866R0010022 ision of Jeffrey P. 187°26'13" West, 3 on said existing East the West line of L	of desires to petition the City of Ko on Street, platted as Erie Street as est North, Range 33 West of the 5th Princ in Book 1 at Page 22 in the Jackson Means P.L.S. 2000147866, as follows 0.00 feet to a point on the existing Ea sterly right of way line, 298.08 feet; the of 3 of said A.J. LLOYD'S BLOCK 10;	nsas City, Miss ablished by A.spipal Meridian in County Record Beginning at the sterly right of we ance North 13°3 thence South (wners of real estate abutting on the below ouri to pass an ordinance vacating: J. LLOYD'S BLOCK 10, a subdivision of land in the Southeast of Kansas City, Jackson County, Missouri recorded as er of Deeds Office being bounded and described by or under the Southwest corner of Lot 5 of said A.J. LLOYD'S BLOCK and line of Interstate 35 as now established; thence North 18842" East on said existing Easterly right of way line, 152.95 (1920)00" West on said West line, also being the West line of Beginning. Containing 11,194 square feet or 0.26 acres, more	
			For future development			
		ility/agency has Yes (proceed to	facilities or interest within this right $(0.00000000000000000000000000000000000$	of way: No (form co	mplete)	
		will waive obje □Retain □Reloca	ons vacation and will not waive object ctions subject to the following con utility easement and protect facili ate facilities Prior notification to relocate our plant is no	ditions (descri ties		
			ns or conditions with applicant and o the applicant within 30 days.	d/or City Staff	Prior to returning this form.	
		Christine Avr	ett		6/15/22	
			Authorized Representative		Date	
	Return this	form to:				
	5	Sam Sahlfeld			816-442-6010	
		App	icant Name		Phone	
	1301	Burlington St		_		
	North	n Kansas City,	MO 64116		ssahlfeld@olsson.com	
	Address		Address		Email	



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	CASE NO.	CD-R	OW-2022-000	UTILITY CO	Vicinity Energy
					owners of real estate abutting on the below souri to pass an ordinance vacating:
Instruction of the country of the co	rter of Sectic ument Numl direct superv hence North '0'00" East o to a point or 4 and 5 of s	on 7, Tow ber 1866l rision of J 87°26'13 on said ex the Wes	nship 49 North, Range 33 West of the 5 R0010022 in Book 1 at Page 22 in the J effrey P. Means P.L.S. 2000147866, as "West, 30.00 feet to a point on the existing Easterly right of way line, 298.08 t line of Lot 3 of said A.J. LLOYD'S BLO	5th Principal Meridian i ackson County Record follows: Beginning at sting Easterly right of v feet; thence North 13° DCK 10; thence South	J. LLOYD'S BLOCK 10, a subdivision of land in the Southeast n Kansas City, Jackson County, Missouri recorded as der of Deeds Office being bounded and described by or under the Southwest corner of Lot 5 of said A.J. LLOYD'S BLOCK way line of Interstate 35 as now established; thence North 38'42" East on said existing Easterly right of way line, 152.95 02°20'00" West on said West line, also being the West line of Beginning. Containing 11,194 square feet or 0.26 acres, more
	for the foll	owing p	urpose: For future developme	ent	
			ncy has facilities or interest within thoceed to #2)	is right of way:	omplete)
		objec	ncy: o objections ts to the vacation and will not waive aive objections subject to the followi Retain utility easement and protect Relocate facilities Other:	ng conditions (descr ct facilities	be below)
	• Please	e return t	objections or conditions with applic his form to the applicant within 30 do Vicinity Distribution Superviso Authorized Representative	_{ays.} r <i>Craig Mc</i>	
	Return this	form to:			
		Sam Sa	ahlfeld		816-442-6010
			Applicant Name		Phone
	1301	Burlin	gton St.		
	North	n Kans	as City, MO 64116		ssahlfeld@olsson.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 | <u>www.kcmo.gov/planning</u>

