CITY PLAN COMMISSION STAFF REPORT

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

September 4, 2024

Project Name
East 55th Street Vacation

Docket #10

Request
CD-ROW-2024-00002
Vacation of Public Right-of-Way

Applicant & Owner
Duron Netsell

Location	5500 Hardesty Ave
Area	About 27,000 SF
Zoning	R-5
Council District	3rd
County	Jackson
School District	Kansas City 110

Surrounding Land Uses
North: Undeveloped Lot, Zoned R-5
South: Undeveloped Lot, Zoned R-5
East: Detached Residential, Zoned R-5
West: Blue River, Zoned R-5

Land Use Plan
The Blue Ridge Area Plan recommends Residential Low Density uses for the subject property.

Major Street Plan
The City's Major Street Plan does not identify E 55th Street at this location

APPROVAL PROCESS

Staff Review → City Plan Commission → City Council

PROJECT TIMELINE
The application for the subject request was filed on January 30, 2024. Scheduling deviations from the 2024 Cycle 2.2 timeline have occurred due to delays in receiving feedback from utility companies. The extended response times have impacted the project schedule.

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 proposed vacation pertains to an unimproved right-of-way located east of Hardesty Avenue. This right-of-way is adjacent to the Blue River and its associated floodplain, owned by the City of Kansas City. The right-of-way does not function as the primary access point for any parcel of land.

SUMMARY OF REQUEST + KEY POINTS
The applicant is seeking approval of a Vacation of Public Right of Way in District R-5 (Residential) of about 27,000 SF generally located on East 55th Street east of Hardesty Avenue.

CONTROLLING CASE
There is no controlling case for this site.

PROFESSIONAL STAFF RECOMMENDATION
Docket #10 Recommendation: **Approval Subject to Conditions**

VACATION REVIEW

The street proposed for vacation is currently an unimproved roadway that terminates at the eastern boundary, adjacent to the Blue River. The parcels to the north and south of this right-of-way are owned by the applicant.

Within the public right-of-way, there are both public and private utilities. Evergy and AT&T are requiring that the applicant retain a utility easement and protect the facilities. Additionally, a public streetlight is located within this area, which the applicant is required to remove and return to the Public Works Department.

The applicant intends to vacate this right-of-way to facilitate the consolidation and replatting of adjacent lots under their ownership. There are no other adjacent property owners impacted by this vacation, aside from the lots owned by the City along the Blue River.

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 the unimproved paper street west of Hardesty Avenue at East 55th St. The adjacent property owners will retain legal access to public right-of-way via Hardesty Avenue.

88-560-10-B. The retention of the public right-of-way or subdivision serves no current purposes and no future useful public purpose is anticipated.
The street in question does not serve any current or future public purpose as the Blue River will prohibit any further development to the west.

88-560-10-C. The vacation will not result in a violation of 88-405.
The vacation will not result in any lots in violation of 88-405, the subdivision design and improvement section.

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 not result in a dead-end street, as the entirety of the street is proposed for vacation.

