



# CITY PLAN COMMISSION STAFF REPORT

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

May 8, 2024

**Project Name**  
Bally's Right of Way Vacation

**Docket #5**

**Request**  
CD-ROW-2024-00005  
Vacation of Public Right of Way

**Applicant**  
Nelson Willoughby  
Olsson

**Developer**  
Troy Davis  
Bally's Kansas City

**Location** 1800 E Front Street  
**Area** About 1.85 acres  
**Zoning** MPD  
**Council District** 4<sup>th</sup>  
**County** Jackson  
**School District** Kansas City 110

**Surrounding Land Uses**  
**North:** Bally's Casino, Zoned MPD  
**South:** Industrial, Zoned M1-5  
**East:** Bally's Casino, Zoned MPD  
**West:** Bally's Casino, Zoned MPD

**KC Spirit Playbook Alignment**  
Not Applicable

**Land Use Plan**  
The Riverfront Industrial Area Plan recommends Commercial uses for the subject property.

**Major Street Plan**  
The City's Major Street Plan identifies Front Street as a thoroughfare with 4 lanes at this location.

## APPROVAL PROCESS



## PROJECT TIMELINE

The application for the subject request was filed on April 1, 2023. No scheduling deviations from 2024 Cycle 5.1 have occurred.

## NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

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

## REQUIRED PUBLIC ENGAGEMENT

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

## EXISTING CONDITIONS

The subject right of way which is proposed to be vacated is the entrance drive to Bally's Casino. It does not serve as the primary access to any parcel other than the casino, which is located to the north, east, and west of the right of way. To the south is the KCS/IMRL Railroad.

## SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a Vacation of Public Right of Way in District MPD on about 80,783 SF generally located north of East Front street at the vehicular entrance to Bally's Casino.

## CONTROLLING CASE

**Case No. CD-CPC-2020-00196** – Ordinance 210569- On July 15, 2021 City Council approved a request to rezone from District M1-5 to District MPD to allow for renovation of the existing casino to a mixed use development that includes retail and hotel, on about 30 acres in an area generally located at the northeast corner of East Front Street and Interstate 29/35.

## PROFESSIONAL STAFF RECOMMENDATION

Docket #5 Recommendation: **Approval Subject to Conditions**

## VACATION REVIEW

The street requested to be vacated is currently an improved street which dead ends to the north at a previously vacated portion of the former Front Street which was vacated when the on/off ramps for Interstate 35/29 was improved and rerouted Front Street/Berkley Parkway. Land uses on the Bally's Casino site include a casino, retail, and dining establishments. Case 1713V vacated the right of way north of this proposed vacation.

This vacation is a requirement of the controlling plan which serves as the preliminary plat. Once vacated the land which the casino resides will be platted as one lot to allow for future development as shown in the controlling plan.

There are public and private utilities within the Public Right of Way. Public Utilities include KCMO Water Mains. Private Utilities include AT&T and Evergy.

## 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.**

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 street stub in question 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 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 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.

**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: May 01, 2024

Case Number: CD-ROW-2024-00005

Project: Bally's Right of Way Vacation

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*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 the applicant retains a utility easement and protect facilities for AT&T utilities located in the right-of-way.
2. That the applicant retains a utility easement and protect facilities for Evergy utilities located in the right-of-way.
3. That the applicant retains a utility easement, protect facilities, and provides access for KCMO Water Services utilities located in the right-of-way.

Southerly Line of Vacation  
Ordinance No. 160112 &  
Instrument Number 2016E0028655 Recorded in the  
Jackson County Recorder of Deeds Office

**POINT OF COMMENCEMENT**

NE CORNER, NE 1/4, SECTION 33-T50N-R33W  
FOUND 1/2" SQUARE BAR IN MONUMENT BOX  
IN ASPHALT PAVEMENT AT INTERSECTION OF  
ROCHESTER AVENUE AND THE ALLEY WEST OF  
PROSPECT PER MODNR #600-99308 CORNER  
INDEX V-13

**POINT OF BEGINNING**

(VACATED)  
FRONT ST

120.00'  
N37°29'03"E  
150.55'  
S52°31'32"E

N87°31'23"W 3,218.18'