CASE NO. CD-ROW-2022-000	UTILITY CO. AT&T
A portion of right-of-way for Jefferson Street, platted as Er Quarter of Section 7, Township 49 North, Range 33 West Instrument Number 1866R0010022 in Book 1 at Page 22 it the direct supervision of Jeffrey P. Means P.L.S. 2000147: 10; thence North 87°26'13" West, 30.00 feet to a point on 02°20'00" East on said existing Easterly right of way line, 2 feet to a point on the West line of Lot 3 of said A.J. LLOYE	, being owners of real estate abutting on the below the City of Kansas City, Missouri to pass an ordinance vacating: ie Street as established by A.J. LLOYD'S BLOCK 10, a subdivision of land in the Southeast of the 5th Principal Meridian in Kansas City, Jackson County, Missouri recorded as in the Jackson County Recorder of Deeds Office being bounded and described by or under 866, as follows: Beginning at the Southwest corner of Lot 5 of said A.J. LLOYD'S BLOCK the existing Easterly right of way line of Interstate 35 as now established; thence North 298.08 feet; thence North 13°38'42" East on said existing Easterly right of way line, 152.95 D'S BLOCK 10; thence South 02°20'00" West on said West line, also being the West line of of 448.17 feet to the Point of Beginning. Containing 11,194 square feet or 0.26 acres, more
for the following purpose: For future devel	opment
 Our utility/agency has facilities or interest with the proceed to 42. 	ithin this right of way: □ No (form complete)
will waive objections subject to the CXRetain utility easement and CARelocate facilities	
ATT HAS FIBER AND COPPER CAB CAN BE RELOCATED ON A CUSTO	LES IN THE AREA OF THE VACATE REQUEST. THE CABLES M WORK ORDER PROJECT. THERE WILL BE A COST TO TO RELOCATE THE CABLES WILL BE AT THE PERTITIONERS
 Please discuss objections or conditions with Please return this form to the applicant within 	applicant and/or City Staff Prior to returning this form. n 30 days.
Russell Croft	3/15/2022
Authorized Represer	
Return this form to:	
Sam Sahlfeld	816-442-6010
Applicant Name	Phone
1301 Burlington St.	
North Kansas City, MO 64116	ssahlfeld@olsson.com
Address	Email



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	CASE NO.	CD-ROW-20	22-000	UTILITY CO.	KCMO Fire Dept.
Instruction of the country of the co	described rtion of right rter of Section ument Numl direct supervhence North 0'00" East of a point or 4 and 5 of s	t-of-way for Jefferson 7, Township 49 liber 1866R0010022 vision of Jeffrey P. In 87°26'13" West, 3 on said existing East the West line of Lo	or desires to petition the City of on Street, platted as Erie Street as North, Range 33 West of the 5th Fin Book 1 at Page 22 in the Jack Means P.L.S. 2000147866, as follow 0.00 feet to a point on the existing terly right of way line, 298.08 feet of 3 of said A.J. LLOYD'S BLOCK	F Kansas City, Miss established by A Principal Meridian son County Recorpows: Beginning at a Easterly right of a thence North 13° thence South	owners of real estate abutting on the below souri to pass an ordinance vacating: J. LLOYD'S BLOCK 10, a subdivision of land in the Southeast in Kansas City, Jackson County, Missouri recorded as der of Deeds Office being bounded and described by or under the Southwest corner of Lot 5 of said A.J. LLOYD'S BLOCK way line of Interstate 35 as now established; thence North '238'42" East on said existing Easterly right of way line, 152.95 02°20'00" West on said West line, also being the West line of Beginning. Containing 11,194 square feet or 0.26 acres, more
	for the foll	lowing purpose:_	For future development		
		tility/agency has t Yes (proceed to	facilities or interest within this rig $\#2)$	ght of way: No (form c	omplete)
		l will waive obje □Retain □Reloca	ons vacation and will not waive ob ctions subject to the following o utility easement and protect fo te facilities	conditions (desci acilities	ribe below)
		e return this form t	ns or conditions with applicant o the applicant within 30 days. Lichael Schroeder	and/or City Staf	f Prior to returning this form. 03/15/2022
			Authorized Representative		Date
	Return this	form to:			
	;	Sam Sahlfeld			816-442-6010
		App	icant Name		Phone
	1301	Burlington St.			
		h Kansas City,			ssahlfeld@olsson.com
			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