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,

Matthew Barnes
Lead Planner

Plan Conditions

Report Date: August 29, 2024

Case Number: CD-ROW-2024-00002

Project: East 55th Street Vacation

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

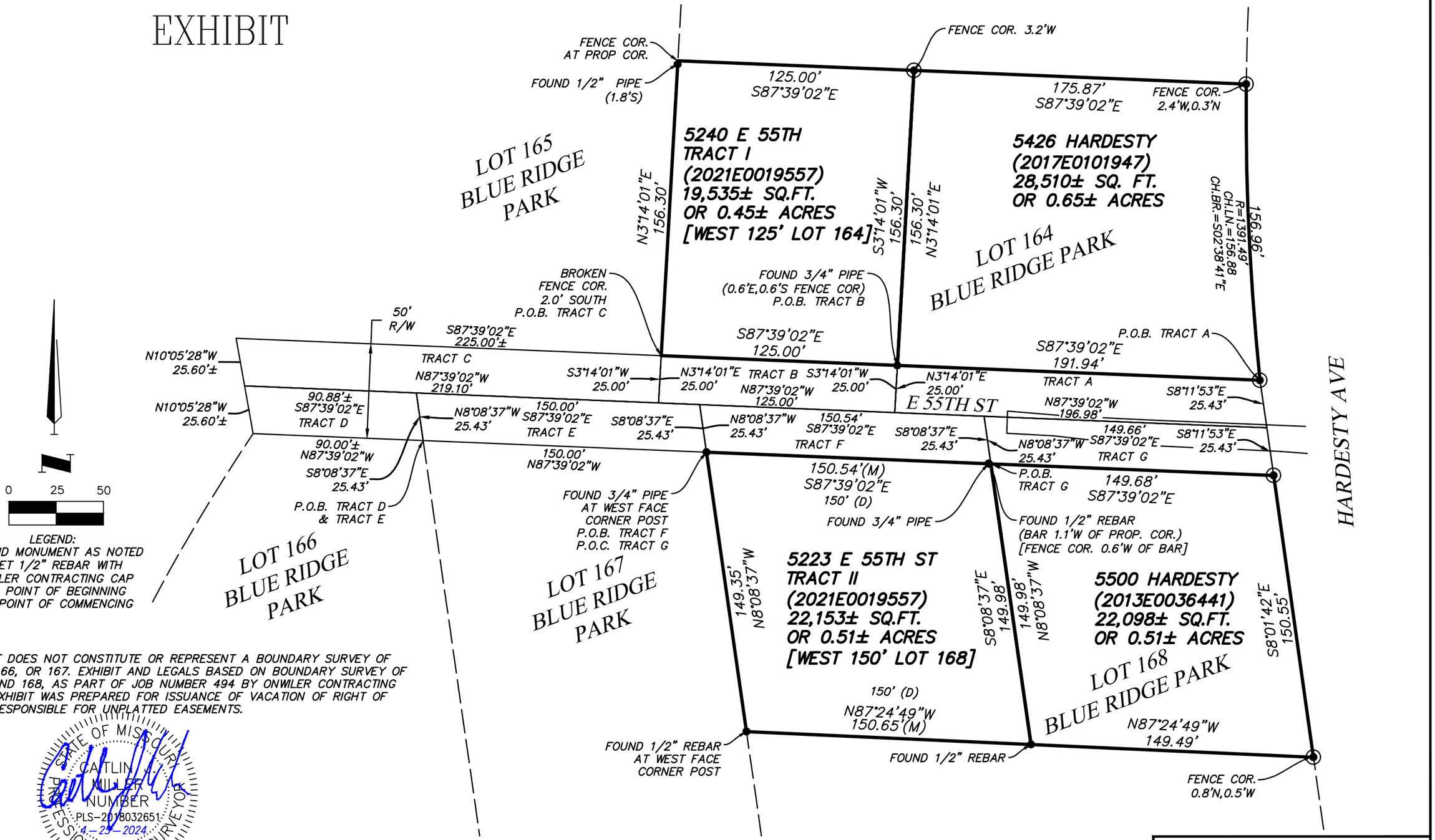
1. That the applicant shall retain all utility easements and protect facilities required by Evergy.

2. That the applicant remove streetlight poles SEI1566, west of Hardesty Avenue and return the streetlights to Public Works in coordination with Public Works Streetlighting at the applicant's cost.

3. That the applicant shall retain all utility easements and protect facilities required by AT&T.

4. That the applicant must consolidate the lots prior to City Council approval so that no lot under common ownership is landlocked from public right of way if the vacation were to be approved.