**ROW VACATION**

80783 SQ. FT. ±  
1.85 ACRES ±

R=460.87'  
L=609.13'  
D=75°43'40"  
ITB=S52°31'32"E

N53°05'02"W  
197.87'

N14°03'53"W  
135.65'

N21°14'10"E  
17.65'

S63°28'11"W  
20.68'

S34°21'33"W  
57.96'

R=45.00'  
L=75.61'  
D=96°16'03"  
ITB=N49°22'25"W

N55°39'05"W  
52.04'

S41°01'39"W  
94.92'

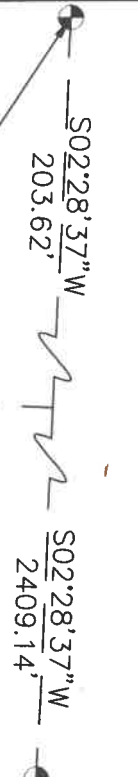
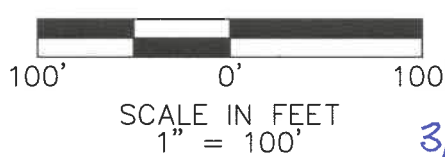
N48°58'21"W  
26.63'

R=60.00'  
L=76.03'  
D=72°36'08"  
ITB=S51°44'48"W

S51°44'48"W  
324.21'

FRONT ST

SE CORNER, NE 1/4,  
SECTION 33-T50N-R33W  
FOUND 1/2" BAR INSIDE  
10"x10" MONUMENT BOX,  
150'± SE OF SOUTH END  
OF RESERVOIR PER MODNR  
#600-52462. CORNER  
INDEX X-13



*Handwritten signature in blue ink.*




PROJECT NO: 020-2805	VACATION OF FRONT STREET RIGHT-OF-WAY	<p>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</p>	EXHIBIT
DRAWN BY: JRH	KANSAS CITY, JACKSON CO., MISSOURI		1 of 2
DATE: 2021-03-29	PART OF SECTION 33 - T50N - R33W		

Front Street Right-Of-Way Vacation  
 Olsson No. 020-2805  
 March 29, 2021

Right-Of-Way Vacation Description:

A tract of land in Section 33, in Township 50 North, Range 30 West of the 5th Principal Meridian in Jackson County, Kansas City, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as a Right-Of-Way vacation as follows:  
 Commencing at the Northeast corner of said Section 33; thence South 02°28'37" West along the East line of said Section 33, 203.62 feet; thence leaving said East line, North 87°31'23" West 3,218.18 feet to the Point of Beginning of the tract of land to be herein described; thence South 52°31'32" East, 150.55 feet; thence Easterly along a curve to the left being tangent to the last described course with a radius of 460.87 feet, a central angle of 75°43'40" and an arc distance of 609.13 feet; thence South 51°44'48" West, 324.21 feet; thence Northwesterly along a curve to the right being tangent to the last described course with a radius of 60.00 feet, a central angle of 72°36'08" and an arc distance of 76.03 feet; thence North 55°39'05" West, 52.04 feet; thence South 41°01'39" West, 94.92 feet; thence North 48°58'21" West, 26.63 feet; thence Westerly along a curve to the left having an initial tangent bearing of North 49°22'25" West with a radius of 45.00 feet, a central angle of 96°16'03" and an arc distance of 75.61 feet; thence South 34°21'33" West, 57.96 feet; thence South 63°28'11" West, 20.68 feet; thence North 21°14'10" East, 17.65 feet; thence North 14°03'53" West, 155.65 feet; thence North 53°05'02" West, 197.87 feet to a point on the Southerly line of Right-Of-Way vacation as ordinance number 160112 and recorded as instrument number 2016E0028655 in the Jackson County Recorder of Deeds Office; thence on said Southerly line, North 37°29'03" East, 120.00 feet to the Point of Beginning. Containing 80,783 square feet or 1.85 acres, more or less.