CA	SE NO.	CD-ROV	V-2022-000	UTILITY CO.	Evergy
A portion Quarter of Instrume the direct 10; theno 02°20'00 feet to a	scribed of right- of Sectio nt Numb t supervi ce North " East or point on	street, alley of-way for Je on 7, Townsh oer 1866R00' ision of Jeffre 87°26'13" W on said existing the West line	or plot desires to petition the City of Konefferson Street, platted as Erie Street as estip 49 North, Range 33 West of the 5th Prinor 10022 in Book 1 at Page 22 in the Jackson by P. Means P.L.S. 2000147866, as follows: est, 30.00 feet to a point on the existing Early geasterly right of way line, 298.08 feet; the e of Lot 3 of said A.J. LLOYD'S BLOCK 10;	nsas City, Mi ablished by A ipal Meridian County Reco Beginning a sterly right of ince North 13 thence South	owners of real estate abutting on the below ssouri to pass an ordinance vacating: J. LLOYD'S BLOCK 10, a subdivision of land in the Southeast in Kansas City, Jackson County, Missouri recorded as reder of Deeds Office being bounded and described by or under the Southwest corner of Lot 5 of said A.J. LLOYD'S BLOCK way line of Interstate 35 as now established; thence North °38'42" East on said existing Easterly right of way line, 152.95 to 02°20'00" West on said West line, also being the West line of Beginning. Containing 11,194 square feet or 0.26 acres, more
for	the follo	owing purpo	ose: For future development		
1.	Our uti	i Jity/agency Yes (proce	has facilities or interest within this right $ed to #2$	of way: No (form c	omplete)
2.		øbjects to will waive □R		ditions (desc ties	ribe below)
: A	Please Please	discuss objection this f	ections or conditions with applicant and orm to the applicant within 30 days. Authorized Representative		f Prior to returning this form. 03/15/2022 Date
Re	urn this	form to:			
		Sam Sahli			816-442-6010
			Applicant Name		Phone
-	1301	Burlingto	n St.		
	North	Kansas	City, MO 64116		ssahlfeld@olsson.com
			Address		Email



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CASE NO. CD-ROW-2022-000

Be it known that ___ Safranda Mo LLC.

UTILITY CO. KCMO Water Services Dept.

described street, alley or plat desires to petition the City of	being owners of real estate abutting on the below Kansas City, Missouri to pass an ordinance vacating:
A portion of right-of-way for Jefferson Street, platted as Erie Street as a Quarter of Section 7, Township 49 North, Range 33 West of the 5th Pr Instrument Number 1866R0010022 in Book 1 at Page 22 in the Jackson the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as follow 10; thence North 87"26'13" West, 30.00 feet to a point on the existing 102"20'00" East on said existing Easterly right of way line, 298.08 feet; if feet to a point on the West line of Lot 3 of said A.J. LLOYD'S BLOCK 1	established by A.J. LLOYD'S BLOCK 10, a subdivision of land in the Southeast incipal Meridian in Kansas City, Jackson County, Missouri recorded as on County Recorder of Deeds Office being bounded and described by or under ws: Beginning at the Southwest corner of Lot 5 of said A.J. LLOYD'S BLOCK Easterly right of way line of Interstate 35 as now established; thence North thence North 13°38'42" East on said existing Easterly right of way line, 152.95 thence South 02°20'00" West on said West line, also being the West line of set to the Point of Beginning. Containing 11,194 square feet or 0.26 acres, more
for the following purpose: For future development	
Our utility/agency has facilities or interest within this righ Yes (proceed to #2)	if 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 confidence of the following con	ction under any conditions (describe below)
Please discuss objections or conditions with applicant and Please eturn this form to the applicant within 30 days. Authorized Representative Return this form to:	nd/or City Staff Prior to returning this form. 03/17/2022 Date
Sam Sahlfeld	946 449 6040
Applicant Name	816-442-6010 Phone
1301 Burlington St.	
North Kansas City, MO 64116	ssahifeld@olsson.com
Address	Email Email