EXHIBIT



LEGEND:
- ● =FOUND MONUMENT AS NOTED
- ◉ =SET 1/2" REBAR WITH ONWILER CONTRACTING CAP
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING

THIS EXHIBIT DOES NOT CONSTITUTE OR REPRESENT A BOUNDARY SURVEY OF LOTS 165, 166, OR 167. EXHIBIT AND LEGALS BASED ON BOUNDARY SURVEY OF LOTS 164 AND 168, AS PART OF JOB NUMBER 494 BY ONWILER CONTRACTING LLC. THIS EXHIBIT WAS PREPARED FOR ISSUANCE OF VACATION OF RIGHT OF WAY. NOT RESPONSIBLE FOR UNPLATTED EASEMENTS.

STATE OF MISSOURI
CAITLIN J. MILLER
NUMBER PLS-2018032651
4-25-2024
PROFESSIONAL LAND SURVEYOR

CAITLIN J. MILLER, MO PLS# 2018032651
COA No. LS-2020014106

ONWILER CONTRACTING, LLC
15118 S. HAMILTON RD. GREENWOOD, MO 64034
PHONE: 816-308-1223 COA: LS-2020014106
onwilercontracting@gmail.com

PROJECT NO. 494A	DATE 4/25/2024	BY CJM

EXHIBIT

TRACT A:
PART OF THE NORTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 164 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 164; THENCE SOUTH 8°11'53" EAST, ALONG THE WESTERLY RIGHT OF WAY OF SAID HARDESTY AVE, A DISTANCE OF 25.43 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF SAID RIGHT OF WAY OF SAID WEST 55TH ST; THENCE NORTH 87°39'02" WEST, ALONG SAID SOUTH LINE OF THE NORTH HALF OF SAID RIGHT OF WAY, A DISTANCE OF 196.98 FEET; THENCE NORTH 3°14'01" EAST, A DISTANCE OF 25.00 FEET, TO THE SOUTHEAST CORNER OF THE WEST 125 FEET OF SAID LOT 164; THENCE SOUTH 87°39'02" EAST, ALONG THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 191.94 FEET, TO THE POINT OF BEGINNING. CONTAINING 4,862 SQUARE FEET, MORE OR LESS.

TRACT B:
PART OF THE NORTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 164 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 125 FEET OF SAID LOT 164 BLUE RIDGE PARK; THENCE SOUTH 3°14'01" WEST, A DISTANCE OF 25.00 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF SAID RIGHT OF WAY; THENCE NORTH 87°39'02" WEST, ALONG SAID SOUTH LINE OF SAID NORTH HALF, A DISTANCE OF 125.00 FEET; THENCE NORTH 3°14'01" EAST, A DISTANCE OF 25.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 164; THENCE SOUTH 87°39'02" EAST, ALONG THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,125 SQUARE FEET, MORE OR LESS.

TRACT C:
PART OF THE NORTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 165 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 165; THENCE SOUTH 3°14'01" WEST, A DISTANCE OF 25.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF SAID RIGHT OF WAY; THENCE NORTH 87°39'02" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 219.10 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY OF SAID WEST 55TH ST; THENCE NORTH 10°05'28" WEST, ALONG SAID WESTERLY RIGHT OF WAY 25.60 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 165; THENCE SOUTH 87°39'02" EAST, ALONG THE SOUTH LINE OF SAID LOT 165, A DISTANCE OF 225.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING 5,551 SQUARE FEET, MORE OR LESS.

TRACT D:
PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 166 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 166; THENCE NORTH 87°39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 166, A DISTANCE OF 90.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 166; THENCE NORTH 10°05'28" WEST, ALONG THE WESTERLY RIGHT OF WAY OF SAID WEST 55TH ST, A DISTANCE OF 25.60 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF WAY; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 90.88 FEET, MORE OR LESS; THENCE SOUTH 08°08'37" EAST, A DISTANCE OF 25.43 FEET, TO THE POINT OF BEGINNING. CONTAINING 2,261 SQUARE FEET, MORE OR LESS.