PROJECT NO: 020-2805	VACATION OF FRONT STREET - LEGAL	 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
DRAWN BY: JRH	KANSAS CITY, JACKSON CO., MISSOURI		2 of 2
DATE: 2021-03-29	PART OF SECTION 33 - T50N - R33W		





**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:

A tract of land in Section 33, in Township 50 North, Range 30 West of the 5th Principal Meridian in Jackson County, Kansas City, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as a Right-Of-Way vacation as follows: Commencing at the Northeast corner of said Section 33; thence South 02°28'37" West along the East line of said Section 33, 203.62 feet; thence leaving said East line, North 87°31'23" West 3,218.18 feet to the Point of Beginning of the tract of land to be herein described; thence South 52°31'32" East, 150.55 feet; thence Easterly along a curve to the left being tangent to the last described course with a radius of 460.87 feet, a central angle of 75°43'40" and an arc distance of 609.13 feet; thence South 51°44'48" West, 324.21 feet; thence Northwesterly along a curve to the right being tangent to the last described course with a radius of 60.00 feet, a central angle of 72°36'08" and an arc distance of 76.03 feet; thence North 55°39'05" West, 52.04 feet; thence South 41°01'39" West, 94.92 feet; thence North 48°58'21" West, 26.63 feet; thence Westerly along a curve to the left having an initial tangent bearing of North 49°22'25" West with a radius of 45.00 feet, a central angle of 96°16'03" and an arc distance of 75.61 feet; thence South 34°21'33" West, 57.96 feet; thence South 63°28'11" West, 20.68 feet; thence North 21°14'10" East, 17.65 feet; thence North 14°03'53" West, 155.65 feet; thence North 53°05'02" West, 197.87 feet to a point on the Southerly line of Right-Of-Way vacation as ordinance number 160112 and recorded as instrument number 2016E0028655 in the Jackson County Recorder of Deeds Office; thence on said Southerly line, North 37°29'03" East, 120.00 feet to the Point of Beginning. Containing 80,783 square feet or 1.85 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.

Filed \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
City Clerk by \_\_\_\_\_  
Deputy



PETITION FOR VACATION OF STREETS, ALLEYS AND PLATS

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Phone (816) 513-2846 | Fax (816) 513-2838 | www.kcmo.gov/planning

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

Table with 3 columns: Owner's name, Legal description of property, Residence of owner. Handwritten entries include 'City of Kansas City', 'reference ABOVE page 1', and '412 E. 12th St KCMO 64106'. Marginalia includes 'Ashley WISE' and 'FBO'.

(attach additional sheets if required)

Handwritten signature of Ashley Wise over a horizontal line, with the word 'Petitioner' printed below.

STATE OF Missouri )
COUNTY OF Jackson ) ss.

On this 25th day of April in the year 2024 before me, a Notary Public in and for said state, personally appeared Ashley Wise, 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 25th day of April, 2024

Notary Public in and for Said County and State

Handwritten signature of Regina M. Indelicato

Notary Public

My Commission Expires:

Handwritten date: 4/3/27







# CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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## Case No. CD-ROW-2021-00011

In the matter of the vacation of:

A tract of land in Section 33, in Township 50 North, Range 30 West of the 5th Principal Meridian in Jackson County, Kansas City, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as a Right-Of-Way vacation as follows: Commencing at the Northeast corner of said Section 33; thence South 02°28'37" West along the East line of said Section 33, 203.62 feet; thence leaving said East line, North 87°31'23" West 3,218.18 feet to the Point of Beginning of the tract of land to be herein described; thence South 52°31'32" East, 150.55 feet; thence Easterly along a curve to the left being tangent to the last described course with a radius of 460.87 feet, a central angle of 75°43'40" and an arc distance of 609.13 feet; thence South 51°44'48" West, 324.21 feet; thence Northwesterly along a curve to the right being tangent to the last described course with a radius of 60.00 feet, a central angle of 72°36'08" and an arc distance of 76.03 feet; thence North 55°39'05" West, 52.04 feet; thence South 41°01'39" West, 94.92 feet; thence North 48°58'21" West, 26.63 feet; thence Westerly along a curve to the left having an initial tangent bearing of North 49°22'25" West with a radius of 45.00 feet, a central angle of 96°16'03" and an arc distance of 75.61 feet; thence South 34°21'33" West, 57.96 feet; thence South 63°28'11" West, 20.68 feet; thence North 21°14'10" East, 17.65 feet; thence North 14°03'53" West, 155.65 feet; thence North 53°05'02" West, 197.87 feet to a point on the Southerly line of Right-Of-Way vacation as ordinance number 160112 and recorded as instrument number 2016E0028655 in the Jackson County Recorder of Deeds Office; thence on said Southerly line, North 37°29'03" East, 120.00 feet to the Point of Beginning. Containing 80,783 square feet or 1.85 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