TRACT E:
PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 167 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 167; THENCE NORTH 08°08'37" WEST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF WAY; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 08°08'37" EAST, A DISTANCE OF 25.43 FEET, TO THE NORTHEAST CORNER OF SAID LOT 167; THENCE NORTH 87°39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167, A DISTANCE OF 150.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,750 SQUARE FEET, MORE OR LESS.

TRACT F:
PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 168 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 168; THENCE NORTH 8°08'37" WEST, A DISTANCE OF 25.43 FEET, TO THE NORTH LINE OF SAID SOUTH HALF; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.54 FEET; THENCE SOUTH 8°08'37" EAST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 168, SAID POINT BEGIN 150.54 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 168; THENCE NORTH 87°39'02" WEST, ALONG SAID NORTH LINE OF SAID LOT 168, A DISTANCE OF 150.54 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,764 SQUARE FEET, MORE OR LESS.

TRACT G:
PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 168 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 168; THENCE SOUTH 87°39'02" EAST, ALONG THE NORTH LINE OF SAID LOT 168, A DISTANCE OF 150.54 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 08°08'37" WEST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF WAY; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 149.66 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID HARDESTY AVE; THENCE SOUTH 8°11'53" EAST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 25.43 FEET, TO THE NORTHEAST CORNER OF SAID LOT 168; THENCE NORTH 87°39'02" WEST, ALONG SAID NORTH LINE OF SAID LOT 168, A DISTANCE OF 149.68 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,742 SQUARE FEET, MORE OR LESS.

STATE OF MISSOURI
CAITLIN J. MILLER
NUMBER
PLS-2018032651
4-25-2024
PROFESSIONAL LAND SURVEYOR

CAITLIN J. MILLER, MO PLS# 2018032651
COA No. LS-2020014106

THIS EXHIBIT DOES NOT CONSTITUTE OR REPRESENT A BOUNDARY SURVEY OF LOTS 165, 166, OR 167. EXHIBIT AND LEGALS BASED ON BOUNDARY SURVEY OF LOTS 164 AND 168, AS PART OF JOB NUMBER 494 BY ONWILER CONTRACTING LLC. THIS EXHIBIT WAS PREPARED FOR ISSUANCE OF VACATION OF RIGHT OF WAY. NOT RESPONSIBLE FOR UNPLATTED EASEMENTS.

ONWILER CONTRACTING, LLC
15118 S. HAMILTON RD. GREENWOOD, MO 64034
PHONE: 816-308-1223 COA: LS-2020014106
onwilercontracting@gmail.com

PROJECT NO. 494A	DATE 4/25/2024	BY CJM

PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

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

To the Honorable Council of Kansas City, Missouri:

The undersigned, being an owner of real estate fronting and abutting on the portion of the area hereinafter described, for the vacation of which this petition is filed, does hereby petition the Council of Kansas City to pass an ordinance vacating:

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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

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

Owner's name	Legal description of property	Residence of owner
City of Kansas City, Missouri	- Blue Ridge Park Lot 167 - Lot 166 Blue Ridge Park - Blue Ridge Park Lot 165	414 E. 12th Street Kansas City, Missouri 64111

(attach additional sheets if required)

PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

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

Owner's name	Legal description of property	Residence of owner
DuRon and Chelsea Netsell	- LOT 164 EXC W 125 FT BLUE RIDGE PARK - W 125 FT LOT 164 BLUE RIDGE PARK - W 150.22 FT LOT 168 BLUE RIDGE PARK	3829 Walnut Street KCMO 64111
DuRon Netsell	-E 150 FT LOT 168 BLUE RIDGE PARK	3829 Walnut Street KCMO 64111

(attach additional sheets if required)

DuRon Netsell _____ 7.24.24
Petitioner

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

On this 24th day of July in the year 2024 before me, a Notary Public in and for said state, personally appeared DuRon Netsell, 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 24th day of July, 2024

Notary Public in and for Said County and State

_____
Notary Public
My Commission Expires:

CLAYTON S HENRY
Notary Public - Notary Seal
STATE OF MISSOURI
Comm. Number 14567251
Jackson County
My Commission Expires: Jan. 14, 2026

Case No. CD-ROW-2024-00002

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-2024-00002

In the matter of the vacation of:

TRACT A:
PART OF THE NORTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 164 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 125 FEET OF SAID LOT 164 BLUE RIDGE PARK; THENCE SOUTH 3°14'01" WEST, A DISTANCE OF 25.00 FEET, TO THE SOUTH LINE OF THE NORTH HALF OF SAID RIGHT OF WAY; THENCE NORTH 87°39'02" WEST, ALONG SAID SOUTH LINE OF SAID NORTH HALF, A DISTANCE OF 125.00 FEET; THENCE NORTH 3°14'01" EAST, A DISTANCE OF 25.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 164; THENCE SOUTH 87°39'02" EAST, ALONG THE SOUTH LINE OF SAID LOT 164, A DISTANCE OF 125.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,125 SQUARE FEET, MORE OR LESS.

TRACT C:
PART OF THE NORTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING SOUTH OF LOT 165 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 165; THENCE SOUTH 3°14'01" WEST, A DISTANCE OF 25.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF SAID RIGHT OF WAY; THENCE NORTH 87°39'02" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 219.10 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY OF SAID WEST 55TH ST, THENCE NORTH 10°05'28" WEST, ALONG SAID WESTERLY RIGHT OF WAY 25.60 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 165; THENCE SOUTH 87°39'02" EAST, ALONG THE SOUTH LINE OF SAID LOT 165, A DISTANCE OF 225.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. CONTAINING 5,551 SQUARE FEET, MORE OR LESS.

TRACT D:
PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 166 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 166; THENCE NORTH 87°39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 166, A DISTANCE OF 90.00 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 166; THENCE NORTH 10°05'28" WEST, ALONG THE WESTERLY RIGHT OF WAY OF SAID WEST 55TH ST, A DISTANCE OF 25.60 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF WAY; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 90.88 FEET, MORE OR LESS; THENCE SOUTH 08°08'37" EAST, A DISTANCE OF 25.43 FEET, TO THE POINT OF BEGINNING. CONTAINING 2,261 SQUARE FEET, MORE OR LESS.

TRACT E:
PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 167 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 167; THENCE NORTH 08°08'37" WEST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF WAY; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 08°08'37" EAST, A DISTANCE OF 25.43 FEET, TO THE NORTHEAST CORNER OF SAID LOT 167; THENCE NORTH 87°39'02" WEST, ALONG THE NORTH LINE OF SAID LOT 167, A DISTANCE OF 150.00 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,750 SQUARE FEET, MORE OR LESS.

TRACT F:
PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 168 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 168; THENCE NORTH 8°08'37" WEST, A DISTANCE OF 25.43 FEET, TO THE NORTH LINE OF SAID SOUTH HALF; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.54 FEET; THENCE SOUTH 8°08'37" EAST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 168, SAID POINT BEGIN 150.54 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 168; THENCE NORTH 87°39'02" WEST, ALONG SAID NORTH LINE OF SAID LOT 168, A DISTANCE OF 150.54 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,764 SQUARE FEET, MORE OR LESS.

TRACT G:
PART OF THE SOUTH HALF OF THE RIGHT OF WAY OF WEST 55TH ST, LYING WEST OF HARDESTY AVE, LYING NORTH OF LOT 168 OF BLUE RIDGE PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 168; THENCE SOUTH 87°39'02" EAST, ALONG THE NORTH LINE OF SAID LOT 168, A DISTANCE OF 150.54 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 08°08'37" WEST, A DISTANCE OF 25.43 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTH HALF OF SAID RIGHT OF WAY; THENCE SOUTH 87°39'02" EAST, ALONG SAID NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 149.66 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID HARDESTY AVE; THENCE SOUTH 87°11'53" EAST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 25.43 FEET, TO THE NORTHEAST CORNER OF SAID LOT 168; THENCE NORTH 87°39'02" WEST, ALONG SAID NORTH LINE OF SAID LOT 168, A DISTANCE OF 149.68 FEET, TO THE POINT OF BEGINNING. CONTAINING 3,742 SQUARE FEET, MORE OR LESS.