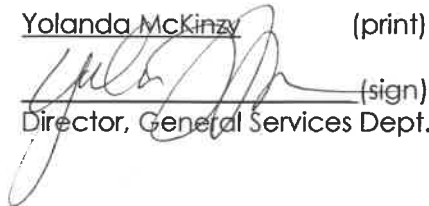


# CONSENT TO VACATION OF STREETS, ALLEYS AND PLATS

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## CONSENT OF CORPORATIONS

Case No.

Owner's name	Legal description of property
<p><u>Yolanda McKinzy</u> (print)</p> <p> (sign)</p> <p>Director, General Services Dept.</p> <p>_____ (print)</p> <p>_____ (sign)</p> <p>Secretary (if no corporate seal) (also to be notarized)</p> <p>Corporate seal above</p>	<p>Separate Exhibit</p>

(additional sheets attached as required)

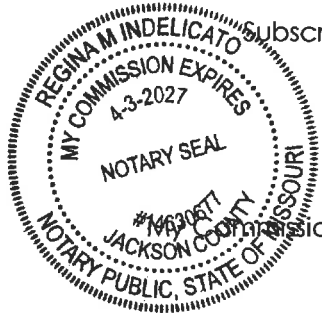
STATE OF Missouri )  
COUNTY OF JACKSON ) ss.

On this 28<sup>th</sup> day of February, 2024 before me, appeared Yolanda McKinzy, to me personally known, who being by me personally sworn, did say that he/she is the Director of General Services Dept. of KC., a municipal corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Director acknowledged said instrument to be the free act and deed of said municipal corporation.

Subscribed and sworn to before me on this 28<sup>th</sup> day of February, 2024

Notary Public in and for said County and State

  
Notary Public



Commission Expires:  
4/3/2027



# UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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Phone (816) 513-2846 | Fax (816) 513-2838 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

CASE NO. **CD-ROW-2021-00011**

UTILITY CO. **AT&T**

Be it known that City of Kansas City, Missouri, 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:

A tract of land in Section 33, in Township 50 North, Range 30 West of the 5th Principal Meridian in Jackson County, Kansas City, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as a Right-Of-Way vacation as follows: Commencing at the Northeast corner of said Section 33; thence South 02°28'37" West along the East line of said Section 33, 203.62 feet; thence leaving said East line, North 87°31'23" West 3,218.18 feet to the Point of Beginning of the tract of land to be herein described; thence South 52°31'32" East, 150.55 feet; thence Easterly along a curve to the left being tangent to the last described course with a radius of 460.87 feet, a central angle of 75°43'40" and an arc distance of 609.13 feet; thence South 51°44'48" West, 324.21 feet; thence Northwesterly along a curve to the right being tangent to the last described course with a radius of 60.00 feet, a central angle of 72°36'08" and an arc distance of 76.03 feet; thence North 55°39'05" West, 52.04 feet; thence South 41°01'39" West, 94.92 feet; thence North 48°58'21" West, 26.63 feet; thence Westerly along a curve to the left having an initial tangent bearing of North 49°22'25" West with a radius of 45.00 feet, a central angle of 96°16'03" and an arc distance of 75.61 feet; thence South 34°21'33" West, 57.96 feet; thence South 63°28'11" West, 20.68 feet; thence North 21°14'10" East, 17.65 feet; thence North 14°03'53" West, 155.65 feet; thence North 53°05'02" West, 197.87 feet to a point on the Southerly line of Right-Of-Way vacation as ordinance number 160112 and recorded as instrument number 2016E0028655 in the Jackson County Recorder of Deeds Office; thence on said Southerly line, North 37°29'03" East, 120.00 feet to the Point of Beginning. Containing 80,783 square feet or 1.85 acres, more or less.  
for the following purpose: to consolidate the adjacent parcels for future development of the site.