Petitioner: DuRon Netsell 7.24.24

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

CONSENT OF INDIVIDUALS

Case No. CD-ROW-2024-00002

Owner's name	Legal description of property
DuRon and Chelsea Netsell 3829 Walnut Street Kansas City, MO 64111 7.24.24	- 5426 Hardesty-LOT 164 EXC W 125 FT BLUE RIDGE PARK - 5240 E. 55th - W 125 FT LOT 164 BLUE RIDGE PARK - 5223 E. 55th - W 150.22 FT LOT 168 BLUE RIDGE PARK
DuRon Netsell 3829 Walnut Street Kansas City, MO 64111 7.24.24	- 5500 Hardesty - E 150 FT LOT 168 BLUE RIDGE PARK

(additional sheets attached as required)

STATE OF Missouri)
) ss.
COUNTY OF Jackson)

On this 24th day of July, 2024 before me personally appeared DuRon Netsell _____, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Subscribed and sworn to before me on this 24th day of July, 2024

CLAYTON S HENRY
Notary Public - Notary Seal
STATE OF MISSOURI
Comm. Number 14567251
Jackson County
My Commission Expires: Jan. 14, 2026

Notary Public in and for Said County and State

Notary Public

My Commission Expires:

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

CONSENT OF PARTNERSHIPS **Case No.** CD-ROW-2024-00002

Owner's name	Legal description of property
City Of Kansas City, Missouri	- Blue Ridge Park Lot 167 - Lot 166 Blue Ridge Park - Blue Ridge Park Lot 165

(additional sheets attached as required)

STATE OF)
) ss.
COUNTY OF)

On this ____ day of _____, 20__, before me, a Notary Public in and for said state, personally appeared _____, general partner of _____, a _____ partnership, known to me to be the person who executed the within instrument on behalf of said partnership and acknowledged to me that he/she acknowledged said instrument to be the free act and deed of said partnership.

Subscribed and sworn to before me on this _____ day of _____, 20__.

Notary Public in and for Said County and State

_____
Notary Public

My Commission Expires:

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. 1707-V

UTILITY CO. KC Water

Be it known that DuRon and Chelsea Netsell, 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:

Please see attached exhibits for tract A,B,C,D,E,F,G

for the following purpose: E. 55th Street Vacation

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 — Date: 07/22/2024

Return this form to:

DuRon Netsell	417.496.5134
Applicant Name	Phone
3829 Walnut Street KCMO 64111	DuRon.Netsell@gmail.com
Address	Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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

CASE NO. 1707-V

UTILITY CO. Vicinity Energy

Be it known that DuRon and Chelsea Netsell, 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:

Please see attached exhibits for tract A,B,C,D,E,F,G

for the following purpose: E. 55th Street Vacation

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 — 5/03/2024

Authorized Representative — Date

Return this form to:

DuRon Netsell	417.496.5134
Applicant Name	Phone
3829 Walnut Street KCMO 64111	DuRon.Netsell@gmail.com
Address	Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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

CASE NO. 1707-V **UTILITY CO.**_____

Be it known that DuRon and Chelsea Netsell, 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:

Please see attached exhibits for tract A,B,C,D,E,F,G

for the following purpose: E. 55th Street Vacation

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 Date

Return this form to:

DuRon Netsell	417.496.5134
Applicant Name	Phone
3829 Walnut Street KCMO 64111	DuRon.Netsell@gmail.com
Address	Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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

CASE NO. 1707-V **UTILITY CO._KCMO Street Lighting Services**

Be it known that DuRon and Chelsea Netsell, 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:

Please see attached exhibits for tract A,B,C,D,E,F,G

for the following purpose: E. 55th Street Vacation

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 one street light in the area you're wishing us to vacate on the south side of E. 55th Str. (SEI1566), west of Herdesty AVE . 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
Authorized Representative

5/222024
Date

Return this form to:

DuRon Netsell	417.496.5134
Applicant Name	Phone
3829 Walnut Street KCMO 64111	DuRon.Netsell@gmail.com
Address	Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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

CASE NO. 1707-V **UTILITY CO.**_____

Be it known that DuRon and Chelsea Netsell, 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:

Please see attached exhibits for tract A,B,C,D,E,F,G

for the following purpose: E. 55th Street Vacation

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

5/23/2024
Date

Return this form to:

DuRon Netsell	417.496.5134
Applicant Name	Phone
3829 Walnut Street KCMO 64111	DuRon.Netsell@gmail.com
Address	Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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

CASE NO. 1707-V

UTILITY CO. Spire Energy

Be it known that DuRon and Chelsea Netsell, 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:

Please see attached exhibits for tract A,B,C,D,E,F,G

for the following purpose: E. 55th Street Vacation

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.

Johnny Strauss- Right of Way Rep for Spire Energy John L. Strauss — Authorized Representative

5/7/2024 — Date

Return this form to:

DuRon Netsell	417.496.5134
Applicant Name	Phone
3829 Walnut Street KCMO 64111	DuRon.Netsell@gmail.com
Address	Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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

CASE NO. 1707-V **UTILITY CO.** Spectrum

Be it known that DuRon and Chelsea Netsell, 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:

Please see attached exhibits for tract A,B,C,D,E,F,G

for the following purpose: E. 55th Street Vacation

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.

Jason Rodick
Authorized Representative

5-3-2024
Date

Return this form to:

DuRon Netsell	417.496.5134
Applicant Name	Phone
3829 Walnut Street KCMO 64111	DuRon.Netsell@gmail.com
Address	Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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

CASE NO. 1707-V

UTILITY CO. KCFD

Be it known that DuRon and Chelsea Netsell, 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:

Please see attached exhibits for tract A,B,C,D,E,F,G

for the following purpose: E. 55th Street Vacation

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

5/23/2024
Date

Return this form to:

DuRon Netsell	417.496.5134
Applicant Name	Phone
3829 Walnut Street KCMO 64111	DuRon.Netsell@gmail.com
Address	Email

UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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

CASE NO. 1707-V

UTILITY CO. EVERGY

Be it known that DuRon and Chelsea Netsell, 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:

Please see attached exhibits for tract A,B,C,D,E,F,G

for the following purpose: E. 55th Street Vacation

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.

Elizabeth Dowle
Authorized Representative

5-20-24
Date

Return this form to:

DuRon Netsell	417.496.5134
Applicant Name	Phone
3829 Walnut Street KCMO 64111	DuRon.Netsell@gmail.com
Address	Email

Spire Missouri Inc.
700 Market St.
St. Louis, MO 63101

5/3/2024

DuRon Netsell
3829 Walnut Street
Kansas City, Missouri
417-496-5134

duron.netsell@gmail.com

Re: Street Vacate Request
Case # 1707-V

Vacation: Request to vacate East 55th Street east of Hardesty Avenue KCMO

DuRon Nutsell,

In response to your email letter dated May 2nd, 2024 relative to the above referenced Request to vacate East 55th Street east of Hardesty Avenue KCMO

Please be advised that Spire Missouri Inc. ("Spire") has no facilities located within the area which is requested to be vacated.

Sincerely,

Alex Sammet (May 6, 2024 14:50 CDT)

Alex Sammet
Right of Way Area Manager, Missouri
Spire Missouri Inc.

TJF: JLS
cc: DuRon Nutsell

Engineering Dept. Approval: JMA

System Planning Approval: PAC