**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.

*Jeremy Watson*

Authorized Representative

3/22/2024

Date

**Return this form to:**

Nelson Willoughby

Applicant Name

(816)-442-6067

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

Address

nwilloughby@olsson.com

Email



UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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CASE NO. CD-ROW-2021-00011

UTILITY CO. EVERGY

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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 CHEEMA [Signature]
Authorized Representative

03/29/2024
Date

Return this form to:
Nelson Willoughby (816)-442-6067
Applicant Name Phone
Olsson
1301 Burlington #100 North Kansas City, MO 64116 nwilloughby@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 | www.kcmo.gov/planning

CASE NO. CD-ROW-2021-00011

UTILITY CO. SPIRE

Be it known that City of Kansas City, Missouri, 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:

A tract of land in Section 33, in Township 50 North, Range 30 West of the 5th Principal Meridian in Jackson County, Kansas City, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as a Right-Of-Way vacation as follows: Commencing at the Northeast corner of said Section 33; thence South 02°28'37" West along the East line of said Section 33, 203.62 feet; thence leaving said East line, North 87°31'23" West 3,218.18 feet to the Point of Beginning of the tract of land to be herein described; thence South 52°31'32" East, 150.55 feet; thence Easterly along a curve to the left being tangent to the last described course with a radius of 460.87 feet, a central angle of 75°43'40" and an arc distance of 609.13 feet; thence South 51°44'48" West, 324.21 feet; thence Northwesterly along a curve to the right being tangent to the last described course with a radius of 60.00 feet, a central angle of 72°36'08" and an arc distance of 76.03 feet; thence North 55°39'05" West, 52.04 feet; thence South 41°01'39" West, 94.92 feet; thence North 48°58'21" West, 26.63 feet; thence Westerly along a curve to the left having an initial tangent bearing of North 49°22'25" West with a radius of 45.00 feet, a central angle of 96°16'03" and an arc distance of 75.61 feet; thence South 34°21'33" West, 57.96 feet; thence South 63°28'11" West, 20.68 feet; thence North 21°14'10" East, 17.65 feet; thence North 14°03'53" West, 155.65 feet; thence North 53°05'02" West, 197.87 feet to a point on the Southerly line of Right-Of-Way vacation as ordinance number 160112 and recorded as instrument number 2016E0028655 in the Jackson County Recorder of Deeds Office; thence on said Southerly line, North 37°29'03" East, 120.00 feet to the Point of Beginning. Containing 80,783 square feet or 1.85 acres, more or less. for the following purpose: to consolidate the adjacent parcels for future development of the site.

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.

John L. Strauss Johnny Strauss - Right of Way Representative for Spire 3/13/2024

Authorized Representative

Date

Return this form to:

Nelson Willoughby

(816)-442-6067

Applicant Name

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

nwilloughby@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 | [www.kcmo.gov/planning](http://www.kcmo.gov/planning)

CASE NO. CD-ROW-2021-00011

UTILITY CO. KCMO Water Services

Be it known that City of Kansas City, Missouri, 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:

A tract of land in Section 33, in Township 50 North, Range 30 West of the 5th Principal Meridian in Jackson County, Kansas City, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as a Right-Of-Way vacation as follows: Commencing at the Northeast corner of said Section 33; thence South 02°28'37" West along the East line of said Section 33, 203.62 feet; thence leaving said East line, North 87°31'23" West 3,218.18 feet to the Point of Beginning of the tract of land to be herein described; thence South 52°31'32" East, 150.55 feet; thence Easterly along a curve to the left being tangent to the last described course with a radius of 460.87 feet, a central angle of 75°43'40" and an arc distance of 609.13 feet; thence South 51°44'48" West, 324.21 feet; thence Northwesterly along a curve to the right being tangent to the last described course with a radius of 60.00 feet, a central angle of 72°36'08" and an arc distance of 76.03 feet; thence North 55°39'05" West, 52.04 feet; thence South 41°01'39" West, 94.92 feet; thence North 48°58'21" West, 26.63 feet; thence Westerly along a curve to the left having an initial tangent bearing of North 49°22'25" West with a radius of 45.00 feet, a central angle of 96°16'03" and an arc distance of 75.61 feet; thence South 34°21'33" West, 57.96 feet; thence South 63°28'11" West, 20.68 feet; thence North 21°14'10" East, 17.65 feet; thence North 14°03'53" West, 155.65 feet; thence North 53°05'02" West, 197.87 feet to a point on the Southerly line of Right-Of-Way vacation as ordinance number 160112 and recorded as instrument number 2016E0028655 in the Jackson County Recorder of Deeds Office; thence on said Southerly line, North 37°29'03" East, 120.00 feet to the Point of Beginning. Containing 80,783 square feet or 1.85 acres, more or less.  
for the following purpose: to consolidate the adjacent parcels for future development of the site.

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, and provide access.  
 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

03/22/2024  
Date

<b>Return this form to:</b>	
<u>Nelson Willoughby</u> Applicant Name	<u>(816)-442-6067</u> Phone
<u>Olsson</u> Address	<u>nwilloughby@olsson.com</u> Email
<u>1301 Burlington #100 North Kansas City, MO 64116</u> Address	





# 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-2021-00011**

UTILITY CO. **KCMO FIRE DEPARTMENT**

Be it known that City of Kansas City, Missouri, 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:

A tract of land in Section 33, in Township 50 North, Range 30 West of the 5th Principal Meridian in Jackson County, Kansas City, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as a Right-Of-Way vacation as follows: Commencing at the Northeast corner of said Section 33; thence South 02°28'37" West along the East line of said Section 33, 203.62 feet; thence leaving said East line, North 87°31'23" West 3,218.18 feet to the Point of Beginning of the tract of land to be herein described; thence South 52°31'32" East, 150.55 feet; thence Easterly along a curve to the left being tangent to the last described course with a radius of 460.87 feet, a central angle of 75°43'40" and an arc distance of 609.13 feet; thence South 51°44'48" West, 324.21 feet; thence Northwesterly along a curve to the right being tangent to the last described course with a radius of 60.00 feet, a central angle of 72°36'08" and an arc distance of 76.03 feet; thence North 55°39'05" West, 52.04 feet; thence South 41°01'39" West, 94.92 feet; thence North 48°58'21" West, 26.63 feet; thence Westerly along a curve to the left having an initial tangent bearing of North 49°22'25" West with a radius of 45.00 feet, a central angle of 96°16'03" and an arc distance of 75.61 feet; thence South 34°21'33" West, 57.96 feet; thence South 63°28'11" West, 20.68 feet; thence North 21°14'10" East, 17.65 feet; thence North 14°03'53" West, 155.65 feet; thence North 53°05'02" West, 197.87 feet to a point on the Southerly line of Right-Of-Way vacation as ordinance number 160112 and recorded as instrument number 2016E0028655 in the Jackson County Recorder of Deeds Office; thence on said Southerly line, North 37°29'03" East, 120.00 feet to the Point of Beginning. Containing 80,783 square feet or 1.85 acres, more or less. for the following purpose: to consolidate the adjacent parcels for future development of the site.

**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

3/14/2024

Date

**Return this form to:**

Nelson Willoughby

Applicant Name

(816)-442-6067

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

Address

nwilloughby@olsson.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

KCMO Public Works
Streets Lighting Services

CASE NO. CD-ROW-2021-00011

UTILITY CO. \_\_\_\_\_

Be it known that City of Kansas City, Missouri, 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:

A tract of land in Section 33, in Township 50 North, Range 30 West of the 5th Principal Meridian in Jackson County, Kansas City, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as a Right-Of-Way vacation as follows: Commencing at the Northeast corner of said Section 33; thence South 02°28'37" West along the East line of said Section 33, 203.62 feet; thence leaving said East line, North 87°31'23" West 3,218.18 feet to the Point of Beginning of the tract of land to be herein described; thence South 52°31'32" East, 150.55 feet; thence Easterly along a curve to the left being tangent to the last described course with a radius of 460.87 feet, a central angle of 75°43'40" and an arc distance of 609.13 feet; thence South 51°44'48" West, 324.21 feet; thence Northwesterly along a curve to the right being tangent to the last described course with a radius of 60.00 feet, a central angle of 72°36'08" and an arc distance of 76.03 feet; thence North 55°39'05" West, 52.04 feet; thence South 41°01'39" West, 94.92 feet; thence North 48°58'21" West, 26.63 feet; thence Westerly along a curve to the left having an initial tangent bearing of North 49°22'25" West with a radius of 45.00 feet, a central angle of 96°16'03" and an arc distance of 75.61 feet; thence South 34°21'33" West, 57.96 feet; thence South 63°28'11" West, 20.68 feet; thence North 21°14'10" East, 17.65 feet; thence North 14°03'53" West, 155.65 feet; thence North 53°05'02" West, 197.87 feet to a point on the Southerly line of Right-Of-Way vacation as ordinance number 160112 and recorded as instrument number 2016E0028655 in the Jackson County Recorder of Deeds Office; thence on said Southerly line, North 37°29'03" East, 120.00 feet to the Point of Beginning. Containing 80,783 square feet or 1.85 acres, more or less. for the following purpose: to consolidate the adjacent parcels for future development of the site.

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.

Joseph Newton
Authorized Representative

03/11/2024
Date

Return this form to:

Nelson Willoughby

(816)-442-6067

Applicant Name

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

nwilloughby@olsson.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)

KCMO Public Works  
Street & Traffic Division

CASE NO. **CD-ROW-2021-00011**

UTILITY CO. \_\_\_\_\_

Be it known that City of Kansas City, Missouri, 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:

A tract of land in Section 33, in Township 50 North, Range 30 West of the 5th Principal Meridian in Jackson County, Kansas City, Missouri being bounded and described by or under the direct supervision of Jeffrey P. Means P.L.S. 2000147866, as a Right-Of-Way vacation as follows: Commencing at the Northeast corner of said Section 33; thence South 02°28'37" West along the East line of said Section 33, 203.62 feet; thence leaving said East line, North 87°31'23" West 3,218.18 feet to the Point of Beginning of the tract of land to be herein described; thence South 52°31'32" East, 150.55 feet; thence Easterly along a curve to the left being tangent to the last described course with a radius of 460.87 feet, a central angle of 75°43'40" and an arc distance of 609.13 feet; thence South 51°44'48" West, 324.21 feet; thence Northwesterly along a curve to the right being tangent to the last described course with a radius of 60.00 feet, a central angle of 72°36'08" and an arc distance of 76.03 feet; thence North 55°39'05" West, 52.04 feet; thence South 41°01'39" West, 94.92 feet; thence North 48°58'21" West, 26.63 feet; thence Westerly along a curve to the left having an initial tangent bearing of North 49°22'25" West with a radius of 45.00 feet, a central angle of 96°16'03" and an arc distance of 75.61 feet; thence South 34°21'33" West, 57.96 feet; thence South 63°28'11" West, 20.68 feet; thence North 21°14'10" East, 17.65 feet; thence North 14°03'53" West, 155.65 feet; thence North 53°05'02" West, 197.87 feet to a point on the Southerly line of Right-Of-Way vacation as ordinance number 160112 and recorded as instrument number 2016E0028655 in the Jackson County Recorder of Deeds Office; thence on said Southerly line, North 37°29'03" East, 120.00 feet to the Point of Beginning. Containing 80,783 square feet or 1.85 acres, more or less.  
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**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,

3/22/2024

Authorized Representative

Date

**Return this form to:**

Nelson Willoughby

(816)-442-6067

Applicant Name

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

nwilloughby@olsson.com

Address

Email



# UTILITY/AGENCY COMMENTS VACATION OF STREETS, ALLEYS AND PLATS

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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-2021-00011**

UTILITY CO. Charter

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**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

*Jason Rodick*

Authorized Representative

3-25-2024

Date

**Return this form to:**

Nelson Willoughby

Applicant Name

(816)-442-6067

Phone

Olsson

1301 Burlington #100 North Kansas City, MO 64116

Address

nwilloughby@olsson.com

Email